

TOWN OF NORWELL

345 Main Street

Norwell, MA 02061

(781)-659-8000

TOWN OF NORWELL
TOWN CLERK
2023 JAN -9 PM 2:01
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Community Preservation Committee

Meeting Minutes

December 22, 2022

The Community Preservation Committee meeting was called to order by Chris Greeley, Vice Chair at 7:00pm. Also present were Bob McMackin, Patrick Kelly, Susan Powell, Brendan Sullivan, Rachel Wollam, Brian Greenberg and Bob Norris. Absent, Nancy Dooley. Guests included: Select Board Members Bruce Graham, Andy Reardon and Ellen Allen. Also present, Peter Morin Town Administrator and Town Counsel Bob Galvin. The following residents, Peter Leppanen, Heather Hanley, Christian Bender, Jeffrey Ganguly, attended. The meeting was held in the Osborn Room.

Administrative Matters

Motion; made (Powell) to accept the Agenda of December 22, 2022 as written; seconded (Wollam) and passed 8-0-0 by roll call vote.

Motion; made (Norris) to accept the amended minutes of December 8, 2022; seconded (Sullivan) and passed 8-0-0 by roll call vote

Simon Hill Property Purchase Application

This application was submitted by Norwell Resident Robert McMackin. Mr. McMackin lives at 74 Prospect Street and is an abutter to the Simon Hill Property. Mr. McMackin is also the Community Preservation Committee (CPC) Chair and has recused himself from voting on this application and from Chairing the meeting tonight. This CPC proposal is to purchase the Prospect Street property for the development of affordable housing and then to enter into negotiations with the Dept. of Conservation and Recreation (DCR) to sell or transfer 250 acres of Norwell land to DCR to create a new entrance to Wompatuck State Park on Prospect Street. An appraisal was completed in 2021 at the request of the Community Housing Trust. Currently, the property is permitted for a 40B development of 126 apartments in three buildings on approx. 8 acres of developable land. The first goal of this proposal would be for the town to purchase the property and oversee the development of a smaller affordable housing project. The second goal would be for the town to enter into negotiations with DCR for the sale of the back 11 acres and other town lands for the expansion of Wompatuck State Park. In conclusion, very similar questions as to the St. Helen's application were asked with very similar answers.

The purchase does not guarantee affordable housing will be built and there were many questions regarding DCR's interest and potential involvement. Please see the attached presentation.

St Helen's Property Purchase Application

The appraisal for the St. Helen's property was received by the Select Board on December 19, 2022 from the Hunneman Appraisal & Consulting Services. The market appraised value is \$4,390,000.00. Select Board Member Chair, Bruce Graham, ask that the Select Board have the opportunity to discuss the appraisal with the Archdiocese to try and negotiate the purchase and sales agreement based on the Appraisal price.

The Community Preservation Committee agreed to continue the St. Helen's application to January 5, 2023 when a vote on the application is expected.

Vouchers Presented December 8, 2022 through December 22, 2022 for payment.

Larochelle Construction Inc. \$59, 210.55, Jacobs Farmhouse, 15-194-8099-6797

Payroll \$ 592.65 Clerical Wages, 15-194-0101-5110

Gale Associates, \$2,836.00, Osborne Field West Side Study, 15-194-8131-6826

Motion: by (Wollam) to approve the presented bills as amended; seconded (Greenberg) and passed roll call vote 8-0-0 by roll call.

Next Meeting Date: Thursday, January 5, 2023 Donovan Parking, Whiting Field, Conservation Fund, St. Helen's

Adjournment:

There being no further business, a motion was made and seconded to adjourn at pm and passed by roll call vote unanimously.

