



TOWN OF NORWELL
Norwell Fire Department/ Remote Meeting
345 Main Street
Norwell, Massachusetts 02061
(781) 659-8000

TOWN OF NORWELL
TOWN CLERK

2021 OCT -5 PM 12:47

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**Norwell Community Housing Trust Meeting Minutes
September 13, 2021**

The Community Housing Trust (CHT) was called to order by Gregg McBride, Chair at 7:03 pm. Also present were committee members Cara Hamilton, Andrew Reardon, Rob Charest, Don Mauch and Leanne Walt. Guests included Brian Carroll, in person, and several Zoom attendees including Lois Barbour, MaryNel Wahl, Meaghan Crowley, Tim Wall, Dan Cox. The meeting was held at the Norwell Fire Station and remote access was also available, as allowed under the Updated Executive Order dated June 14, 2021.

*Motion: to accept the Agenda as written by Cara Hamilton, seconded by Andy Reardon.
Passed 6-0-0 by roll call vote. Unanimously.*

Motion: to accept the minutes of July 26, 2021 as written by Cara Hamilton, seconded by Andy Reardon. Passed 3-0-3 by roll call vote. (Rob Charest, Leanne Walt, Don Mauch, abstained)

New Member Introduction

Gregg McBride, Chair, welcomed our newest member Don Mauch to the Community Housing Trust. Don was appointed on August 11, 2021.

Comprehensive Permit Letter (High Street)

At our last meeting Gregg McBride, Chair, stated he will be submitting recommendations and/or comments to the ZBA for the High Street Project on behalf of the Community Housing Trust and welcomed any additional input. The document was reviewed by members and Gregg asked if there were any further thoughts or additions to include. Don Mauch stated he had had several conversations with neighbors and offered a list of additional considerations based on feedback he received. Gregg has passed along the additional requests to Lois Barbour, Zoning Board of Appeals, Norwell. Rob Charest offered buying into the project to increase the number of affordable units. Currently, 14 units out of 56 units are designated affordable. However, all the units will count on the Subsidized Housing Inventory due to all units being rental units.

Silver Brook Update

The Purchase and Sales Agreement has been signed by the potential new owners of 19 Silver Brook. Gregg McBride stated the buyers are from Scituate and have ties to Norwell and the Silver Brook neighborhood. The closing is scheduled for September 30, 2021. The buyers previously had a home inspection which pointed out a few items which the Trust agreed to address. The basement and attic heating systems did not start during the inspection, a minor leak in a basement pipe and evidence of mice were noted in the attic. These items were addressed and following the

Brian Carroll, an abutter to the Wildcat property, asked to speak. He was recognized by the Chair and was asked to confine his comments to the topic the Trust was addressing. He commented that the topic of the Wildcat property was settled by Town Meeting and the Trust should be discussing other ways for the Town to meet its affordable housing requirements. Other comments were made by attendees on the Zoom call, especially that they could not hear the audio at times during the discussion. Dan Cox asked why the Trust was meeting at the Fire Station Conference Room rather than Town Hall. Tim Wall also complained about the inability to hear certain members of the Trust in the room. He went on to state that the Town Meeting vote settled the question of how the Town should use the land.

Motion made by Don Mauch, seconded by Cara Hamilton: I make a Motion that the Norwell Select Board be advised by the Norwell Community Housing Trust our belief that certain parcels of Town-owned land on Wildcat Lane, identified on the Town of Norwell Assessors' Maps as parcel 65-24-24A, consisting of three (3) acres, more or less, and parcel 65-25-24A, consisting of 2.93 acres, more or less, previously designated for affordable housing by Norwell voters, continues to be needed for Affordable Housing.

Passed 5-0-1 by roll call show of hands vote. (Andy Reardon abstained)

Conveyance of CHT's Opinion to the Norwell Select Board: It is the unanimous opinion of the CHT that should the Norwell Select Board decide that Wildcat parcels no longer needed for the purpose for Affordable Housing which they were previously designated, that the land be sold to the highest bidder with a portion of the sales proceeds deposited in the CHT pursuant to a vote by Norwell's legislative body or alternatively, a replacement parcel be provided for affordable housing.

FUTURE MEETING DATE

October 4th 7pm

ADJOURNMENT

There being no further business, a motion was made to adjourn by Rob Charest and seconded by Don Mauch. Passed 6-0-0 by roll call vote.

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