

**Norwell Board of Selectmen
Meeting Minutes
July 10, 2013**

Ellen Allen opened the meeting and introduced Jason Brown, Gregg McBride, David DeCoste, Tammie Garner and Town Administrator Jim Boudreau. Ellen Allen apologized for being late and that the Board had been in executive session with respect to Personnel Contracts. Agenda Amended to add under New Business #5 a transfer request within the Water Department.

MOTION: Jason Brown moved the Board approve the agenda as amended. Seconded and unanimously voted.

CITIZEN COMMENTS – None

7:35 Community Housing Trust – CHT Chair, Pat Richardson, and Bob Merrill spoke. Jason Brown asked for a little history of the Trust before the presentation. Pat introduced the members. Town meeting expanded the role of the Trust a few years ago to be more proactive in developing, creating, and financing community/affordable housing. Have created a Senior Grant Program that cover safety repairs for seniors living in their own homes on a fixed incomes. The CHT has been proactive and is looking into the possibility of converting the old River St. Police Station, as well as working with the existing lots already designated for affordable housing. Approx. \$764,000 is in the Trust and, per MGL, has allowed CHT the ability to use for developing and/or preserving affordable housing. Unfriendly 40B ties the Town's hands, so CHT is being proactive to develop friendly 40B's. Principal Bob Merrill, Civil Engineer presented potential design and development of 10 units at the River Street Location with at least 3 being affordable; that number will be dictated by the economics. Gregg explained at this point CHT does not know if this property will become available, trying to stay ahead of game, offer Town opportunity to use property that would complement Town Center and bring more foot traffic to the Center. Jason inquired if Town would retain ownership of property and Gregg said all options are open and trying to model a project like one on Beal Street in Hingham that they are working on. Units could be rental or ownership. Ellen summed up: Town would not own but would have restrictions incorporated per the Town's wishes. The Town will NOT own or run units, it would act as a developer, designing, soliciting bids and selling units. Bob Merrill then discussed the town's Wildcat property with several design concepts. Gregg suggested that the next step would be to engage the community to inform them on what is going on. Also to start creating design, forming a team and permitting. Jim explained that this will be an RFQ not an RFP.

OLD BUSINESS

Liaison Update – none

NEW BUSINESS

Special Police Appointment – Chief Ross is respectfully requesting that the Board of Selectmen appoint Todd W. McAnnaugh, Daniel Campanelli and Sean Doherty as Special Police Officers for the Town of Norwell. All three have been sponsored by the Norwell Police Department and completed the Basic Course of Training for Reserve/Intermittent Police Officers in accordance with the Mass Training Committee MGL Chapter 41, Section 96B. Making appointments will add to the current list of Special Police Officers used for filling private security and traffic details. They are also utilized to support full time officers with prisoner watches/transport, security details, community events and other assignments deemed

necessary by the Command Staff. Yearly reappointments will be contingent upon the Officer successfully completing in-service training, firearms training, CPR/First Aid and other considerations. *MOTION: Jason Brown moved that the Board appoint Todd W. McAnnaugh, Daniel Campanelli and Sean Doherty as Special Police Officers to a term expiring June 30, 2014. Seconded and unanimously approve.*

Energy Committee Appointment – Robert McMackin reappointment. He has served on the Committee in the past. *MOTION: Jason Brown moved that the Board of Selectmen appoint Bob McMackin to the Energy Committee with the term expiring June 30, 2014. Seconded and unanimously approved.*

Special Town Meeting Date – Jim provided the Selectmen a time line of dates if the Board decides to have a Special Fall Town Meeting and used September 30th as a date to work from. It was asked why September 30th and the several reasons are: As the dates are pushed out, the Town Moderator's schedule has some conflicts. Also, some Articles will need to be taken care of sooner rather than later and this allows time for the Advisory Board to hold hearings & make recommendations. Some potential articles would be Planning/Zoning Articles and potential contracts currently in negotiations. Ellen Allen said that Glenn Ferguson, Chair of the Athletic Fields Committee, is counting on having a Fall Town Meeting and if the Selectmen don't have one, then it will be requested by petition because of the timing. It has always been assumed a Special Town Meeting would be held. The Board is in favor of a Fall Town Meeting, but questioned the September 30th date being too soon and would like to push it out to October 7th.

MOTION: Jason Brown moved that the Board of Selectmen set the date for a Special Town Meeting for October 7, 2013. Seconded and unanimously approve.

MOTION: Jason Brown moved that the Board of Selectmen open the Warrant for a Special Town Meeting to be held October 7, 2013. Seconded and unanimously approve.

The Board discussed having an article for Police Station on the Warrant and what steps need to be taken to have as much information as possible. Another article the Selectmen should put in Warrant is to reduce the CPA surcharge because of increasing taxes for the Police Station override. This would be an opportunity for residents to off-set the tax increase.

Cemetery Construction – Gregg McBride explained that the Cemetery Committee should have a separate committee overseeing the construction of the new Cemetery and that the PBMC is very busy with other Town projects. He suggested that the Selectmen think about appointing a 3 person Cemetery Building Committee to include a Selectman.

Water Department Transfer Request – Jim explained that this request is made for the following transfer between departmental appropriations from one Water Department line into another Water Department Line and this is in accordance with MGL. Explanation: Unforeseen circumstance – water clerical employee opted out of the Town's health insurance plan after the budget was voted and pursuant to Article 19 of Local 888 SEIU was eligible to receive a stipend in the amount of \$3,000. It will need to be approved by the Selectmen and the Advisory Board. The amount requested is \$885.00 transferred from Clerical Salaries, Water Stipend, Insurance Opt Out Acct. No. 28-450-0123-05149 current balance of \$(885.00) and transferred into Water Salaries, Water Stipend, Insurance Opt Out Acct. No. 28-450-0101-05149 current balance of \$9,213.56. *MOTION: Jason Brown moved that the Board approve the transfer of \$885.00 to be transferred from Clerical Salaries, Water Stipend, Insurance Opt Out Acct. No. 28-450-0123-05149 with a current balance of \$(885.00) and transferred in to Water Salaries, Water Stipend,*

*Insurance Opt Out Acct. No. 28-450-0101-05149 with a current balance of \$9,213.56.
Seconded and unanimously voted.*

APPROVAL OF MINUTES – May 29, 2013 executive session. *MOTION: Jason Brown moved to approve May 29, 2013 executive session minutes. Seconded and unanimously voted.*

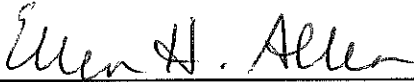
ANNOUNCEMENTS:

None

EXECUTIVE SESSION

MOTION: Jason Brown moved the Board enter into Executive Session for the purpose of discussing a Land Acquisition and not return to open session. Seconded and unanimously voted.

Chairman Ellen Allen explained that to discuss this in an open meeting may have a detrimental effect on the Town's bargaining or litigating position. Ellen Allen polled the Board. DeCoste voted yes, McBride voted yes, Brown voted yes, Garner voted yes and Allen voted yes.



Board of Selectmen