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Development of a Friendly 40B and Wompatuck State Park Access

Applicant: Robert
McMackin, 74 Prospect
Street, Norwell, MA

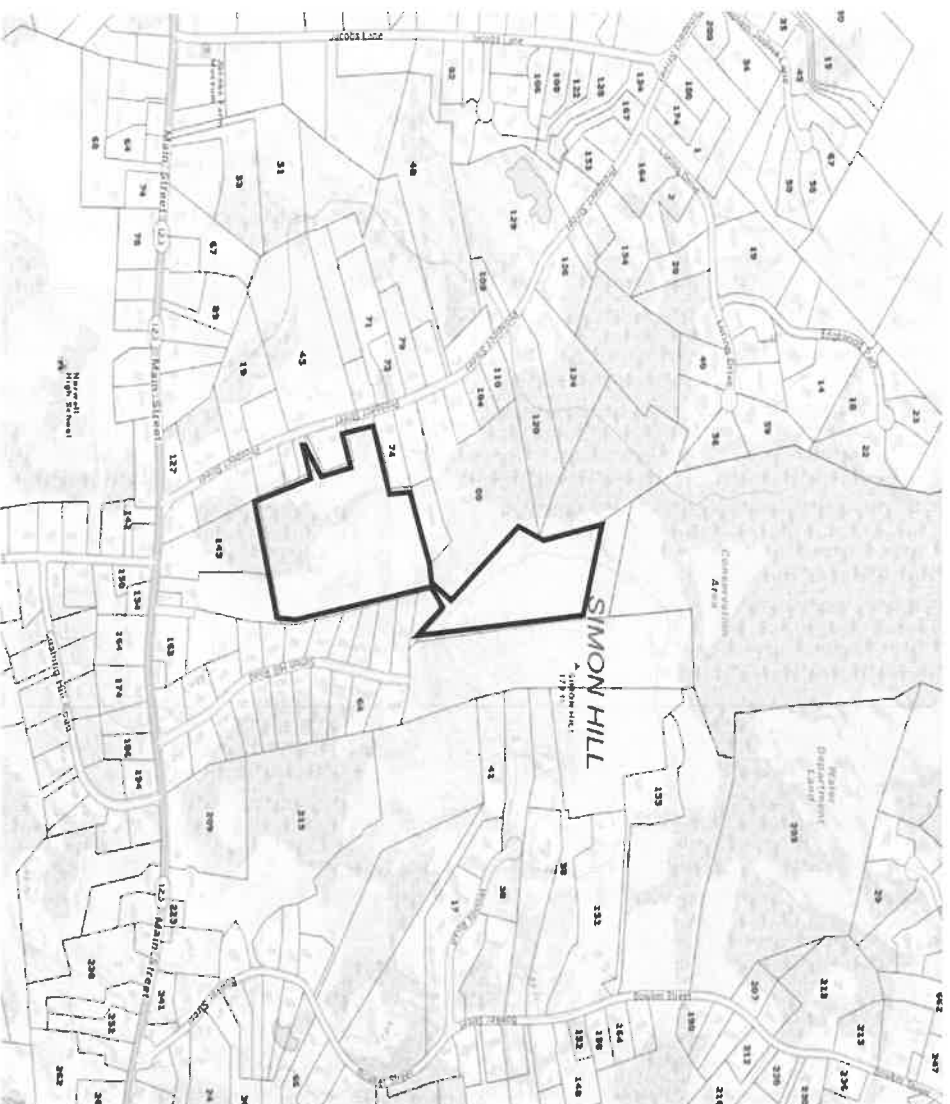
Co-sponsor: The Norwell
Conservation
Commission



**This CPC proposal is
to purchase the
Prospect Street
property (Assessors'
Parcel 37-6, Map
13C) for the
development of
affordable housing
and**



then to enter into negotiations with the Department of Conservation and Recreation (DCR) to sell or transfer 250 acres of Norwell land to DCR to create a new entrance to Wompatuck State Park on Prospect Street.



