



TOWN OF NORWELL
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Zoom Only

TOWN OF NORWELL
TOWN CLERK
2022 OCT 12 PM 3:06

Norwell Community Housing Trust Meeting Minutes
September 20, 2022
6pm

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The Community Housing Trust (CHT) was called to order by Chair, Gregg McBride, at 6:03pm. Also present in person were members, Don Mauch. Brittany Reardon, joining late at 6:19pm Andy Reardon. Guests include Lenny Rowe WATD, Ilana Quirk Director of Planning and Community Development, and Bob McMackin CPC Chair.

Motion: made (Gregg McBride) to accept the Agenda for September 20, 2022. Seconded (Don Mauch) and passed unanimously by roll call vote 3-0-0.

CPC Application Review

Bob McMackin, CPC Chair, shared his ideas for a joint CPC Application to purchase Simon Hill from Brian Murphy the owner/developer and create a friendly 40B consisting of 40 rental units . Bob talked through a concept and reminded Trust members of the appraisal that was completed by Realworth in 2021. The idea would be that CHT and Conn Comm would co-sponsor the application. Bob has ideas to sell part of the land to DCR so they may put a larger Wompatuck Parking Lot and access to trails to connect to Wompatuck. This would increase the 300 acres in Wompatuck by roughly 8-10%. Mr. Murphy's approved project consists of 26 acres, 126 40B units that abut Prospect St., Simon Hill, and the Hatch Lots.

Ilana Quirk, Director of Planning and Community Development shared a different concept with the idea of buying down the size by purchasing some of the land which cannot be developed and working with Brian Murphy to "buy down" subdivision making it smaller.

Gregg McBride, CHT Chair, Recommended meeting with the Select Board, Town Administrator before making the proposal to the CPC. He also suggested a Ilana Quirk and Bob McMackin to discuss the buy down option with Brian Murphy to see if he is interested. Bob McMackin stated he had previously met with the Select Board and met in Executive Session with Peter and the Board.

Don Mauch, Member, Feels there are lots of moving parts to the proposal which makes it highly uncertain to succeed. He has concerns about relying on the purchase of a portion of the land by DCR. He favors the approach outlined by Ilana of working down the density and has some concerns about including DCR.

Gregg McBride commended Bob for all his work on this and thanked him for his efforts.

Bob and Ilana plan to meet with Murphy. Bob will meet with Peter Morin, Bruce Graham and get on the next Select Board agenda.

Ilana Q. and Bob M. left the meeting at 6:30pm.

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40 River Street Update –

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Gregg plans to meet with Metro West, Caitlin Madden, as there is still confusion over the Pilot Agreement payments. Don raised concerns about MetroWest and recalled that the Pilot Agreements are far from the revenue that the Trust originally represented. Gregg asked that the Trust members remember that the objective in supporting the project was to create affordable housing, not necessarily to receive revenue. The ongoing goal should be to sustain the affordable housing at that location.

NEXT MEETING DATE

October 11, 2022 6:00pm Norwell Fire Department HQ

ADJOURNMENT

There being no further business a Motion was made at 6:51pm to adjourn. Seconded and unanimously approved.