



## **TOWN OF NORWELL**

345 Main Street

Norwell, MA 02061

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### **Community Preservation Committee**

#### **REMOTE Meeting Minutes**

September 22, 2022

The Community Preservation Committee meeting was called to order by Bob McMackin, Chair at 7:03pm. Also present were Bob Norris, Chris Greeley, Patrick Kelly (arrived late), Rachel Wollam, Susan Powell, and Brian Greenberg, absent: Brendan Sullivan The meeting was held via zoom.

#### **Administrative Matters**

*Motion: made (Bob McMackin) to accept the Agenda of September 22, 2022 as written seconded*

*(Chris Greeley) and passed 7-0-0 by roll call vote, show of hands.*

*Motion; made (Chris Greeley) to accept the minutes of August 18, 2022 seconded (Rachel Wollam) and passed 7-0-0 by roll call vote, show of hands.*

#### **Vouchers Presented in August 22, 2022 thru September 22, 2022 for payment.**

Payroll, \$596.56, Donovan Parking, 15-194-8113-6812

P.A. Landers, \$574.90, Donovan Parking, 15-194-8113-6812

Payroll, \$424.92, Donovan Parking, 15-194-8113-6812

Ma. Pavement, \$7,816.08, Donovan Parking, 15-194-8113-6812

P.A. Landers, \$6,885.90, Donovan Parking, 15-194-8113-6812

AVO, Fence, \$2,503.28, Donovan Parking, 15-194-8113-6812

Payroll, \$446.65, Donovan Parking, 15-194-8113-6812

North & South Watershed, \$1,194.79, Loosestrife Project, 15-194-8124-6820

DB&S Lumber, \$8,000.00, Stetson/Hatch Improvements, 15-194-8112-6809

DB&S Lumber, \$1,402.25, Rehab & Trail Improvements, 15-194-8130-6825

DB&S Lumber, \$12,356.88, Jacobs Trail Expand, 15-194-8096-6793

P.A. Landers, \$1,064.12, Donovan Parking, 15-194-8081-6778

Tasco Construction Co. Inc., \$11,300.50, Forest to River Pathwalk, 15-194-8115-6804

Name of Vendor:	Date of Invoice:	Item/ Activity Description:	Amount:	Account Number:
1. TBA Architects, Inc.	September 8, 2022	Jacobs Farmhouse Contract: Article 41 - Roofing Article 39 - Restoration Article 40 - Cider Room Article 10 - Accessibility  Total.....	\$273.70 \$530.78 \$41.38 \$114.14  \$960.00	15-194-8034-6735 15-194-8069-6726 15-194-8077-6774 15-194-8084-6780
2. Larochelle Construction, Inc.	September 1, 2022	Jacobs Farmhouse Contract: Article 41 - Roofing Article 39 - Restoration Article 40 - Cider Room Article 10 - Accessibility Article 8 - Renovations  Total.....	\$19,467.22 \$33,807.15 \$6,565.11 \$5,215.40 \$75,052.18  \$140,107.06	15-194-8034-6735 15-194-8069-6726 15-194-8077-6774 15-194-8084-6780 15-194-8099-6797

Motion to approve the presented bills (Rachel Wollam) seconded (Bob Norris) and passed roll call vote 7-0-0.

#### CPC Liaison Update

Bob McMackin - Hatch to Simon Hill connection has been made with new water crossing platforms.

Rachel Wollam- Shingles for the Jacobs Farm Roof have arrived. The historic sign in the center of town was hit and demolished and Rachel W. shared there are funds within the Historic budget to replace the sign without needing CPC money.

#### CPC Role in Projects Discussion

Susan Powell prepared a document that she sent during the meeting to the CPC Members (attached)

Bob McMackin wrote Stuart Saginor regarding monitoring of the projects and Stuart responded the CPA is not clear on the CPC monitoring role. Peter Morin and Bruce Graham also received the response and Bob McMackin spoke with Peter Morin. The take away was if it is written into an article for Town Meeting then the CPC would have a monitoring role. To date the CPC does have a role in processing invoices but the CPC is not the manager on any particular project. Bob Norris believes when the CPC financially signs off on invoices there is a continuing responsibility. Susan Powell feels that Stuart's response doesn't answer the question and she reviewed her document with the CPC Members. Susan states some of the Select Board have

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expressed concerns, although they have not taken a formal position, about the CPC's long term focus and accountability for CPC projects. Certain individuals have tried to reduce or eliminate CPC and Susan feels by paying closer attention to the projects CPC will be helping to secure its future.

Rachel Wollam said she is concerned the Select Board has concerns but has not come to the CPC.

Chris Greeley said the function of the CPC is to make recommendations to the Select Board and Advisory Board that are then presented at Town Meeting where the townspeople vote. At that point under Section 5 Chapter 44B he doesn't believe CPC should weigh in anymore if the CPC isn't included in the article the Advisory Board considers financial impacts. The revised CPC application is comprehensive and Chris G. does not believe CPC should be taking on any responsibility that isn't noted in the Article.

Brian Greenberg believes CPC could asked to be written in to the projects. Brian also asked who writes the articles and Bob Galvin and Peter Morin write the Articles.

Bob Norris believes our responsibility is to review applications that CPC has vetted and we review open articles fiscally. Bob also pointed out the Town has full time employees that monitor CPC projects.

Hingham has a 56 page booklet Susan said she would share in an email to the group.

Kristin Ford shared that if one follows Norwell's CPC process it is very similar to Hingham's process.

Bob McMackin asked if the CPC would like to vote on its responsibility and Susan asked that we table the discussion.

Periodic monitoring is what Bob Norris is suggesting.

Susan used the Clipper Complex as an example where monitoring was required. Bob Norris explained the CPC has explicit reasons and understands why the applicant came back for more money.

Brian Greenberg was asking if CPC should ask for quarterly updates in writing concerning CPC projects. Chris believes that is the role of the liaison. Bob Norris said what you will discover is most projects are short-term projects and there are other multi-year projects we could get periodic updates.

Bob McMackin left the meeting; 7:45pm.

Motion; made(Chris Greeley) to continue the CPC role in projects discussion to the next meeting October 20, 2022 seconded (Bob Norris) and passed unanimously 6-0-0 by roll call vote, show of hands.

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### **Future Meeting Dates**

October 20, 2022 – Monthly Meeting 7pm via ZOOM

### **Adjournment**

There being no further business, a motion was made (Chris Greeley) and seconded (Bob Norris) to adjourn at 7:46pm and passed unanimously 6-0-0 by show of hands, roll call vote.

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