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**Community Preservation Committee
Meeting Minutes**

Meeting Date: February 8, 2024, at 7 pm

Location: Planning Office Room 112

Members Present: Bob McMackin, Chair
Patrick Kelly, Vice Chair, Recreation Committee Liaison
Marynel Wahl, At-Large,
Nancy Dooley, Housing Authority Liaison
Susan Powell, At-Large
Jeff Hassett, At-Large
Bob Norris, At-Large
Rachel Wollam, Historic Commission Liaison (arrived 7:05pm)
Brendan Sullivan, Planning Board Representative

Members Absent:

Others Present: Kristin Ford, Administrative Assistant

1. Meeting called to order at 7:00 pm

2. Approval of Agenda at 7:02pm

Motion: to accept the agenda as written (Dooley) seconded (Norris) and passed by roll call vote. 8-0-0.

3. Acceptance of Minutes

Motion: to accept the February 1, 2024, minutes as written (Wollam) and seconded (Norris) and passed by roll call vote. 9-0-0.

Member Powell would like it noted that during the last meeting a discussion ensued about late applications resulting in a vote in which Powell voted No. Powell states she misunderstood the motion and requested her vote be changed to yes.

4. Bills

Chair McMackin signed the deposit slip from Norwell Lacrosse for \$2,500.00 (their contribution to the new practice wall).

5. CPC Liaison & Administrator Project Update

Member Kelly, Recreation liaison reported the Request For Quotes Evaluation Committee study group chose BH&A to conduct the site and feasibility assessment for the Multi-Generational Community Center.

Member Wollam shared Stetson Cemetery is on the Agenda for the Historic Commission Meeting next week to explore the process for having it listed historically.

6. CPC Plan Update

Member McMackin said he and Member Wahl attended the Marshfield CPC Wednesday (2/7/24) evening and it went well. They plan to meet with Scituate CPC Monday (2/12/24) The idea is to get the survey out in March to abutting Towns.

7. Vote on FY25 Applications

Administrator Ford shared during the Select Board (SB) Meeting Wednesday, February 7, 2024, SB members voted to withdraw their CPC Application for the Carleton Project. Also, Ford shared she received a new packet of information for the CCC Bathroom Project at 4pm today and emailed it to each member. Also, copies of the new packet were handed out with the agenda to each member. Some members saw the email prior to the meeting, others admittedly did not.

Member Powell shared briefly on the CCC Bathroom site visit that was earlier in the day. Ford, Warren MacCallum, and applicant John DiFrisco were also present for the site visit. The location will be to the left of the current snack shack just beyond the paved dining area. Powell reported the Warren MacCallum had explained that the location for the new bathrooms would not impact any potential site for the new high school.

Chair McMackin reviewed the voting process. Prior to voting each application members will have a chance to comment.

FIRST PARISH CEMETERY GRAVESTONE RESTORATION PROJECT PHASE III

Motion; made by Wollam to approve the application for the First Parish Cemetery Gravestone Restoration Project for the sum of \$16,330.00 for historic purposes for an Annual Town Meeting Article. Seconded by Dooley and passed unanimously by roll call vote.

HISTORICAL SOCIETY ARCHIVES ENCLOSURE PROJECT

Motion; made by Wollam to approve the application for the Historical Society Archives Enclosure Project for the sum of \$10,202.00 for historic purposes for an Annual Town Meeting Article. Seconded by Powell and passed 6-3 by roll call vote. Not votes: Dooley, Kelly, Powell

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CHARLES 'ED' WHITE RECREATION AREA TRAIL RENOVATION

Comments: Member Wahl commented on parking concerns saying the new trails will be easily accessed from the Pine Street fields and surrounding neighborhoods and the new Hitching Post Development will have full access. Member Powell said in her opinion this project could be left until next year.

Motion; made by Kelly to approve the application for the Charles "Ed" White Trail Renovation for the sum of \$35,000.00 for Recreation purposes for an Annual Town Meeting Article. Seconded by Wollam and passed unanimously by roll call vote.

TRAIL TREE HAZARDS REMOVAL PHASE III

Comments: McMackin commented on increased trail use since Covid and believes it would be a shame to have any trails closed due to hazardous trees.

Motion; made by McMackin to approve the application for the Trail Tree Hazards Removal Phase III for the sum of \$26,000.00 for open space purposes for an Annual Town Meeting Article. Seconded by Norris and passed unanimously by roll call vote.

WASHINGTON STREET CEMETERY

Comments: Member Powell queried why the CPC must ask the Town Administrator to grant permission to place CPC Articles in Special Town Meeting when there are plenty of CPA funds available. Ford responded the Town Administrator determines if the project qualifies for an immediate use of funds. If not, the request would be denied and the Article would then be placed on the Annual Town Meeting Warrant for a July 1, Fiscal Year start date.

Motion; made by Wollam to approve the application for the rehabilitation and restoration of the Washington Street Cemetery Records including surveying and digital mapping for the sum of \$30,000.00 for historic purposes for a SPECIAL Town Meeting Article. Seconded by Dooley and passed unanimously by roll call vote.

