

**Norwell Board of Selectmen
Meeting Minutes
July 21, 2014**

Ellen Allen opened the meeting and introduced Jason Brown, Gregg McBride, David DeCoste, Tammie Garner and Town Administrator Jim Boudreau. *MOTION: Jason Brown moved the Board approve the agenda as written. Seconded and unanimously voted.*

CITIZEN COMMENTS – None

FY15 BOS Goals –*MOTION: Jason Brown moved that the Board adopt the FY15 Board of Selectmen Focus Area goals as presented. Seconded by David DeCoste and unanimously voted. See attached list of goals.*

Fee Increase for Residents Books – The Town Clerk is seeking the Board of Selectmen's approval to increase the fee for the Residents Listing Books from \$6.00 to \$10.00 for Norwell Residents and keep it at \$30.00 for non-residents. *MOTION: Jason Brown moved that the Board approve the resident listing fee increase from \$6.00 to \$10.00 and keep the non-resident fee at \$30.00. Seconded and unanimously voted.*

Car Wash Request from the Norwell High School National Honor Society – July 26, 2017 – Water Superintendent John McInnis has approved the request. *MOTION was made to approve the request to use the Town Hall parking lot for a Car Wash on Saturday, July 26, 2017 between 10AM and 2PM with a rain date Sunday, July 27, 2014 same hours. Seconded and unanimously approved.*

TA Review & Goals – Ellen Allen explained that this is not ready to update however has spoken with Labor Attorney Paul Hodnett on the process and this can't be d. According to the Attorney General's Office individual review forms will become part of the public record. All individual reviews will be copied, distributed to each member, compile into one and then discuss. The Board will target the August 20th meeting to discuss TA review & goals.

Broadway Electric – Norwell Consent – Broadway Electric had installed the solar panels at the Middles School, has gone bankrupt and is in the process of finalizing the sale of rights and title in the solar project. Norwell has a consent to agree to the sale and would like the Board to authorize the Town Administrator to execute the approval at the time the Town is satisfied. I order for Norwell to consent to the sale Broadway needs to fix the leak in the roof. *MOTION: Jason Brown moves that the Board authorizes Town Administrator to execute the contact for Broadway Electric pending his review that obligations have been met and completed. Seconded and unanimously voted.* Jim briefed that this project overall has been successful and generated more power than expected and the schools have been happy.

UPCOMING MEETINGS:

August 20 Finish up TA Review & September 3rd Goals. Attend a Planning Board meeting on the BOS off week. August 6, August 20 and September 3rd back to normal schedule.

Tim Greene – Capital Budget Committee Appointment – Ellen Allen briefed the Board that Tim Greene would be a good fit for this committee coming off the Advisory Board and understanding all the funding components. *MOTION: Jason Brown move to appoint Tim Greene to the Capital Budget Committee to a Term Expiring June 30, 2017. Seconded and unanimously voted.*

7:00 Seth Pickering – Green Communities – The Energy Committee has recommended that the Town adopt pursue Green Communities status. It was recommended that the Town wait until the

Facilities Manager was onboard and up to speed so this could own the process. Tim Fitzgerald stuck in traffic and phoned in remotely. Seth Pickering introduced Matt Barry of ICF International contractor working with DOER and gave a presentation on the Stretch code. (see attached). Also present for this presentation: Planning Board and Energy Committee members. Tim Fitzgerald voices his concerns on the new base code has a habit of adopting new codes and not providing education.

Discussion of Sidewalk Letter and Draft Survey – Ellen briefed Board that Wendy Bawabe has designed 3 possible surveys that can be mailed to residents. Jason & David viewed before meeting and will send copy to Tammy & Greg. Ellen copied the verbiage that reflects past discussions along with the sizes, card stock and costs via Post Office. The board needs to decide on the wording, size and how survey will be implemented (survey monkey should require identifying information). Both types of surveys should be offered, paper or electronic and it can be weeded out because of required addresses and if address is not identified it will be tossed. Board agreed that an address should be required for surveys. Discussions how to determine if all register voters at same address are eligible to vote. The Board agrees give the residents 1 month to respond to survey to allow Ellen to finalize and implement before the next BOS meeting. Changes: mandatory address required, offering of survey monkey, available at 3 other locations, comments and size of mailing. Citizen Comment: Steve Mott of Main Street is concerned that if sidewalk on his side of street it would go through his living room and feels there is not enough information for people to make a decision. This survey is not gathering information on cost, design it strickly on yes or no to continue study. Citizen Comment: Sara Warren 43 Main Street fully supports idea of sidewalk, it builds community, people walking by and chatting with your neighbors.

