



TOWN OF NORWELL
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Norwell Community Housing Trust Meeting Minutes October 4, 2021

The Community Housing Trust (CHT) was called to order by Gregg McBride, Chair at 7:05 pm. Also present were committee members Cara Hamilton, Andrew Reardon, Rob Charest, Don Mauch and Leanne Walt. Guests included Brittany Reardon. The meeting was held at the Norwell Fire Station.

*Motion: to accept the Agenda as amended by Don Mauch, seconded by Andy Reardon.
Passed 5-0-0 by roll call vote. Unanimously.*

Motion: to accept the minutes of September 13, 2021 as written by Rob Charest, seconded by Cara Hamilton. Passed 5-0-0 by roll call vote.

Leanne Walt arrived after the above Motions were made.

Silver Brook Update

The Buyers of the unit asked for an extension. The appraisal is scheduled. The closing has been rescheduled for the end of October.

CPC Application

The committee members discussed the open application period for the Community Preservation Committee and decided to submit their annual application for 100k. Gregg will be reviewing the draft and circulating the application to committee members. The open application period deadline is October 15, 2021.

Jacobs Pond Estates Meeting Update

Some of the owners of the affordable units at Jacobs Pond Estates had questions and concerns regarding their taxes, air conditioning replacements, and deed riders. Andrew Reardon, Select Board liaison, Kristin Ford, CHT Admin Asst., Lynne Sweet, Affordable Housing Monitor, and Meredith Rafiki, Tax Assessor, attended the meeting. The residents were grateful to have their questions answered.

Select Board Meeting

Gregg McBride and Cara Hamilton said they attended the meeting with the Select Board and related the votes taken by the CHT. The following positions were expressed: as long as the Town is below the 10% Subsidized Housing Inventory (SHI) all Town owned land (including the Wildcat Lane properties) should be considered for Affordable Housing; and if the SB decides to not act on previous Town Meeting votes, the land should be sold and funds split between the Conservation Fund and the Affordable Housing Trust fund.

New Initiatives Discussion

The Committee had many new ideas to help moving forward with the goal of Affordable Housing. Chapa is offering a grant to help with affordable housing initiatives. Select Board member Ellen Allen is leading an effort to apply for the grant.

Don Mauch is concerned with the idea of the "Town has Spoken" based on the last Town Meeting regarding Wildcat and the property there. Only 4% of the townspeople voted. Don is suggesting a ballot question to reach more of the Townspeople regarding the land and affordable housing solutions with a non-binding public opinion question. Don also believes the 2005 Master Plan is flawed and suggests revising the Master Plan and the Housing Production Plan based on the outcome of the ballot questionnaire. Attached Dwelling Units is another way to add to SHI and Don is researching the steps.

Rob Charest added the option of incentivizing the developers by buying into projects to increase the amount of affordable units and also by adding local preference to the projects.

Next Meeting

November 2, 2021 6:30pm- Norwell Fire Station

Adjournment

There being no further business, a motion was made to adjourn at 8:41pm by Rob Charest and seconded by Don Mauch. Passed 6-0-0 by roll call vote.