The Prospect Street parcel is 28 acers set on two adjacent parcels of approximately 17 and 11 acres and connected by a strip of land

Appraised Value



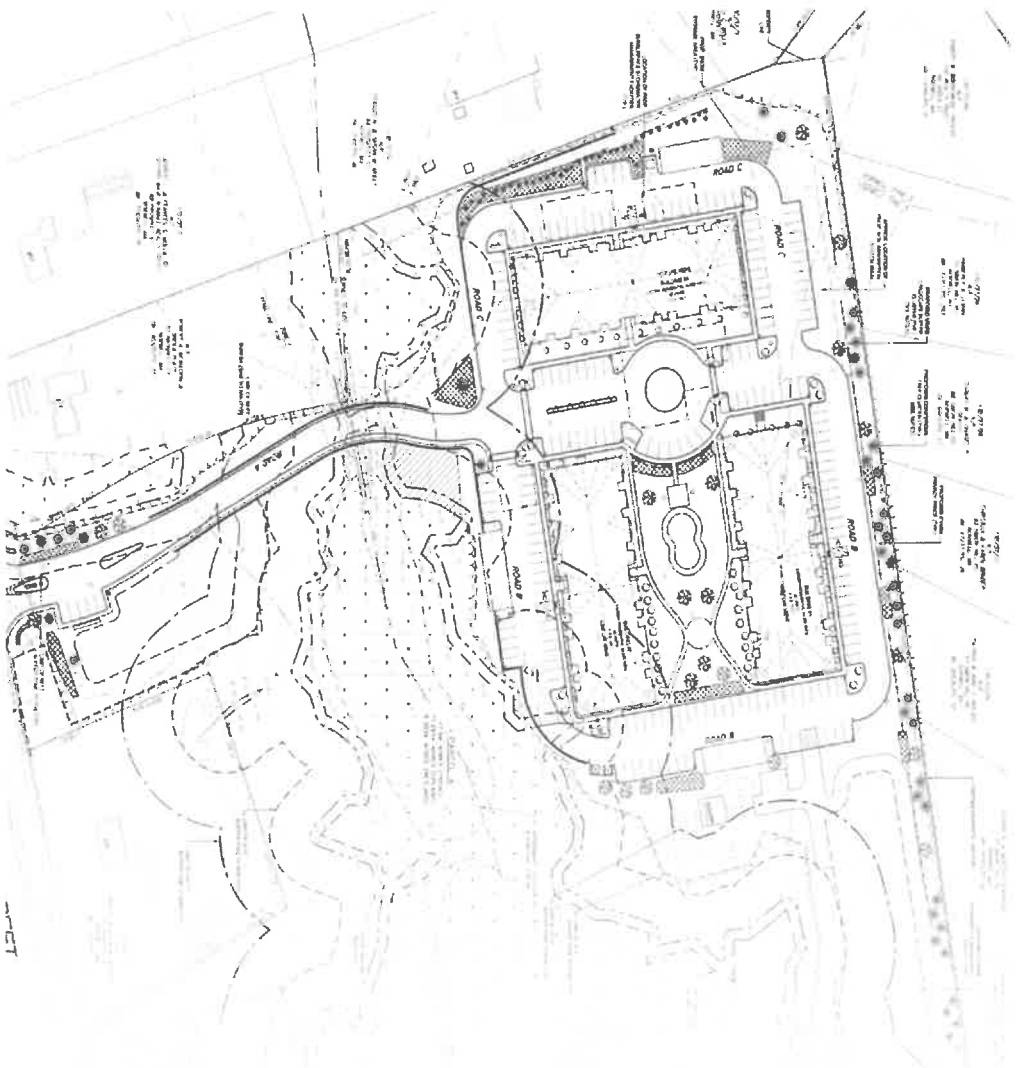
At the request of the Community Housing Trust the Community Preservation Committee contracted with Realworth Appraising & Consulting to appraise the property. This appraisal was completed in June 2021.



"It is my opinion and conclusion that the market value of the fee simple estate of the herein described property, based on its highest and best use, as of March 16, 2021, was \$5,000,000." (the owner's representative agrees with this valuation)



"It is further my opinion and conclusion that the market value of the fee simple estate of the herein-described property, based on the hypothetical condition that it is unbuildable and suitable for conservation and recreation (excluding hunting) only, as of March 16, 2021, was \$145,000."

