

**Town of Norwell  
Select Board  
Open Meeting  
9/6/23**

**Present:** Peter Smellie, Andy Reardon, Brian Greenberg, Jason Brown, Darleen Sullivan, Kim Roy

The Chair called the meeting to order at 7:07pm. All rose to recite the Pledge of Allegiance.

*Motion; made by Brian Greenberg, seconded by Andy Reardon, to approve the Open Meeting minutes for August 23, 2023. Unanimously voted*

**Select Board Comments**

Mr. Brown reminded all that *school is open! Please stop when you see a school bus with flashing lights picking up or dropping off.*

*Parents of high school drivers; Please warn them not to speed on South Street! This is a busy road with heavy traffic; there have been many accidents in this location.*

**Town Administrator's Report**

Ms. Sullivan reported that the Perambulation of Town lines/bounds will be held on 11/18/23. The Select Board designee is Andy Reardon. Thank you, Mr. Reardon, for volunteering after many years with no board rep! This event will be hosted by the Historical Commission.

**Citizens Comments**

Ken Peterson, 37 Otis Hill Road, commented again on excessive speeds on Town roads. He compared the speed limits on sections of River Street to higher speed limits posted on Grove Street near Bowker Street. Although he has been invited to attend the Traffic Study Committee meetings, he prefers to comment on this topic at Select Board meetings. He also gave suggestions for additional signage on Grove Street to address excessive speeds.

**Town Hall Remodel and Relocation Committee**

Ms. Sullivan gave a brief summary of this committee's purpose. The board made the following motions to create the committee and make the appointments.

*Motion; made by Andy Reardon, seconded by Jason Brown, to create the Town Hall Remodel and Relocation Committee. Unanimously voted*

*Motion; made by Jason Brown, seconded by Brian Greenberg, to appoint Town Administrator Darleen Sullivan, Assistant Town Administrator Kim Roy, Town Clerk Pat Anderson, Building Commissioner Tom Barry, Town Accountant Christine McCarthy and Facilities Manager Ted Nichols to the Town Hall Remodel and Relocation Committee. Unanimously voted*

*Motion; made by Jason Brown, seconded by Brian Greenberg, to appoint Andy Reardon as the Select Board Representative to this committee. Unanimously voted*

**Proposed Mixed Use Local Initiative Project (LIP) for 144-148 Washington Street**

Gregg Webb, 63 Harbor Lane, was present to talk about his proposed plan to tear down three dilapidated buildings and create 8000 sq. ft. of mixed use space. The building will have high quality commercial space on the first floor and 8 1BR residences on the second floor. The State supports this proposal for 8 units, 2 of which would be affordable. Mr. Webb has received a letter from the LIP Director stating that they won't require 3BR units for this small project. As these will be rentals, the 25% AH means that the Town will get credit for all 8 units. If another 11 units become feasible in the same timeframe, the Town would achieve safe harbor for one year. Mr. Greenberg endorsed this project and its thoughtful planning. No variances are being sought. This is exactly the type of mixed use AH project that the Town has been looking for.

The board will wait until the draft is finalized before voting and signing. This will be on the next Select Board agenda.

**Potential CPC Article request for the 8 acres of the Carleton property.**

Mr. Smellie gave a short summary of his and Mr. Greenberg's idea to build a dog park on a portion of these 8 acres. Another part of the parcel might be appropriate for a small 12 unit AH project. Ms. Quirk opined that a land survey of this parcel might be needed, but Mr. Brown and Gregg McBride (CHT Chair) noted that several surveys of the entire Carleton property were done before the Town purchased the land. Discussion ensued about other requests for the property use and the idea of a CPC application to fund next steps, along with potential Article co-sponsors.

**Select Board Focus Areas/Goals**

The board review the latest draft and made comments. The edited draft will be reviewed at the 9/20/23 Select Board meeting.

**Future Meeting Agendas/Dates; September 20<sup>th</sup>, October 4<sup>th</sup>**

**Adjournment**

*Motion; made by Jason Brown, seconded by Andy Reardon, to adjourn at 8:47pm.*

*Unanimously voted*



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Peter W. Smellie, Chair