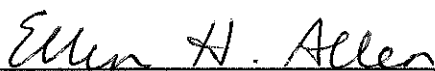
8:00 Jamie Crystal-Lowry – PBMC, CPC & Conservation Commission Applicant – Jamie Crystal-Lowry briefed the Board of Selectmen on why she is interested in serving on one of Towns various Committee that would fit her skills and how her background could fit the Library/Town Hall Study Committee. *MOTION: Jason Brown move to appoint Jamie Crystal-Lowry to the Library/Town Hall Study Committee to a Term Expiring June 30, 2015. Seconded and unanimously voted.*

BOS Liaisons & Committee Appointments – A resident had inquired if the Board would consider having a Selectmen hold a seat on the CPC. Ellen's concern is the CPC does not have representation of a member with children under 18 years of age, just an observation. Jason understand the reason and the points Gregg has but feels there should be a separation of powers between the Selectmen & Committees should be able to exert enough pressure from the Board, keep seat at-large and find a member to balance representation. The Board will look at the CPC membership to explore possible change at Town Meeting. Town meeting would need to vote removing representation from the Assessors and add or change that seat to at-large or Selectmen. The Board will discuss this further at the August 20th Meeting.

ANNOUNCEMENTS:

Gregg explained that 239 Washington Street is a 40B and a lottery was held and not one application came in. So the sale is open up to any qualified buyer.

ADJOURNMENT – *Motion was made to adjourn. Seconded and unanimously voted.*



Board of Selectmen

Attachments:
FY15 BOS Focus Areas
Stretch Code



Stretch Code Informational Session

What is the Stretch Code?

- Affects the energy code only
- Amendment to the MA base energy code
 - Residential Construction:
 - 15-20% more energy efficient
 - Commercial:
 - 20% more energy efficient