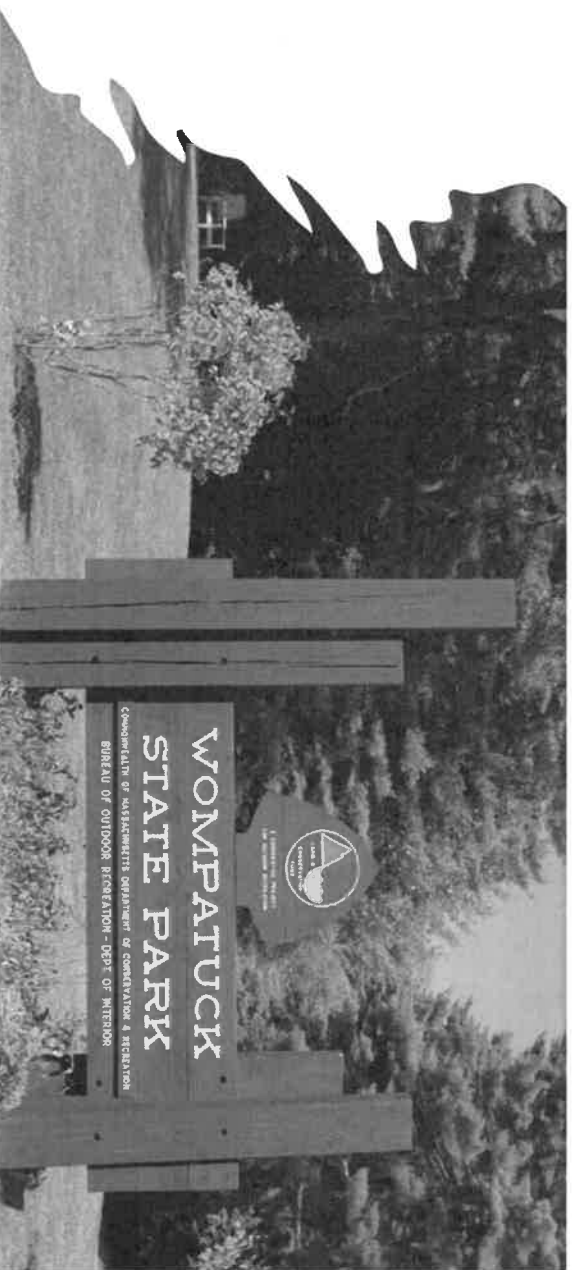
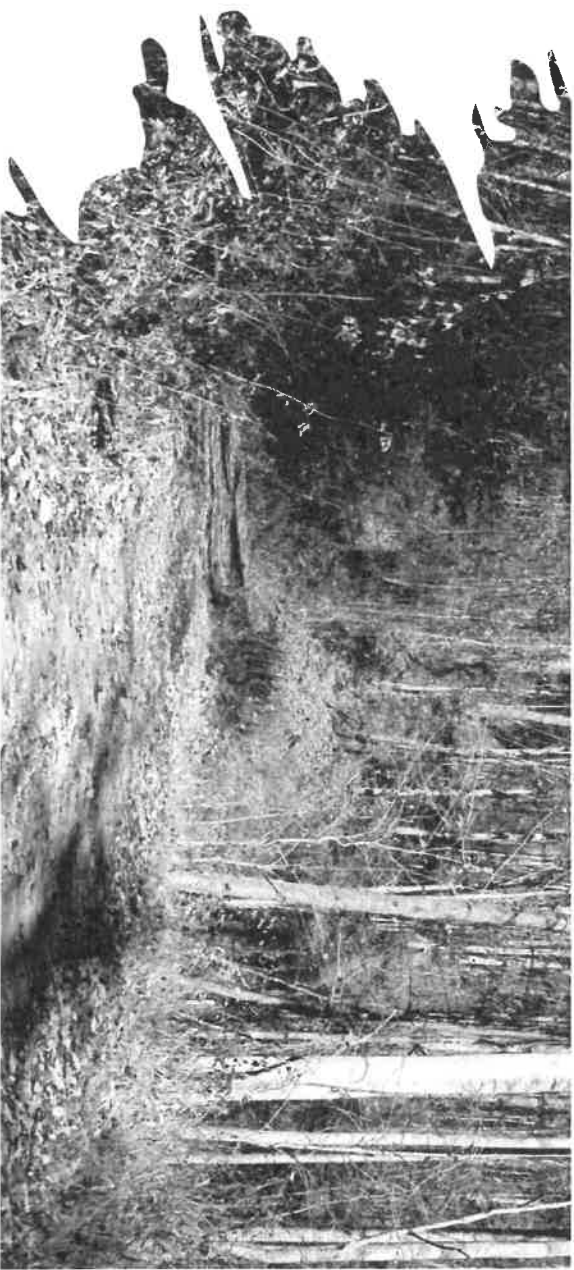


