



TOWN OF NORWELL
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Norwell, Massachusetts 02061
(781) 659-8000
300 Washington Street Norwell Fire HQ

TOWN OF NORWELL
TOWN CLERK

2022 OCT 24 AM 8:50

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Norwell Community Housing Trust Meeting Minutes
August 30, 2022
7pm

The Community Housing Trust (CHT) was called to order by Chair, Gregg McBride, at 6:34pm. Also present in person were members, Don Mauch. Brittany Reardon were present. Absent, Andy Reardon.

Motion: made (Gregg McBride) to accept the Agenda for August 30, 2022. Seconded (Don Mauch) and passed unanimously by roll call vote 3-0-0.

Motion; made (Brittany Reardon) to accept the Minutes of June 7, 2022. Seconded (Don Mauch) and passed by roll call vote. 3-0-0.

Trust Update from Administrator

Senior Small Grant Update – 7 Assinippi Senior small grant door will be installed in the next 2 weeks.

CPC Application for FY24 opens September 1 thru October 14th. The Trust members discussed applying again this year for 100K.

ADU Update

Member Mauch informed CHT members that the MA AG's office had approved the PB's ADU zoning bylaw passed at Norwell's 2022 Annual Town Meeting and that the PB was in the process of drafting the requisite administrative site plan review applications for detached ADU's.

40 River Street

Ms. Madden, in her conversation with Chair McBride, had expressed concern about Metro West's ability to pay the annual PILOT to Norwell stating that recent economic conditions had created financial challenges for the non-profit and had applied to the tax assessors for a tax abatement. Member Mauch asked if Norwell required an annual financial audit to ascertain the accuracy of Ms. Madden's assertion and that if not, it would be appropriate. Mauch provided background information for Member Reardon conveying the fact that the Town's CPA and State had provided grant funding for the 40 River Street project greater than \$2M and that the units were fully occupied with a waiting

list as well. Mauch emphasized that Metro West's inability to pay the PILOT could become a contentious issue publicly.

Chair McBride said that he would follow-up and that TA Morin had been in discussions with Ms. Madden as well and that he would report back to the CHT with further developments.

St. Helen' s Update

The Church is currently accepting proposals through September 12th, 2022.

Old Oaken Bucket Estates

CHT Members were provided with an update regarding the Kopacz property a.k.a. Old Oaken Bucket Estates and notified that the SB would not be exercising Norwell's 61A "first-right-of-refusal," purchase opportunity for previously classified, tax-exempt farmland. Member Mauch informed CHT members that he and Town Planner Ilana Quirk had presented an alternative friendly 40B approach for the property to the SB and sought authorization to meet with the developer to discuss the concept. Mauch distributed copies of the conceptual site plan and pro forma's he had provided to SB members to CHT members.

Membership

All ideas are welcome to try and find some new members.

Motion; (Don Mauch) to appoint Brittany Reardon as Clerk and authorize Brittany to sign in the absence of the Chair seconded (Gregg McBride) and passed by roll call vote. 3-0-0.

NEXT MEETING DATE

September 20, 2022 6:30pm

ADJOURNMENT

There being no further business a Motion was made at 7:55pm to adjourn. Seconded and unanimously approved.

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