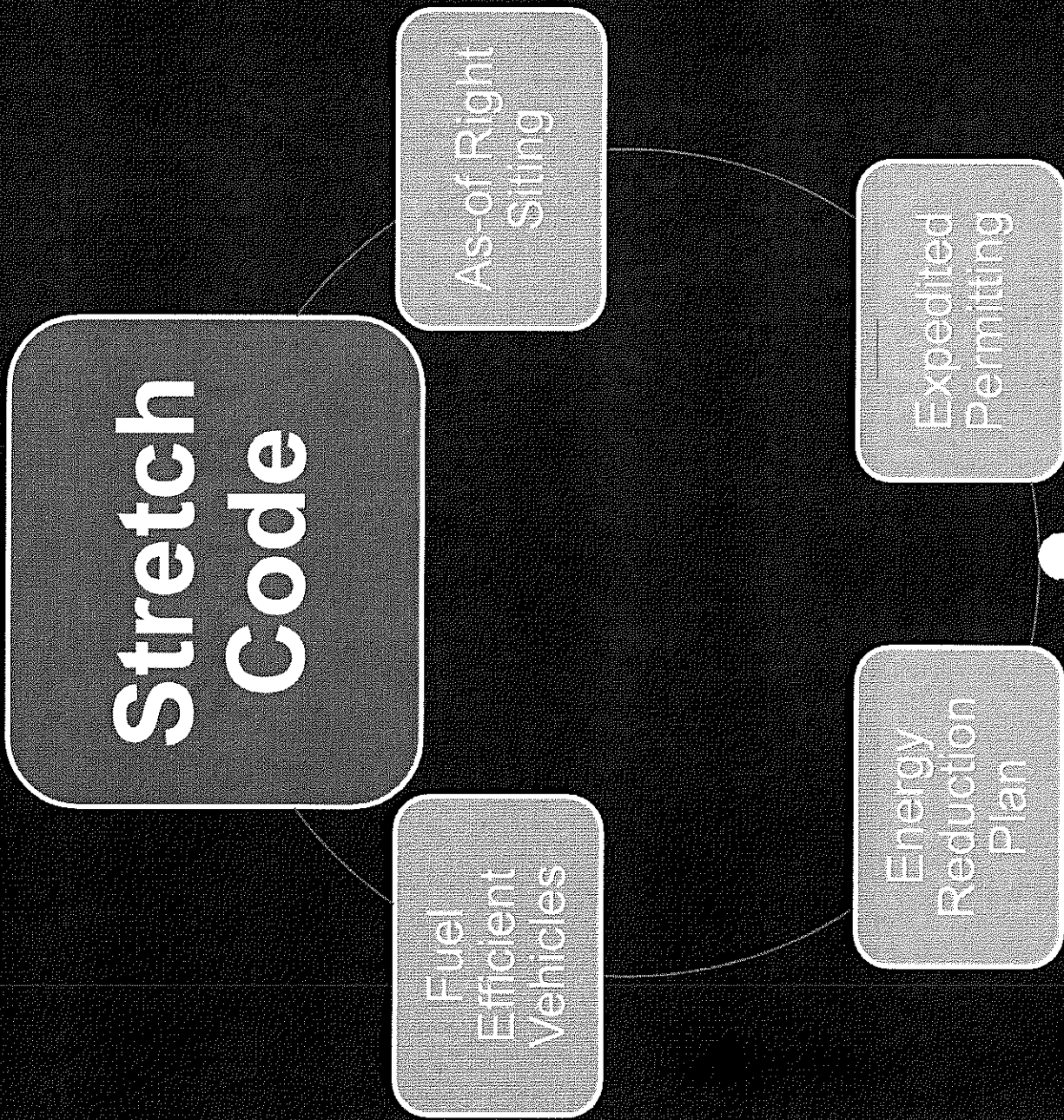


- The Stretch Code is similar to the 2012 IECC

Misconceptions

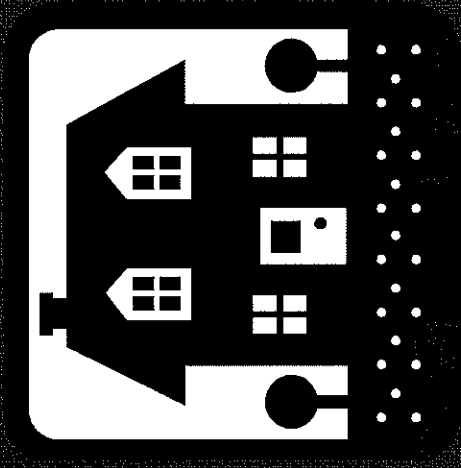
- The Stretch Code is new and experimental
- The Stretch Code requires tight unhealthy homes
- The Stretch Code requires foam insulation
- The Stretch Code requires mechanical ventilation
- Homes with oil heat cannot meet the Stretch Code
- Town residents will be required to update their existing homes

What is the Stretch Code?



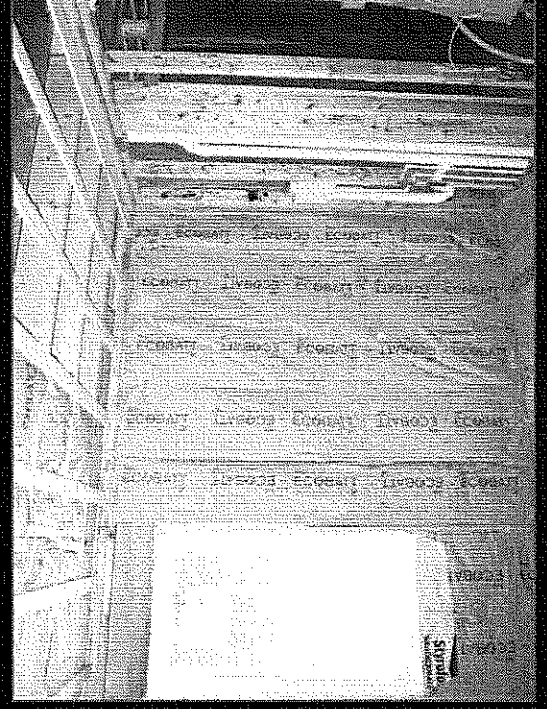
Why an Optional Stretch Code?