Currently the property is permitted for a 40B development of 126 apartments in three buildings on approximately 8 acres of developable land.

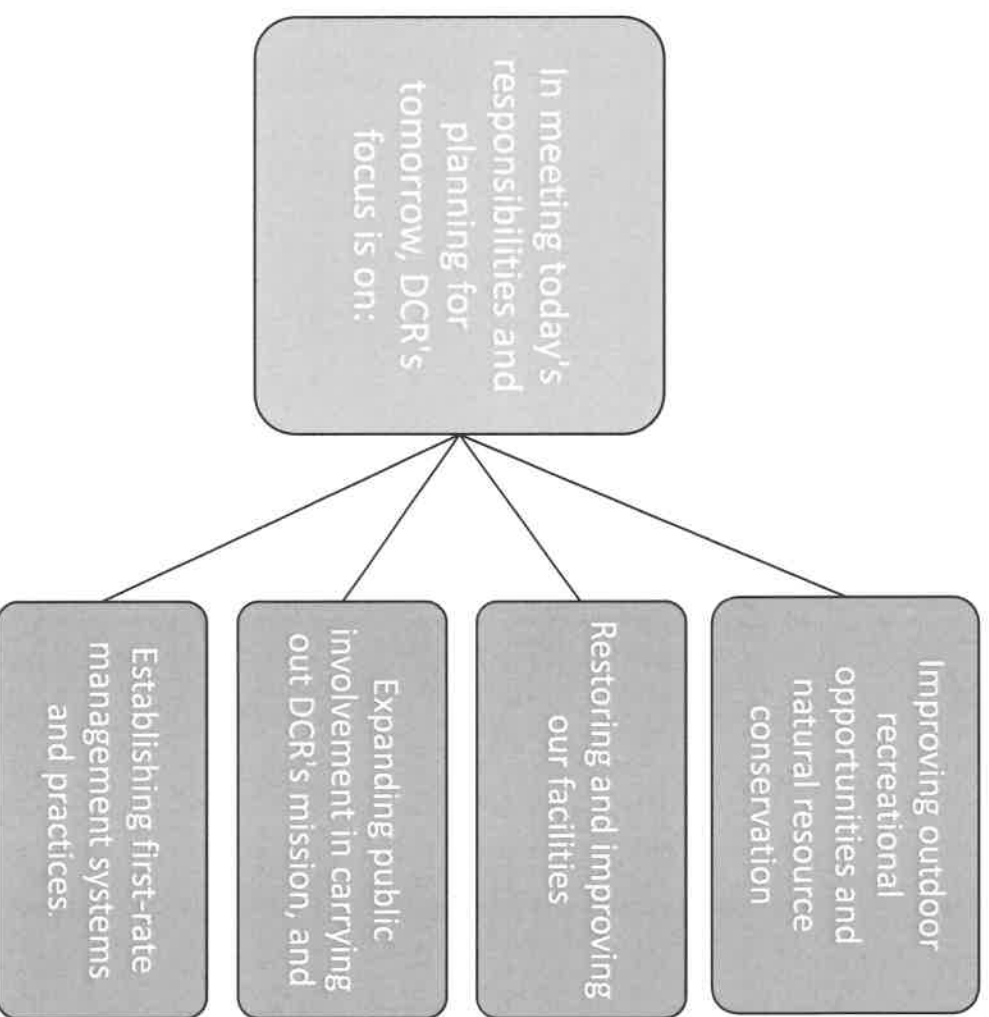
The first goal of this proposal would be for the Town of Norwell to purchase the property and then oversee the development of a smaller affordable housing project than is currently proposed.



