

**Town of Norwell
Community Preservation Committee
Board of Selectmen
Meeting Minutes
March 8, 2018**

Present: Brendan Recupero, Julie Gillis, Fred Levin, Jamie Crystal-Lowry, Bob Norris, Joan Osborne, Dave Osborne, Rich Levitt

Guests: BOS members, various residents and members of other Town boards

The meeting was called to order by Chair Brendan Recupero at 7:06pm.

Motion; made by Julie Gillis, seconded by Jamie Crystal-Lowry, to approve the agenda as written.

Unanimously voted

BOS Application to purchase the Carleton Property – Presentation and Update

Mr. Recupero announced that no public commentary would be permitted at this meeting as everyone present had already expressed an opinion or asked and answered questions of both boards.

Ms. Demong gave a brief presentation on the history, status and amendment to the application. She reviewed a color map of the actual “Whiting Fields”, which comprise less than 1% of the total parcel of the 124 acres that is called the Carleton property. The fields are composed of 10.65 acres of land that border both sides of Main Street. The Carleton property is owned by 3 siblings who no longer live in the Town. The land was removed from the Chapter 61 program about two years ago, which was the first indication that the owners would like to sell the land. The appraisal identified approximately 27 lots on the property. If the Town does not purchase the land it is likely that a developer will target this land to build a large 40B development.

This issue at hand is how to plan for the part of the property that is NOT the Whiting Fields 10.65 acres.

The Selectmen again stated at this meeting that it is a given that the Whiting fields and the iconic vistas on Main Street will be preserved in perpetuity.

Ms. Demong has discussed potential options with other Town land use boards. The CHT would consider looking at options for a future small 40B development, and the AFC might be interested in reviewing site options for more playing fields, but not at present.

THE MAIN FOCUS FOR THE MAY TOWN MEETING IS THE PURCHASE OF THIS ICONIC LAND. The BOS established the Carleton Property Committee at their meeting last evening, which will be charged with meeting with various groups in the Town to discuss ideas and options for other parts of this property, excluding the Whiting Fields portion. The committee will have 7-9 members appointed by the BOS for one year terms. The BOS charge to the committee will be an attachment to these minutes.

BOS members again reminded all that the fields will never be altered. They also stressed that this purchase will be made with a great deal of taxpayer money; therefore, residents will be asked to vote on every choice to be made for the use of this property.

Ms. Demong reviewed the amended application budget with the board and expanded on the line items. Mr. Recupero clarified the amendment numbers to the original application and answered questions from the board. Ms. Crystal-Lowry clarified that any future plans for this land will first be approved by the pertinent committees before going to Town Meeting. Per Ms. Crystal Lowry, “the land could never be carved up!” Ms. Crystal Lowry added that if the Town voted NO on a future plan for the land, the land would stay as it is. The new committee would not have the ability to alter the fields in any way. Restrictions could be considered at a future point in time, when there is a better understanding of future purpose for pieces of this land. It is very likely that the fields will be put into conservation at a future Town Meeting. There are two separate steps; 1. buy the land, then 2. figure out what to do with it, if anything. This adds up to almost 3 levels of protection. Ms. Demong added that the BOS will also reach out to John Haskins, who has been haying the Whiting Fields for years, and will hopefully continue to do so.

Mr. Recupero asked for further questions from the board - none at this time. The Advisory Board meeting has been moved to 3/27, so he would entertain a motion from the board to approve the BOS application to the CPC for \$3,880,000 to purchase the Carleton Property.

Motion; made by Bob Norris, seconded by Joan Osborne, to approve the BOS application to purchase the Carleton property of 124 acres. Unanimously voted

Mr. Recupero polled the board individually on this motion; Recupero yes, D. Osborne - yes, J. Osborne - yes, Gillis - yes, Levitt - yes, Levin - yes, Norris - yes, Crystal Lowry - yes.

Mr. Recupero thanked the BOS on behalf of the CPC for their hard work to negotiate the agreement to purchase this property.

Housekeeping Matters

Mr. Recupero asked the board to vote to set aside the CPC Administrative Expenses and the three 10% allocations of FY18 CPA surtax Revenue for Open Space, Historic Preservation and Affordable Housing.

Motion; made by Dave Osborne, seconded by Julie Gillis, to set aside 5% of FY18 CPA surtax revenue for Administrative expenses. Unanimously voted

Motion; made by Dave Osborne, seconded by Julie Gillis, to set aside 10% of FY18 CPA surtax revenue for the each of the three required categories; Historic Preservation, Open Space and Affordable Housing.

Unanimously voted

Future Meetings

March 27 – Advisory Board meeting to review the CPC Article.

April 12, 26 – Discussions about Open Articles and completed projects

May 7th – Post CPC for the night of Town Meeting, start; 6:30pm in Cafeteria

Adjournment

Motion; made by Joan Osborne, seconded by Bob Norris, to adjourn at 7:41pm. Unanimously voted