- Several towns and cities asked for the ability to adopt stronger building codes
- BBRB developed one alternative code that is consistent across the state



What does the Stretch Code Apply to?

- Residential
 - Additions
 - Home Renovations
 - New Construction
- Commercial (5,000+sq/ft)
 - New Construction
 - Additions
 - Renovations Exempt



Additions and Renovations

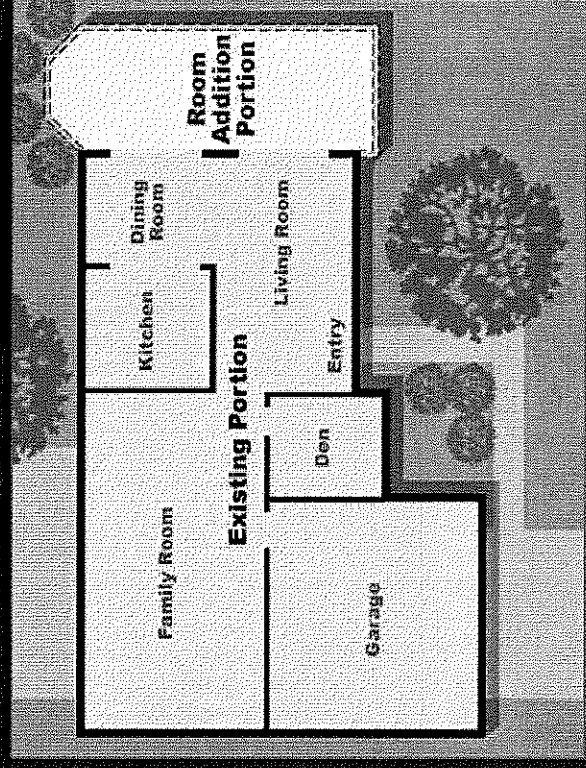
Prescriptive or Performance Path

- Prescriptive Path
 - ENERGY STAR Windows, Doors and Skylights
 - Tight Ducts – completely new duct systems only
 - Contractor Verified Thermal Bypass Checklist

Performance Path

■ Whole house HERS Rating

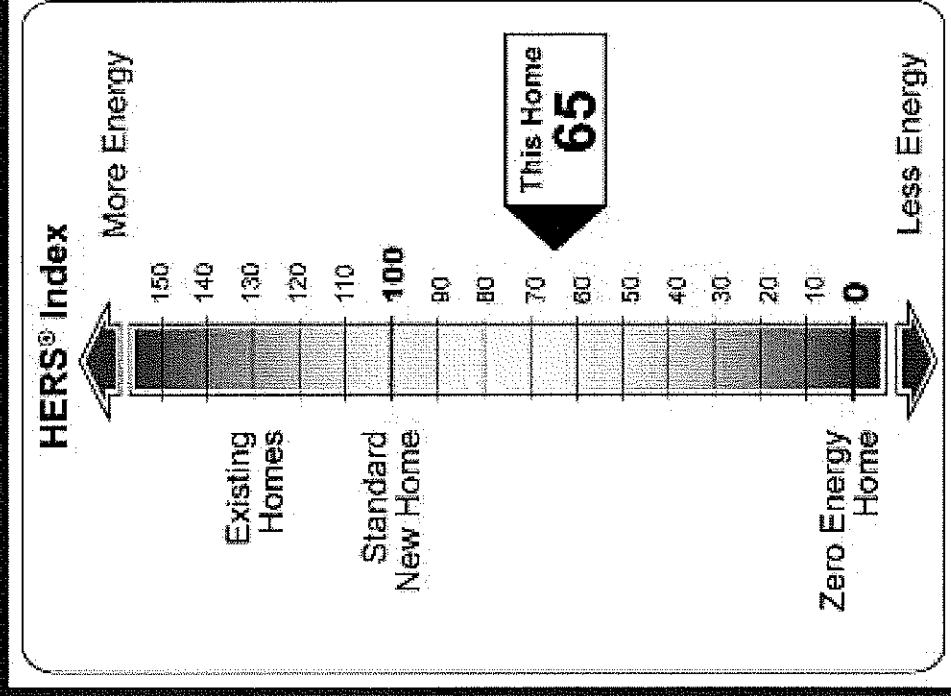
- Renovations:
 - HERS $85 < 2,000$ sq ft.
 - HERS $80 \geq 2,000$ sq ft.
- Additions:
 - HERS $70 < 3,000$ sq ft.
 - HERS $65 \geq 3,000$ sq ft.



