

**Town of Norwell
Select Board
Open Meeting Minutes
11/16/22**

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

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

Meeting minutes: 11/9/22, Open and Executive Meeting Minutes

Motion; made by Jason Brown, seconded by Pete Smellie, to approve the Open (as amended) and Executive Session minutes for the 11/9/22 meetings. Unanimously voted

Select Board Reports - None

Town Administrator Reports

Mr. Morin will be meeting with the 93 Longwater Circle owners to discuss selling points, purchasing furniture, etc. on Thursday morning. The discussion will include buildouts and changes to the front door configuration.

Citizen Comments - None

Board of Assessors: Annual Tax Rate Hearing pending information from the state
Board members Ms. Horowitz, Mr. Dawe, and Ms. Granville, along with Principal Assessor Meredith Rafiki were present for the 2023 tax rate hearing.

A copy of the power point slides is attached to these minutes. Questions were asked and answered about the assessment process and frequency of valuation updates. Per Ms. Rafiki, about 25% of the Town is physically reassessed each year. In 2022 a field review was performed for the whole Town. The office is now able to start rescheduling home visits.

All discussed a single vs split tax rate (residential and commercial), agreeing that a split rate would be detrimental to attracting new businesses to the Town and would not provide enough residential benefit.

Motion; made by Jason Brown, seconded by Pete Smellie, not to adopt an open space discount. Unanimously voted

Motion; made by Jason Brown, seconded by Pete Smellie, not to adopt a residential exemption. Unanimously voted

Motion; made by Jason Brown, seconded by Pete Smellie, not to adopt a small commercial exemption. Unanimously voted

Motion; made by Jason Brown, seconded by Pete Smellie, to adopt a residential factor of 1 resulting in a single tax rate. Unanimously voted

The board and Ms. Sullivan thanked everyone for their hard work.

Reopen Special Town Meeting (STM) Warrant (1)

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

This Article would allow the Town to initiate the process to create an economic development zone using tax increment financing (TIF). If this passes at the STM, the bylaw would go to the State for approval. This would alleviate some of the cost burden on developers and allow TIF districts to grow the Town's tax base in increments over 15-20 years. This could generate developer interest in the St. Helen's site.

Motion; made by Jason Brown, seconded by Pete Smellie, to add the above proposed Article to the Warrant for the 1/23/23 Special Town Meeting. Unanimously voted

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

PFAS Litigation

Mr. Graham recapped the information on PFAS in the Town's Water system. The Town is addressing this issue by installing a filtration system.

This litigation is similar to the opioid settlement in which the Town took part. The same law firm invited the Town to participate in this suit. Mr. Morin's concern was causation and the amount of discovery in which the Town would need to participate. The PFAS source would not need to be identified. The suit would state that the materials were used in fire suppression/chemicals. Per Mr. Morin, the presence of PFAS in the Town's water is enough to participate in this class action suit. The Town is incurring significant costs to ameliorate this condition. The manufacturers of the chemicals containing PFAS are the ones being sued. Mr. Morin has not yet discussed this participation with the Water Commissioners but will follow up. He will also have more information to share in the near future.

Reopen Special Town Meeting (STM) Warrant (2)

The board agreed to reopen the STM Warrant to add an additional Article.

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

Motion; made by Jason Brown, seconded by Pete Smellie, to move \$150K from Free Cash to create an Article to fund a study to determine the impact of traffic from the Hanover Mall on the Town of Norwell. Unanimously voted

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

Adjournment

Motion; made by Jason Brown, seconded by Pete Smellie, to adjourn at 7:39pm. Unanimously voted



Bruce W. Graham, Chair