The second goal of this proposal would be for the Town of Norwell to enter into negotiations with DCR for the sale of the back 11 acres and other town lands for the expansion of Wompatuck State Park.



**DCR Mission: To
protect, promote
and enhance our
common wealth
of natural,
cultural and
recreational
resources for the
well-being of all.**








Acreage adjacent to Wompatuck State Park that can be sold or transferred to DCR or pass-through access allowed

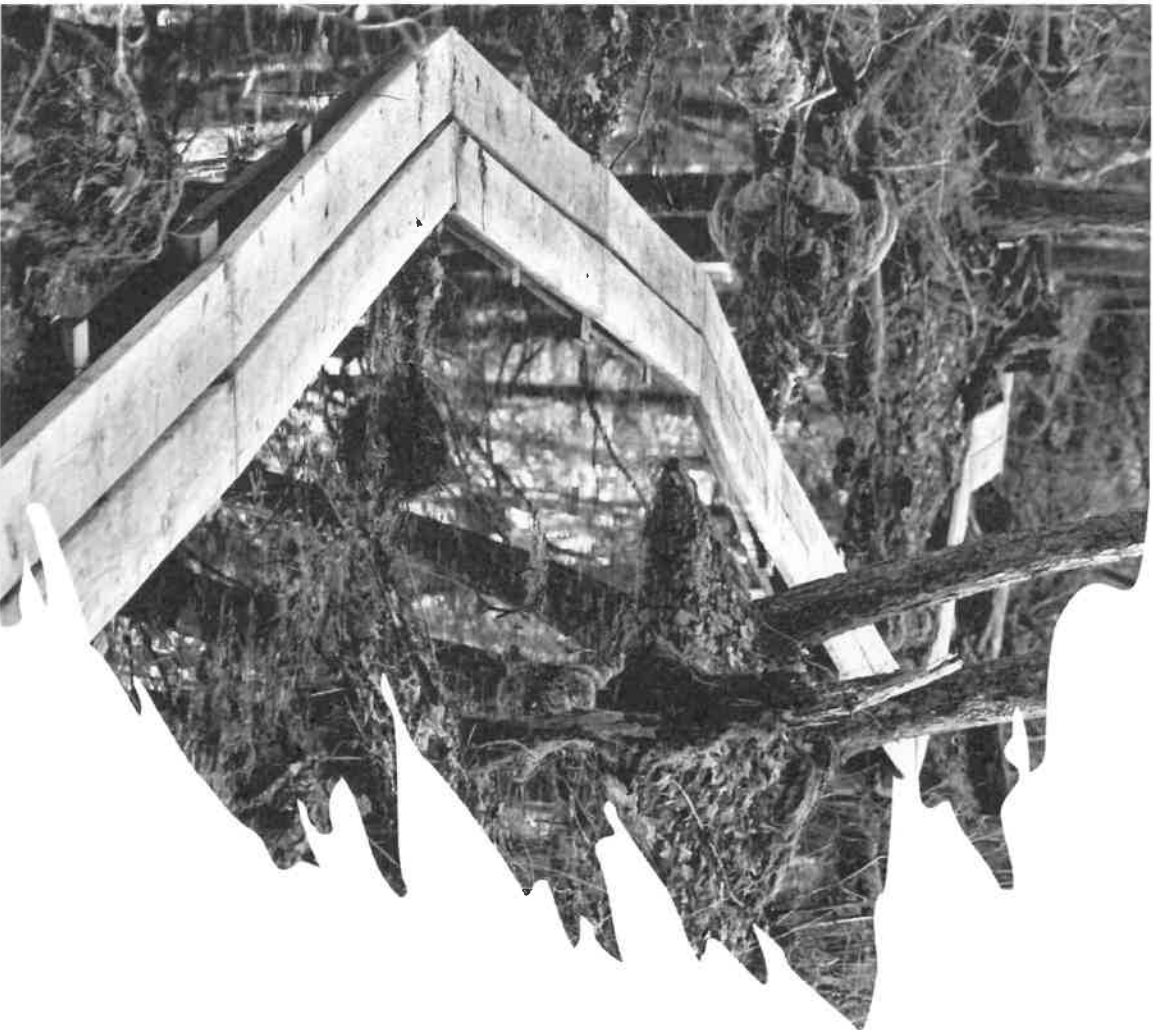
- Eleven acres of Prospect Street Parcel
- Simon Hill Conservation area (27 acres sold or transferred)
- Burnt Plain Swamp (125 acres sold or transferred)
- Hatch Lots (44 acres sold or transferred)
- Bowker Street Water Department land (33 acres for pass-through access)
- Grove Street Conservation land (8 acres sold or transferred)

