

CHARGE TO THE CARLETON PROPERTY COMMITTEE

March 7, 2018

The Carlton Property Committee (the Committee) is created pursuant to a vote of the Board of Selectmen. The Committee shall consist of 7-9 members appointed by the Selectmen with representation from past or present members of the Board of Selectmen, Conservation Commission, Community Housing Trust, Community Preservation Committee and Planning Board. The remaining members will be at-large appointees. All seats are for a one-year term of office.

1. On May 7, 2018, the Norwell Special Town Meeting will vote on whether or not to authorize the Selectmen to acquire a parcel of land described as the Carleton Property, 124.2 acres located on Main Street and Lincoln Street (Map A). An affirmative vote will purchase the land and subject thereto, the Selectmen will appoint members to this committee to create a land use plan for future Town Meeting consideration and approval.
2. The Selectmen charge the Committee with considering various options for use of the Carlton Property, as permitted under M.G.L. Chapter 44B, the Community Preservation Act, and report back to the Selectmen and the Community Preservation Committee their action and their recommendations. The Committee may conduct any and all activities as may be approved by the Board of Selectmen and the Community Preservation Committee as required to prepare a definitive land use plan.
3. In consideration of a land use plan, the Committee must start with the assumption that the "Whiting Fields," the 10.65 acres of hay fields located on Main Street and Lincoln Street, are to remain as open space and are not to be considered a site for community housing or active recreation development (Map B). Any proposed land use plan shall not alter the historic and iconic views of these fields along Main Street and Lincoln Street.
4. To develop a land use plan, the Committee shall seek recommendations and comments from various town officials and committees, including but not limited to: the Board of Selectmen, the Conservation Commission, the Community Housing Trust, the Pathways Committee, the Planning Board, the Recreation Commission, the Athletic Fields Committee and the Historical Commission. The Committee may also seek recommendations and input from youth sports organizations, local land trusts, neighbors and abutters.
5. Should there be any recommendations for community housing, details about the anticipated appearance, number of units, target residents, street access, potential funding sources and anticipated rental vs. ownership nature of the housing should be detailed.
6. The Committee shall prepare a draft land use plan and cause such draft to be available for public inspection on the Town website, and at Town Hall and the Norwell Public Library. The Committee shall actively seek verbal and written public comment on the draft report and hold at least one public hearing advertised in advance.
7. The Committee will bring the plan, or portions of the plan, before the Board of Selectmen and the Community Preservation Committee for conditional approval. With the approval of both boards, the Committee will bring the plan, or portions of the plan, to a future Town Meeting for a vote.