



TOWN OF NORWELL
345 Main Street
Norwell, Massachusetts 02061
(781) 659-8000

TOWN OF NORWELL
TOWN CLERK

2023 NOV 27 PM 3:11

RECEIVED

Norwell Community Housing Trust Meeting Minutes

September 26, 2023

6:30 PM

Norwell Fire Station 300 Washington Street

The Community Housing Trust (CHT) meeting was called to order by Chair, Gregg McBride, at 6:38pm. Also present were Andy Reardon, Brittany Reardon via zoom, Jamie King, Debbie Vitale, Bruce Graham. Guest: Ilana Quirk, Director of Planning and Community Development.

Motion:(Graham) to accept the Agenda for September 26, 2023. Seconded (A.Reardon) and unanimously approved. 6-0-0 by roll call vote.

Motion;(A. Reardon) to accept the meeting minutes as written dated September 7, 2023, Seconded (Graham) and approved. 5-0-1 Graham abstained, by roll call vote.

CHT Potential Property/ Project Update and Funds Discussion

Chair McBride discussed the possibility of taking 271 Washington Street (former Atlantic Towing) by tax title and using this property for housing. A Phase I & II environmental assessment should be required first. McBride to follow up with town counsel. The Department of Environmental Protection has various funding options available for brownfields site assessment and cleanup. Massachusetts Division of Housing and Community Development (DHCD) also has many grant options available too.

Ilana Quirk, Director of Housing and Community Development, shared that the Webb Washington Street Project may be moving ahead. This project would be under the Local Initiative Program (LIP) to add 8 one bedroom units to our Subsidized Housing Inventory.

Motion (Graham) that the Community Housing Trust vote (notwithstanding any policy to the contrary and which such policy is hereby waived), to allocate \$40,000 from the Trust's housing funds for the purpose of hiring professional consultants to perform property and design work at the so-called undesignated 8 acres at the Carleton property on Lincoln Street (see sketch of land attached hereto) and with the said funds to be used to obtain the following deliverables:

1. Septic test pit data witnessed by the Town.
2. Wetland line determinations that are current.
3. An on the ground survey by a Massachusetts licensed professional land surveyor and/or registered professional engineer. The said survey shall be performed and a plan created therefrom so as to identify the following on the plan:
 - i. Septic information (possible locations and setbacks from the building envelope);
 - ii. Wetlands information (locations and setback information);

- iii. Topo/contour information and with additional spot grades if requested;
 - iv. Possible building envelopes for a potential building and parking area, with setbacks of 100 feet from Lincoln and 75 and 100 feet from side lot lines and the rear wetland line; and
 - v. Possible location of a looped driveway, with minimum visibility from Lincoln Street. and abutting residences.
- 4. Preliminary design work for a single building with a looped driveway and parking to the rear.
 - 5. Preparation of an Approval Not Required Plan under G.L.c.41, §81L and §81P for endorsement by the Planning Board that is suitable to separate the 8-acre parcel from the larger property into a separate lot so it can be held for and developed for affordable housing.
 - 6. Preparation of all necessary town meeting articles and deeds by legal counsel.

And with procurement (any and all required requests for quotes and/or for proposals) to be performed by the Director of Planning and Community Development (after consulting with all appropriate officials) and with all contracts to be signed as required by the Norwell Charter by the Town Administrator and with all invoices to be processed as required under state law. Seconded (Vitale) and passed 6-0-0 by roll call vote.

This Project will potentially add 12 units consisting of 1,2&3 bedrooms.

Vote on CPC Application Funding

Motion; (Graham) to have Gregg McBride, Chair, sign the CPC application on behalf of the Committee for FY25 funding as presented for \$100,000.00; Seconded (A. Reardon) and passed by roll call vote 6-0-0.

Next Meeting: October 24, 2023 7pm.

Adjourn: *Motion; made by McBride to adjourn at 7:44pm seconded Graham and passed unanimously. 6-0-0.*

RECEIVED
TOWN OF NORWELL
TOWN CLERK
2023 NOV 27 PM 3:11

TOWN OF NORWELL
TOWN CLERK

2023 NOV 27 PM 3:11

RECEIVED

proposed division line

existing property line
typ.

existing property line
typ.

Limit of
BVW

100' Buffer
to BVW

75'

7.9± Acres

5.6± acres upland

3.9± acres outside 100' buffer

1.4± Acres
parking/trails

150'

STREET

LINCOLN