PERMANENT RESTROOMS CLIPPER COMMUNITY COMPLEX

Comments: Member Dooley believes that the application is incomplete. Dooley said if you add up the estimated costs and the new estimate for the custom modular bathrooms, they will be underfunded by \$20K. Member Hassett wondered why there are less stalls than required. Powell opined that this has not been the best process or best application but to postpone the CPC vote until the next meeting would be helpful so as to seek final clarification from the applicant. Hassett wondered where the family bathroom idea came from. Wollam asked if a gender-neutral bathroom is required by law? McMackin said this is the application in front of us tonight. Kelly is wondering how the funding will work if the application is funded and the concept changes. McMackin said if they reject this application, they will have \$500K plus or minus to work with and he would like to see the schools come up with funds from their budget to complete the project. McMackin believes this has been a hectic application from the beginning and he believes the schools will take more responsibility for the project if they figure out what they can do to complete the project on their own and make up the difference financially. He believes when you invest your own money you pay attention and become more attentive. Member Norris believes if this was the first application for this project, he would think differently but this is the third time they have asked, and the application is incomplete. Member Dooley reminded the committee of the Select Boards request to vote on complete applications only and she believes this application is incomplete. Member Powell addressed the MOU

concerns regarding the maintenance plan explaining that the Town Administrator has reportedly agreed to terms and is due to finalize with the school dept. shortly. Kelly commented on the timing of the new information and is wondered if moving the vote of this application would be helpful. Powell agreed with Kelly. Dooley disagreed.

Motion; made by Kelly to postpone the vote for the Restrooms until the next meeting February 22, 2024 seconded Powell and failed to pass 2 YES- 7 NO votes by roll call vote.

Motion; made by Kelly to approve the application for permanent restrooms at the Clipper Community Complex for the sum of \$280,000.00 for recreation purposes for an Annual Town Meeting Article. Seconded by Wollam and failed to pass 4 YES -5 NO votes by roll call vote. No votes – Dooley, McMackin, Norris, Sullivan, Wollam

The application failed to pass and will not go to Town Meeting.

BOARDWALK CAPITAL IMPROVEMENT PROJECT

Comments: Powell would like to specify a specific amount of money for the study. Sullivan said it is hard to estimate the total of the study. Hassett read the \$50K is an estimated value.

Motion; made by Kelly to approve the application for a Capital Improvement Boardwalk Restoration for the sum of \$350,000.00 for open space and recreation purposes for an Annual Town Meeting Article. Seconded by Norris and passed unanimously by roll call vote.

COMMUNITY HOUSING TRUST

Motion; made by Dooley to approve the application for the Norwell Community Housing Trust for the sum of \$100,000.00 for affordable housing purposes for an Annual Town Meeting Article. Seconded by Norris and passed unanimously by roll call vote.

8.

Vote on Funding Source for each Approved Application

FIRST PARISH CEMETERY GRAVESTONE RESTORATION PROJECT PHASE III

Motion; made by Wollam to appropriate HISTORICAL RESERVE FUNDS for the First Parish Cemetery Gravestone Restoration Project for the sum of \$16,330.00 for an Annual Town Meeting Article for historic purposes. Seconded by Dooley and passed unanimously by roll call vote.

HISTORICAL SOCIETY ARCHIVES ENCLOSURE PROJECT

Motion; made by Wollam to appropriate HISTORICAL RESERVE FUNDS for the Historical Society Archives Enclosure Project for the sum of \$10,202.00 for an Annual Town Meeting Article for historic purposes. Seconded by Norris and passed by roll call vote.

CHARLES 'ED' WHITE RECREATION AREA TRAIL RENOVATION

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Motion; made by Kelly to appropriate FY25 FUNDS for the Charles "Ed" White Trail Renovation for the sum of \$35,000.00 for an Annual Town Meeting Article for open space and recreation purposes. Seconded by Norris and passed unanimously by roll call vote.

TRAIL TREE HAZARDS REMOVAL PHASE II

Motion; made by McMackin to appropriate FY25 FUNDS for the Trail Tree Hazards Removal Phase III for the sum of \$26,000.00 for an Annual Town Meeting Article open space and recreation purposes. Seconded by Wollam and passed unanimously by roll call vote.

WASHINGTON STREET CEMETERY- STM APPROPRIATION

Motion; made by Wollam to appropriate HISTORIC RESERVE FUNDS for the Washington Street Cemetery for the sum of \$30,000.00 for a SPECIAL Town Meeting Article for historic purposes. Seconded by Norris and passed unanimously by roll call vote.

PERMANENT RESTROOMS CLIPPER COMMUNITY COMPLEX - FAILED TO PASS

BOARDWALK CAPITAL IMPROVEMENT PROJECT

Motion; made by Kelly to appropriate \$150,500.00 OPEN SPACE AND RECREATION RESERVE FUNDS AND \$199,500.00 FROM FY25 Funds for a Capital Improvement Boardwalk Restoration for the sum of \$350,000.00 for an Annual Town Meeting Article for open space and recreation purposes. Seconded by Norris and passed unanimously by roll call vote.

COMMUNITY HOUSING TRUST

Motion; made by Dooley to appropriate AFFORDABLE HOUSING FUNDS RESERVE for the Norwell Community Housing Trust for the sum of \$100,000.00 for an Annual Town Meeting Article for affordable housing purposes. Seconded by Wollam and passed unanimously by roll call vote.

CARLETON AFFORDABLE HOUSING -WITHDRAWN

9. Next Scheduled Meeting – Thursday, February 22, 2024 7pm.

10. Adjournment

Motion to adjourn at 9:00pm (Norris), seconded (Dooley) approved by roll call vote 9-0-0.

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