New Homes

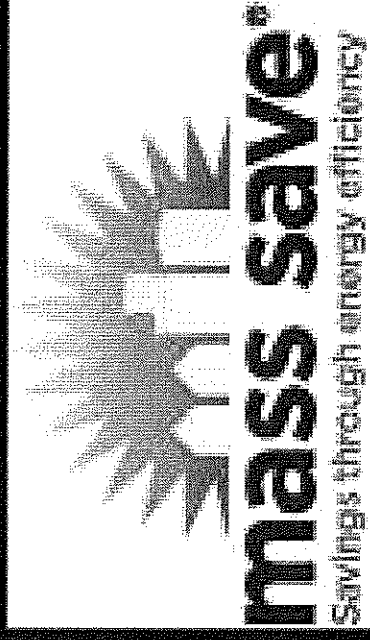
Performance Path

- Performance is the only option
 - HERS 70 < 3,000 sq ft.
 - HERS 65 ≥ 3,000 sq ft.
- HERS Rating Company
 - Review building plans
 - Thermal bypass Checklist
 - Blower-door and duct testing



Residential Incentives

- Almost the same as the Stretch Code
 - Approx 30% of new homes in MA
- Builder incentives/rebates
 - \$750 - \$7000 for SFD
 - \$350 - \$4,000 for MF
- HERS raters
 - \$700 - \$900 SFD
 - \$250 - \$550 MF
- Additional Equipment Rebates
 - Appliances – up to \$50 (low income)
 - Heating – up to \$1,500
 - Water Heating – up to \$800
 - Cooling – up to \$500
 - Lighting – free CFLs

