

**Town of Norwell
Select Board
Open Meeting Minutes
10/26/22**

Present: Ellen Allen, Jason Brown, Bruce Graham, Andy Reardon, Pete Smellie
Darleen Sullivan

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

Meeting minutes: Executive Sessions: 9/28/22 and 10/12/22, Open Session 10/12/22
Motion; made by Jason Brown, seconded by Pete Smellie, to approve the Executive Session minutes of the 9/28/22 and 10/12/22 meetings. Unanimously voted
Motion; made by Jason Brown, seconded by Pete Smellie, to approve the Open Session minutes of the 10/12/22 meeting. Unanimously voted

Select Board Reports

Ms. Allen announced plans for a retirement party for Town Administrator Peter Morin. The event will be held at the Cushing Center on 12/15/22, from 5pm to 9pm. Please come and wish Peter well!

Mr. Smellie thanked both Chief Lee and Chief Kean for the Police/Fire departments' open house event on Sunday, October 23rd. It was very well attended and everyone had a great time.

Mr. Reardon thanked Chief Lee for his granddaughter's new badge. She is delighted!

Citizen Comments

Mr. Brown read an email from COA Director Susan Curtin asking residents to please complete the recently mailed assessment survey and return it to her by 11/7/22. The survey will help the COA staff assess and plan their present and future activities on behalf of the Town's seniors.

Heather Hanley – 40 Jordan Lane. Ms. Hanley inquired about pedestrian crossing signs for the intersection of River and Dover Streets, which would connect the sidewalk on River to the sidewalk on Dover. Mr. Brown will talk to Complete Streets and Mr. Graham will contact Mr. Ferguson for next steps to get this agreed upon task completed.

Town Administrator Reports

Ms. Sullivan passed along Mr. Morin's thank you to Veterans Officer Dave Osborn for the beautiful job he did organizing and handling the annual veterans' lunch at Alba.

Police Department Appointment: Barrett Roake

Chief Lee was present to introduce police officer candidate Barrett Roake for consideration for appointment as a full time police officer. Chief Lee asked the board to support this hire and enrollment at the police academy.

The Chief gave a summary of Mr. Roake's background and experience, noting that he currently works for the Plymouth County Sheriff's department. He ranks number one on the Civil Service exam list. With his military duty and corrections department experience

he will be an excellent addition to the department. He would start at the academy on 12/5/22. With this hire, the department will have a full complement of officers.

Motion; made by Jason Brown, seconded by Pete Smellie, that the board appoint Barrett Roake as an officer in the Town of Norwell Police Department, contingent upon completion of his coursework at the police academy and other requirements as noted.

Unanimously voted

The board welcomed Mr. Roake to the department and Town.

Potential property acquisition for Town Hall – 93 Longwater Circle

Mr. Graham updated the board on the background for this purchase idea. This is much more fiscally responsible than rehabbing the current Town Hall at prevailing wage as construction costs have risen dramatically since the original plans were drawn up. The building is in good condition. Mr. Morin asked that the board vote to allow him to begin negotiations for this purchase. Ms. Sullivan gave additional updates and information on the property and the reasons for abandoning the current Town Hall rehab project. The estimated rehab cost came in closer to \$12M vs the offer price of \$4.5M for this property (there may be additional negotiations on the purchase price).

Mr. Morin's goal is to do this project for about \$5M under the levy.

There was only one response to the RFP for an available building in the Town. It is located in the Assinippi office park on Longwater Circle, which is less congested than Longwater Drive. There is ample square footage and a building generator. This is a beautiful building with more meeting rooms and space at about 1/3 the cost to rehab the current Town Hall. To construct a new Town Hall using prevailing wage would be about \$23M. Mr. Brown gave kudos to Mr. Morin on this excellent, fiscally responsible decision. Its purchase will solve a host of problems with the current building. Various Town employees and board members will be visiting for inspections and site planning. The building is a great find and potential acquisition. This would also be a much better environment for Town Hall employees.

Motion; made by Jason Brown, seconded by Pete Smellie, to authorize the Town Administrator to enter into negotiations to purchase 93 Longwater Circle. Unanimously voted

Special Town Meeting

The Special Town Meeting will be held on January 23, 2023. It will include Warrant Articles for the purchase of 93 Longwater Circle and the potential purchase of the St. Helen's property.

Motion; made by Jason Brown, seconded by Pete Smellie, to set the date of the Special Town Meeting as 1/23/23. Unanimously voted.

Motion; made by Jason Brown, seconded by Pete Smellie, to close Special Town Meeting Warrant. Unanimously voted

Adjournment

Motion; made by Jason Brown, seconded by Pete Smellie, to adjourn at 7:27pm. Unanimously voted



Bruce W. Graham, Chair