



TOWN OF NORWELL
345 Main Street
Norwell, Massachusetts 02061
(781) 659-8000

TOWN OF NORWELL
TOWN CLERK
2022 JAN 25 PM 12:46

RECEIVED

Norwell Community Housing Trust Meeting Minutes November 30, 2021

The Community Housing Trust (CHT) was called to order by Gregg McBride, Chair at 6:32pm. Also present were members, Rob Charest, Brittany Reardon, Cara Hamilton, Leanne Walt. Guest include Lois Barbour, ZBA Chair and Stephen Lynch, ZBA Board Member and Bob McMackin. The meeting was held at the Norwell Fire Station Headquarters.

Motion: made to accept the Agenda dated November 30, 2021. Seconded and passed by roll call vote 5-0-0.

Motion: made to accept the Minutes of October 25, 2021. Seconded and passed by roll call vote 5-0-0.

Motion: made to accept the amended minutes of November 2, 2021 with Rob Charest providing language. Seconded and passed by roll call vote. 5-0-0.

UPDATE ON 40B PROJECTS IN TOWN

Bob McMackin shared an appraisal report funded by the CPC regarding the Simon Hill 40B. Several possible concepts for the land were discussed, including a renewed discussion regarding Wompatuck State Park extension combined with affordable housing. The CHT Members thanked Bob for coming and agreed to discuss the information shared and will circle back with Bob after their discussion.

Lois Barbour previously shared a presentation she prepared for Annual Town Meeting in May 2021 which she was asked not to give in the interest of time. It was an overview of the 40B developments, both built and proposed, with an emphasis on the SHI deficit which the Town has. It makes the Town vulnerable to large inappropriate developments which have a large impact to neighbors. Her message to the CHT was to continue looking for opportunities to increase the affordable units in Town.

Rob Charest asked how the CHT can be a part of the Town's response to proposed 40B developments. Lois opined that open communication between the ZBA and the Boards was part of their approach. For example, the CHT was asked to comment on the recently proposed High Street 40B. Two rounds of comments were provided and Lois expects that some of the requests will be in the final decision.

TRUST UPDATE FROM ADMINISTRATOR

Lynne Sweet, LDS Consulting, recently completed the monitoring for the Town. The report will be ready for the next meeting.

Motion: to pay LDS Consulting upon receipt of the monitoring report. Seconded and passed by roll call vote. 4-0-0.

The Trust received a Senior Small Grant to replace an exterior door.

Motion: to approve the Lowes estimate for the Senior Grant request. Seconded and passed unanimously. 4-0-0.

TOWN OF NORWELL
2022 JAN 25 PM 12:47
RECEIVED

NEXT MEETING DATE

January 11, 2022 6:30pm Norwell Fire Station Headquarters

ADJOURNMENT

There being no further business, a motion was made to adjourn at 8:15pm. Seconded and passed 5-0-0 by roll call vote.