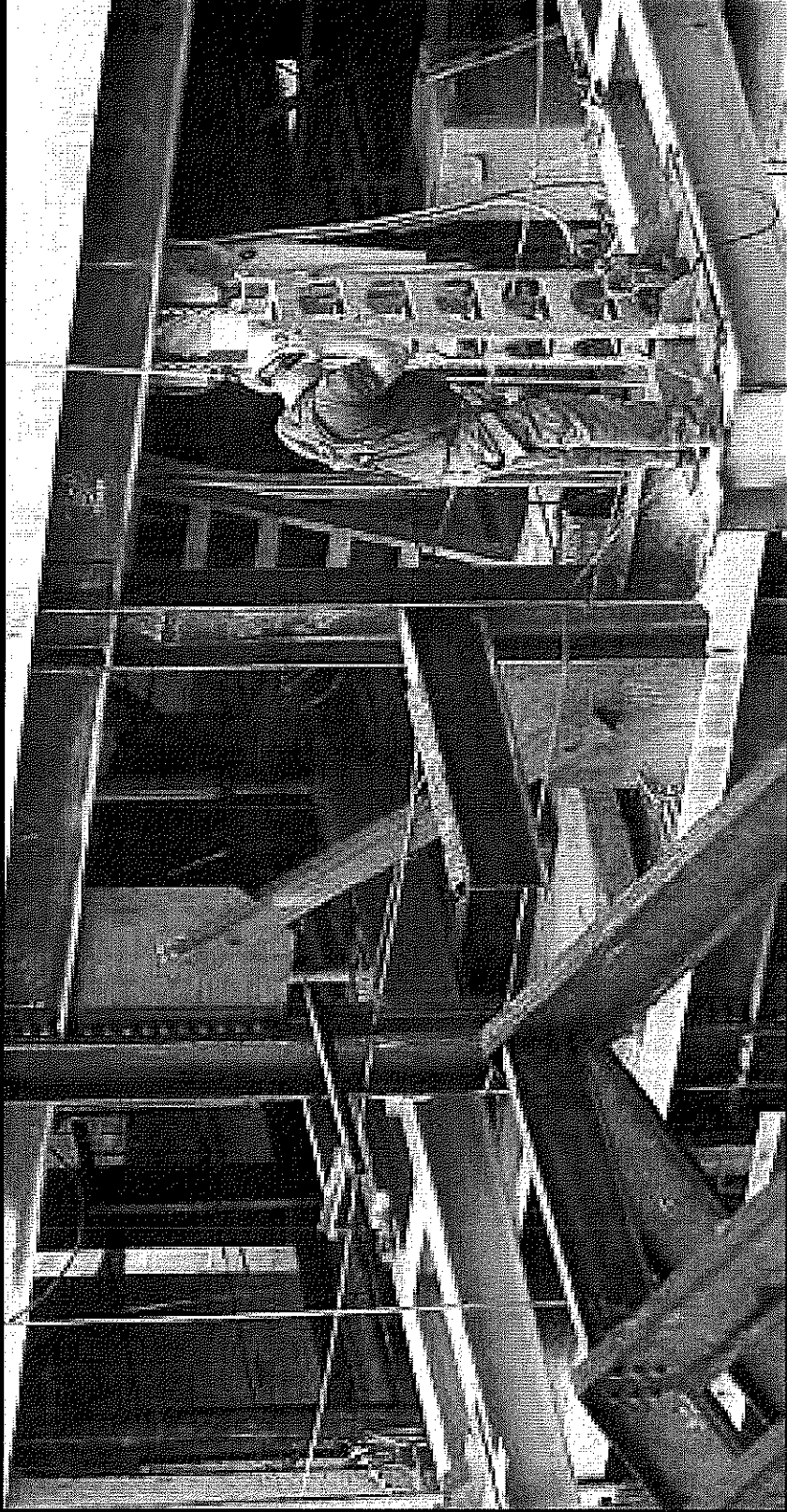


Massachusetts Residential New
Construction Program

Cost of the Stretch Code

Housetype	Size	Upgrade Costs	Add'l Annual Mortgage	Annual Savings
Single Family	2,672	\$2,949	\$214	\$507
w/ incentives	2,672	\$1,755	\$127	\$516
Single Family	4,462	\$6,476	\$471	\$1,455
w/ incentives	4,462	\$5,176	\$376	\$1,455
Single Family	1,708	\$4,162	\$302	\$583
w/ incentives	1,708	\$3,243	\$236	\$595

COMMERCIAL STRETCH CODE

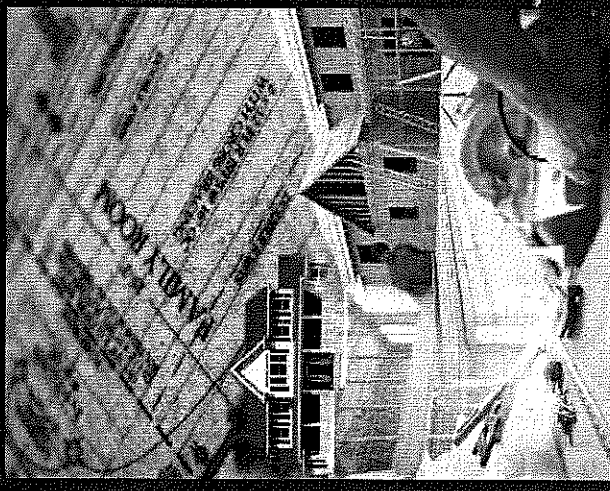


Commercial 'Stretch' Appendix

- Performance option
 - 20% below Code (ASHRAE 90.1-2007 appendix G)
 - all buildings over 100,000 ft²
 - Special Energy Use Buildings over 40,000 ft² (Labs, Supermarkets, Warehouses)
- Prescriptive option for most building types
 - 5,000 - 100,000 ft²
- Special Code Exemptions (comply with base code)

