

**Norwell Board of Selectmen  
Meeting Minutes  
April 8, 2015**

Ellen Allen opened the meeting at 6:30pm, and introduced Jason Brown, Gregg McBride, David DeCoste, Tammie Garner. *MOTION: Jason Brown moved the Board approve the agenda as written. Seconded by David DeCoste and unanimously voted.*

**REPORTS**

**a) Citizen Comments** – None

**b) Selectmen's Reports and Announcements-**

Chair Ellen Allen announced the finalists for the Town Administrator position; Peter Morin, whose current position is Town Solicitor for the Town of Braintree, and Ron San Angelo, whose current position is Town Administrator for the Town of Hanson. Ms. Allen thanked the Screening Committee for their time and efforts.

**Announcements:** The Community Housing Trust (CHT) will hold 3 information sessions on the 40 River Street AH project. Date, time and place information is on the CHT webpage. The Annual Town Meeting Forum will be held next Wednesday, April 29<sup>th</sup> instead of the BOS Meeting. Information on all Warrant Articles will be presented, but there will be no debate. A Rabies Clinic will be held at the Central St. Fire Station, on April 11<sup>th</sup>, from 9am-12pm. Mr. DeCoste gave an overview of Deer Hunting legislation being filed that could impact current regulations as soon as this fall if it passes.

Jason Brown mentioned that pot holes are still a huge issue in Norwell. David DeCoste asked that all questions and complaints be directed to Paul Foulsham, who can then contact the DOT. The MMA will try to push FEMA for more emergency aid for the severe storm damage.

**d) Upcoming Meetings**

Pete Hechenbleikner will not attend next week's BOS 4/15 meeting. The BOS will review the Warrant and decide whether to take a position on specific Warrant Articles. The BOS will not meet on 4/22. The Town Forum will be held on 4/29 in lieu of the BOS meeting.

**Discussion/Action Items**

- a) Town Counsel discussed the process to transfer the 40 River Street parcel to the CHT.**
1. 2/3 majority vote needed to transfer ownership of the land from the Town to the CHT
  2. To sell the land: the BOS must declare the property available for disposition
  3. Land may only be sold for less than Fair Market Value if the project promotes "public welfare" or "public housing".
  4. the BOS could place a use restriction on the property as part of the sale, e.g., "for a specific public purpose".

The board discussed options for selling the property if the land transfer does not pass at Town Meeting, including options both at FMV and below FMV. They also expressed financial concern for both the CHT and the American Legion proposals, and will include a "clawback clause" as part of the transfer or sale.

Per Town Counsel, the BOS needs to decide if the Legion's project is serving a public purpose, but they must still determine the terms and conditions of any sale.

Per Ms. Allen, the BOS will stay in session during Town Meeting to allow the board to vote on acceptable disposition terms.

**b) 7:50pm By-laws Review:** See the attached ad hoc committee proposal for reviewing and updating the Town bylaws. Per Mr. Hechenbleikner, the committee would need about one year, at a cost of \$25-\$30,000 to codify the bylaws. Ms. Allen will follow up with ZBA Chair Lois Barbour regarding this proposal. Candidates' qualifications for this committee were discussed, as well as staff support (Town Clerk, etc.). The goal is to agree on a framework. Town Counsel will advise on this project.

**c) Personnel Board; Personnel bylaws and TM Articles:**

Barbara Childs, HR director and Jane Stout, Personnel board member, discussed new provision requests and gave an overview of the Articles. See handout for specifics. Per Darlene Sullivan, Treasurer, there is a goal to make P/R bi-weekly, but it won't happen this year.

**d) TA Candidate Announcement** – see above under Announcements

**e) 8:44pm – Public Hearing: Birchwood Lane**

*Motion: Made by Jason Brown, seconded by David DeCoste, to open the public hearing on the layout of Birchwood Lane. Unanimously voted.* Mr. DeCoste read the legal notice (attached). Mr. Hechenbleikner noted that the BOS had received a letter from the Planning Board reporting that the road is in good condition.

**f) Motion: Made by Jason Brown, seconded by David DeCoste, to accept the Planning Board letter accepting the layout of Birchwood Lane. Unanimously voted.**

Ms. Allen asked for comments, and the residents of the street thanked the BOS and stated that they are so happy this is done!

*Motion: Made by Jason Brown, seconded by David DeCoste, to approve the layout of Birchwood Lane, in the Town of Norwell. Unanimously voted.*

There is a small balance of \$50 owed to the Town, which the HOA on Birchwood Lane will pay in full ASAP.

*Motion: made by Jason Brown, seconded by David DeCoste, to close the public hearing. Unanimously voted.*

**g) 8:50pm North River Theater One Day License Request: 4/24, and 5/1,2,3, 2015**

*MOTION: Jason Brown moved that the Board approve a request from The North River Theater, Inc. for a one day license to sell All Alcohol for live theater performances at the North River Theater, 513 River Street Norwell on the above listed dates during the live performance hours. Seconded by David DeCoste, and unanimously voted.*

**h) 8:50pm James Library/First Parish of Norwell One Day License Request – 4/17/15**

*MOTION: made by Jason Brown, seconded by David DeCoste, that the Board approve a request from the James Library/First Parish Norwell for a one day license to sell Wines and Malt only for a fundraising event held at the James Library on April 17, 2015 between the hours of 7:30 and 8:45pm. Seconded and unanimously voted.*

**8:48pm Town Administrator Candidates Interview, Saturday, April 11, 2015**

The interviews and BOS discussion and vote on the candidates will be held on Saturday, April 11, from 8:45 until finished. This is an open meeting and will be televised. The board will ask the two candidates to write sample emails addressing two different Town issues. General discussion ensued regarding questions for the candidates from each board member, and strategy to determine how the candidate would interact with different organizations, boards, and residents. Each board member will address one area of questions; interest, financial, interpersonal relations, personal characteristics, and leadership.

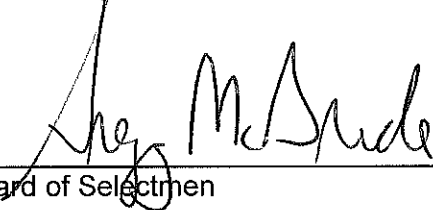
Ms. Childs will provide pertinent salary and resume information to the board before Saturday. Once the chosen candidate accepts the position, the offer will be completed by Tuesday of the following week.

i) **Town Meeting Forum** –Ms. Allen emailed all committees and Article representatives to invite them to the Forum to give a short overview of their Articles. She will also review the Warrant to determine presenters for each Article at Town Meeting.

**Other Articles**

Pathwalk project – the board discussed various aspects of this project to address additional questions. The balance in the Capital Stabilization Fund was briefly discussed, with the intent to put \$220,000 of the Free Cash into the CSF, bringing the balance to over \$1 million, which would leave about \$12,000 in Free Cash. Other budget items were discussed, such as Tech upgrades to the Town Hall's computer systems. The requested stipend increase for the Chair of the Cemetery Commission was not recommended by the BOS. Mr. Hechenbleikner will have the Warrant motions ready for the next BOS meeting.

**ADJOURNMENT** – 10:10pm Motion, made by Jason Brown, seconded by David DeCoste, was made to adjourn. Unanimously voted.



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Board of Selectmen

Attachments:

1. Personnel Bylaws/Town Meeting Articles
2. Legal Notice – Birchwood Lane