The total acreage is 248. Including, the 82-acre Honstra Farm, which would then be largely bracketed by state parklands, it totals more than 320 acres – an almost 10% increase in the size of Wompatuck State Park or 7% not including the Honstra Farm.

Map Showing Properties



	Simon Hill Property
	Conservation Land
	Wompatuck State Park
	Hornstra Farms
	Water Dept. Land



How This Proposal Fulfills the DCR Mission

The most favorable units of land for designation as Parklands are those that have:

1. A high surrounding population density
2. Forested areas with high recreational values
3. A high density of officially designated trails
4. Established recreational areas, such as campgrounds, golf courses, etc.
5. Water access points for recreation
6. Active day use areas
7. High recreational use/visitation
8. Easily accessible unique natural features: views, water features, chasms, unusual forest types
9. Unique historic/cultural features
10. Unique settings in comparison to the surrounding landscape
11. Suitable natural forested boundaries between active use areas and woodland areas

(Landscape Designations for DCR Parks & Forests 2012. Eight criteria fully met others partially)

Questions Raised About This Proposal

Has DRC been contacted, and will they write a letter of agreement to purchase the land?

- Yes, they have been contacted. The property has been walked with local DRC representatives in the past, and in 2019 Senator Patrick O'Connor arranged a meeting with then DCR Commissioner Leo Roy. A letter has not been requested, although DCR confirmed acquisition of open space adjacent to existing parklands is one of their highest priorities.

Has this proposal been presented to the Selectboard, Community Housing Trust, Recreation Department, and Conservation Commission?

- Yes, this proposal has been discussed in Selectboard Executive Session on three occasions. The selectboard does not have an official position on the proposal.
- Yes, it has been presented to CHT who elected to not support it, indicating it had other priorities and viewed the project as having “too many moving parts.”
- Yes, it has been presented to Recreation who indicated they did not see it as fitting with Recreation’s current goals.
- Yes, it has been presented to Conservation who unanimously supported the application and as a co-sponsor.

Positive Aspects of the Proposal

- Expansion of Norwell's affordable housing stock through adding up to 40 rental units in either a town house or apartment development.
- Enhancing open space and recreational opportunities for Norwell, Hanover, and other South Shore residents by working with DCR to develop a major entrance to Wompatuck State Park 1.5 miles from Rt. 3 rather than the 6.0 miles away from the highway that the Hingham entrance is.
- Bracketing the Honstra Farm almost totally with state parklands

Negative Aspects of the Proposal

- **\$\$ Money:** This request is for up to five million dollars. Currently there is somewhat over three million dollars in CPC unrestricted reserves and over another million in open space and affordable housing reserves that could be used to fund this. If that were done it would not lead to a major drawdown of funds available for future CPC applications. Nonetheless, it is a large request.
- **Uncertainty:** This proposal will allow Norwell to enter into negotiations with property owner's representative and developer, but it does not assure that those negotiations will be successful.
- **Uncertainty:** This proposal calls for negotiations with DCR for the sale of or access to town lands. There is clear precedent for this having been done by other communities with DCR and while this proposal has political support those negotiations still must be done.