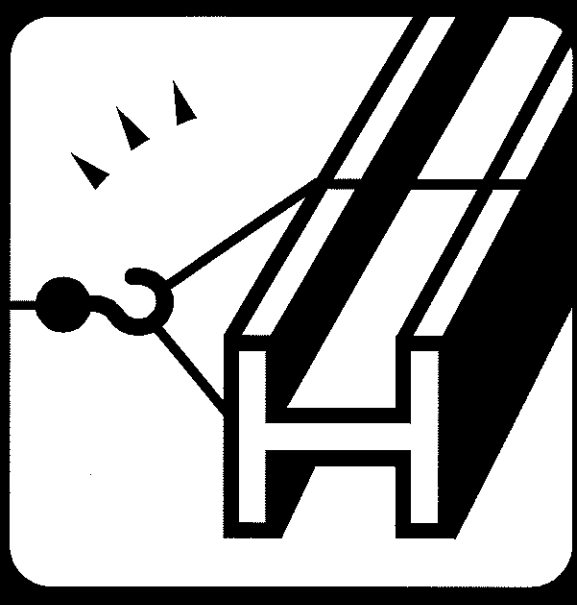
Code Compliance & Inspections

- Same as base code
- Code Official has the same authority
 - Same building inspections
 - Approves building documents



Future of the Stretch Code

- The MA base energy code updated on 7/1/2014
- The Stretch Code will update too
 - More energy efficient
 - Public Comment/Feedback
 - Automatic Adoption



Questions?

FY15 Board of Selectmen Focus Areas

Adopted 7/21/14

- #1: Promote Economic Development to Increase Commercial Tax Revenues**
Tasks/Agenda Items:
Update Mission for EDC for FY15 & recruit appropriate members as necessary
Improve Communication with Residents re. Strategy
Work with Planning Board on any relevant zoning by-laws
- #2: Promote Cooperation and Coordination Amongst Committees/Boards Commissions**
Tasks/Agenda Items:
Facilitate Interaction among groups looking at changes to Town Center including, but not limited to, Planning Board, Community Housing Trust, Pathways Committee, Sidewalk Advocates, & American Legion
Continue meetings with Departments/Committees/Boards for updates
Appoint Selectmen as members of, or liaisons to, some committees
- #3: Provide Leadership to management of Town buildings and capital items**
Tasks/Agenda Items:
TA presentation: Comprehensive Capital Spending & Funding Plan
Make & support a recommendation for the future of the River St. police station
Assist the Library/TH Study Committee in preparing proposals for May 2015 TM
Decide whether to support Green Communities; increase environmental stewardship
Review & propose strategies for unused or underutilized town property
- #4: Develop Strategies for 40B's and Community Housing**
Tasks/Agenda Items:
Continue dialogue with Undersecretary Gornstein of DHCD re. 40B
Review legal strategy for pending 40Bs
Work with CHT
- #5: Develop long range plans for employee contracts overseen by the Selectmen**
Tasks/Agenda Items:
Develop a succession plan for the TA position
Develop goals and strategies for future contract negotiations
Review Town Counsels' services
Review TA's recommended staffing in conjunction with his proposed FY16 budget
- #6: Improve Communication with Residents and Increase Civic Engagement**
Tasks/Agenda Items:
Survey Residents about desire for a Main St. sidewalk
Establish a process for regular review and updates of the town website
Enhance use of Cable TV
Consider creation of a town Facebook page
Create a Citizen Centric Report
Recruit volunteers for open positions

