

TOWN OF NORWELL

Advisory Board

Meeting Minutes

March 28, 2015

The Advisory Board was called to order by Chairman Roger Hughes at 8:04 a.m. Present were Skip Joseph, Chad Forman, Ralph Gordon, David McEachern, Jacky McClean, and Karen Reynolds. Fran Molla and Mark Maiellano were absent. Jacky McClean had to leave at 10:00a.m. Interim Town Administrator Peter Hechenbleikner was also present.

ADMINISTRATIVE MATTERS

Acceptance of Minutes - Minutes were not ready.

Transfer Requests - A request for a transfer from the Reserve Fund for the Liability Insurance budget in the amount of \$2,596.93. Motion to accept the request for transfer from the Reserve Fund for Liability Insurance in the amount of \$2,596.93. *Seconded and unanimously passed 7-0.*

NEW BUSINESS

Warrant Articles for Annual Town Meeting

Peggy Etzel of the Planning Board and Chris Diiorio the Town Planner presented Articles 43, 31, and 44.

- **Article 43** - This Article seeks to amend the Zoning By-Law 4850 for the purpose of allowing greater flexibility and creativity in the design of residential developments and to encourage permanent preservation of public open space. One other purpose is to encourage a less sprawling and more efficient use of land conforming to existing topography and natural features. Motion to accept Article 43 of the Warrant for Annual Town Meeting as drafted. *Seconded and unanimously passed 7-0.*
- **Article 31** - This Article seeks to establish a Solar Photovoltaic Overlay District (SPOD). These include small, medium and large scale ground mounted solar photovoltaic installations. These By-Laws provide standards for placement, design, construction, operation, monitoring, modification and removal of solar panels. Motion to accept Article 31 of the Warrant for Annual Town Meeting as drafted. *Seconded and unanimously passed 7-0.*
- **Article 44** - This Article seeks to accept the provisions of the Complete Streets Program. The purpose of this program is to help reduce crashes and injuries and their costs by designing safe and efficient travel routes, reduce congestion, and enhance safe walking and cycling options. Motion to accept Article 44 of the Warrant for Annual Town Meeting as drafted. *Seconded and failed 3-3-1.* Discussion continued and both the Planning Board and Paul Foulsham are on board with this initiative. Motion to reconsider Article 44. *Seconded and unanimously passed 7-0.* Motion to accept Article 44 of the Warrant for Annual Town Meeting as printed in handout. *Seconded and passed 5-2.*
- **Article 11** - Peter Dillon presented logic of adopting a Pay As You Throw Program in Norwell. The Pay As You Throw (PAYT) regulations to encourage Town recycling efforts to reduce the costs of solid waste disposal. This program includes regular trash pick-up with use of Town provided totes for trash (32 gallon) and recycling (65 gallon). Additional trash can be put out in bags purchased at local retailers for \$2.00 per bag. Proceeds from the price of the bags will be used to upgrade and maintain the recycling

center. Motion to accept Article 11 of the Warrant for Annual Town Meeting as drafted. *Seconded and passed 5-1.*

- **Article 27** - This Article seeks to authorize the sale of the former Police Station at 40 River Street. The AB will make a recommendation at Town Meeting.
- **Article 30** - Robert McMackin presented information regarding Stretch Energy Codes. This Article seeks to adopt the "Stretch Energy Code" for Green Community application. These codes include adopting as-of-right siting for renewable or alternative energy, expedite application/permitting process, choose an energy use baseline with a plan to reduce baseline by 20% in 5 years, purchase fuel-efficient vehicles for town employees, and require new residential and new commercial/industrial real estate construction to minimize life-cycle energy costs. Benefits to this program include eligibility for grants, matching grants and savings due to energy improvements. Motion to accept Article 30 of the Warrant for Annual Town Meeting as drafted. *Seconded and passed 4-2.*
- **Article 2** - This Article seeks money to defray the charges, expenses and salary obligations, to provide a Reserve Fund and to fix salaries and compensation for all Elected Officers of the Town. Motion to accept Article 2 of the Warrant for Annual Town Meeting as drafted. *Seconded and unanimously passed 8-0.*

OLD BUSINESS

Continued discussion and vote Warrant Articles for Annual Town Meeting

- **Article 12** - This Article authorizes three revolving funds including the Stetson Ford House, Student Parking Fees and Recycling. Motion to accept Article 12 of the Warrant for Annual Town Meeting as drafted. *Seconded and unanimously passed 6-0.*
- **Article 25** - This Article seeks to transfer control of the land currently housing the Norwell Police Station at 40 River Street to the Community Housing Trust for the purpose of providing Affordable Housing. Gregg McBride and Peter Shea present for continued discussion. CHT envisions a 55 and older rental community and as such, all units would count as Affordable Housing. After talking with Susan Curtain from Council on Aging, Gregg McBride reports that there is a great need for this type of housing in Norwell. This is a proactive way to increase Affordable Housing in Norwell. Motion to accept, Article 25 of the Warrant for Annual Town Meeting for people 55 and over. *Seconded and unanimously passed 7-0.*
- **Article 37** - This Article seeks to transfer the sum of \$500,000 from the Community Preservation Fund to the Community Housing Trust for the purpose of Affordable Housing. Motion to accept Article 37 of the Warrant for Annual Town Meeting with restrictions to 40 River Street. *Seconded and unanimously passed 7-0.*
- **Article 26** - This Article seeks to transfer the land currently housing the old Police Station at 40 River Street to the Veterans organization in Norwell for the purpose of constructing a Veterans Hall/American Legion. Motion to accept Article 26 of the Warrant for Annual Town Meeting as drafted. *Seconded and failed 0-7.*
- **Article 38** - This Article seeks \$1,400,000 from the CPC for the construction of pedestrian/recreational pathway along Main Street. Although the CPC voted in favor of this project, Peggy Etzel presented objections including no plan for maintenance, redundant as pathway already exists, design does not include crosswalks but has curbs that make it difficult for disabled to navigate. Motion to accept Article 38 of the Warrant for Annual Town Meeting as drafted. *Seconded and failed 2-2-2.*

- **Article 42** - This Article seeks to fund the Community Preservation Fund accounts including Affordable Housing, Historic Resources and Open Space. This is a housekeeping article. Motion to accept Article 42 of the Warrant for Annual Town Meeting for a sum to be determined before Town Meeting. *Seconded and unanimously passed 6-0.*

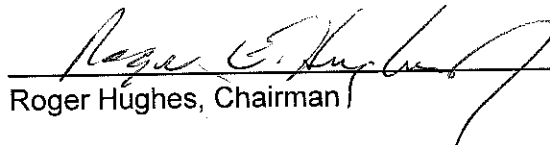
Continued discussion and vote Warrant for Special Town Meeting

- **Article 1** - This Article seeks money to meet obligations for union and personal service contracts. Discussion continued regarding the amount needed to fund this Article. Motion to reconsider Article 1 of the Warrant for Special Town Meeting. *Seconded and unanimously passed 7-0.* Motion to accept Article 1 for Special Town Meeting for \$15,000. *Seconded and failed 2-4-1.* Article 1 of the Warrant for Special Town Meeting was originally voted with the stipulation that it not exceed \$30,000 and unanimously passed 8-0 March 24, 2015.

FUTURE MEETINGS

March 31, 2015

Adjourn - Motion made to Adjourn. *Seconded and unanimously passed 6-0.*



Roger Hughes, Chairman

