

**Town of Norwell
Select Board
Open Meeting Minutes
4/27/22**

TOWN OF NORWELL
TOWN CLERK
2022 MAY 26 AM 9:55
RECEIVED

Motion; made by Jason Brown, seconded by Pete Smellie, to exit Executive Session, and adjourn to Open Session at 7:00pm.

Allen voting yes, Brown voting yes, Graham voting yes, Reardon voting yes, Smellie voting yes.

Motion; made by Jason Brown, seconded by Ellen Allen, to approve the agenda as presented. Unanimously voted

Select Board Reports

The board thanked Administrative Assistant Ellen McKenna for her support of the board in honor of Administrative Professionals Day.

Town Administrator's Report

Mr. Morin kindly thanked the administrative professionals who work for the Town for all their support.

Approval of Meeting Minutes

Motion; made by Jason Brown, seconded by Andy Reardon, to approve the 4-13-22 Open Meeting minutes, Allen voting yes, Brown voting yes, Reardon voting yes, Smellie voting yes, Graham abstaining as he was absent.

Beautification Committee Application and Reappointment – Robin Daniels

Ms. Daniels gave a summary of her background and reasons for applying to this committee.

Robin Daniels – Beautification Committee

Motion; made by Jason Brown, seconded by Pete Smellie, to appoint Robin Daniels to the Beautification Committee for a term expiring 6/30/2025. Unanimously voted

Long time Beautification Committee member Gillian Parker inadvertently let her membership lapse, but requested reappointment to the committee for the remainder of her term. She will then be reappointed for a full three year term.

Motion; made by Jason Brown, seconded by Pete Smellie, to reappoint Gillian Parker to the Beautification Committee for the remainder of her term expiring June 30, 2023.

Unanimously voted

Jacobs Farm Cross Street Flower Farm

Norwell Historical Commission (NHC) member David DeGhetto was present to note that the state approved the project to gravel the access areas around the farmhouse and barns for a historically appropriate appearance, subject to approval by the NHC. Mr. DeGhetto then reviewed the approval process for farm projects with the board.

Mr. Brown replied that this property is drowning in red tape. Anytime a project needs to be done there are far too many approval steps before the project even begins.

Conservation Agent Will Saunders noted that Historic New England (HNE) will approve the project if all three committees approve (Select Board, NHC and Con Com).
Motion; made by Bruce Graham, seconded by Pete Smellie, to approve the Cross Street Flower Farm resurfacing plan subject to the approval of NHC and HNE.
Unanimously voted.

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Saint Helen's Committee Discussion, Cont'd.

Mr. Smellie summarized his plan for a committee scenario involving neighborhood representation in phases. The board discussed options and other committee formats.

Mr. Graham suggested contacting the MAPC to begin the process.

Mr. Brown again reminded all that the Town does not own this property. Any resident committee would only explore ideas and input from the public. The proposed plan(s) could still not work because the asking price of the property is unknown. However, it will be beneficial to get clear input from the public for the proposed future of the property.

Ms. Allen added that there is not a lot of time to go through this process and committee phases might take too long. While input is helpful, resident committee members might not have enough municipal background info to make strategic decisions. Town committee members should be part of the discussion process to guide proposed choices except for the Community Preservation Committee (CPC), as any ideas would have to qualify for CPC funding.

Discussion ensued about zoning options and looking at a few different approaches including "what if" scenarios.

Mr. Morin identified two objectives; what to do with the property and how to fund a purchase. The second objective must come first. The timeline for purchase is important and the appraisal will inform this decision. Once the asking price/appraisal and the decision of the diocese is known it will be time to decide on what to do with the property.

Should the approach be the same as that used by the MAPC for the Queen Ann Corner zoning discussion? Maybe invite the whole Town? Town Hall meetings could be set up at the Cushing Center, with invitations extended to relevant committee members and Town employees. Mr. Morin would like to invite Norwell Gardens to participate in these discussions.

The board suggested advertising these proposed meetings at Town Meeting. Mr. Smellie and Mr. Reardon will propose some dates for interest groups to meet and discuss next steps.

Joe Carroll – Knollwood Road, made the following comments:

1. Asked the board to bring all relevant neighborhoods together to provide input
2. Opined that the decision for the property will come down to abutter choices in conjunction with those of the rest of the Town.
3. Community involvement in this proposed project is key

Mr. Brown noted the importance of inviting Father Chris to any Town-wide meeting to discuss this project, as he can then take the message back to the diocese.

Mr. Reardon thanked Mr. Carroll for his help informing the neighborhoods close to St. Helen's about these discussions. He and Mr. Smellie will let the board know the proposed Town Hall meeting dates at the Cushing Center by May 7th.

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Mr. Graham made the following points while wrapping up this discussion;

- This proposed meeting will need a professional meeting facilitator such as the MAPC.
- The importance of educating the residents who are going to give input on ideas.

Town Hall RFP Review – postponed pending review by Town Counsel

Beta Traffic Study Funding

Mr. Brown updated the board on the reasons behind the Traffic Study Committee's (TSC) decision to do this study, citing the urgent need to deal with a potential 30% increase in traffic from the new apartment complex and Hanover Crossing Mall on Mill Street in Hanover at the Norwell Town line. TSC member Ellen Moshier vetted the Beta Consulting firm. The TSC would like to spend under \$20K to study how to get ahead of and manage the traffic output.

Motion; made by Jason Brown, seconded by Pete Smellie, to approve spending \$19.9K from the Mitigation fund on the Beta Traffic Study proposal. Unanimously voted.

Future Meetings

The board will be in session at 7pm before Town Meeting until Town Meeting adjourns. The next board meeting will be May 25th at 7pm.

Adjournment

Motion; made by Jason Brown, seconded by Pete Smellie, to adjourn the meeting at 8:20pm. Unanimously voted



Bruce W. Graham, Chair