

Regular meeting of the Board of Selectmen convened at 7 p.m. on Tuesday, September 19, 2017 in Room 34, the Harry B. Butters Chambers, Norwood Memorial Municipal Building, with the Pledge of Allegiance, and a silent moment of prayer and reflection. Meeting is Recorded.

Present: Chairman William J. Plasko, Helen Abdallah Donohue, Paul A. Bishop, Allan D. Howard and Thomas F. Maloney. Also present General Manager John J. Carroll, Clerk Frances L. Jessoe and Assistant Christina Mulvehill.

Appointments

7:00 P.M. – EXECUTIVE SESSION-Jerry Hopcroft, Chairman PBCC:

Re: Litigation

On motion of Selectman Howard, seconded by Selectman Bishop, and on roll call vote of Selectmen Donohue, Maloney and Chairman Plasko, voted to enter Executive Session to discuss litigation.

7:15 P.M. – EXECUTIVE SESSION-TOWN COUNSEL Karis North:

RE: Litigation

Selectmen's Meeting

Returning to Open Session the Board voted the following On motion of Selectman Bishop, seconded by Selectman Maloney, voted to release the following statement to the press and to place on the Town Website, and to mail to all Town Meeting Members.

FOR IMMEDIATE RELEASE

The Board of Selectmen announce settlements with the Forbes Hill and Avalon Bay 40B Projects

After months of discussion and consideration, the Board of Selectmen has determined that a negotiated resolution of the Forbes Hill 40B and Avalon Bay Norwood 40B Comprehensive Permit applications are in the best interests of the Town of Norwood. As a result, we are announcing today that the Selectmen believe the best deals possible have been achieved with the Comprehensive Permits which have been approved by the Board of Appeals in these matters.

The Board of Selectmen appreciate the difficult position the Zoning Board of Appeals was in dealing with these matters that state law leaves them little control over. The Board thanks the majority of the Board ratifying the negotiated settlements in these matters by approving each Comprehensive Permit.

We appreciate all of the input and support from the community. Rest assured that we have heard and considered all of your concerns in these matters. These decisions were not easy ones, or ones we take lightly, and we know they will be scrutinized and criticized. But we are convinced they are in the Town's best interest.

In the Forbes Hill matter during the course of the permitting process, the Board of Selectmen have been in direct negotiations with the developer to find a way to resolve the 40B project and the 1.5% issue in the best interests of the Town of Norwood, without ongoing, expensive, and increasingly more difficult legal standards to meet.

Ultimately, we negotiated with the developer, Davis Marcus, to revise the application it presented to the Board of Appeals which resulted in a smaller project, with fewer units, 300 down to 260. Because the project footprint was condensed, we successfully negotiated for the remaining nine (9) acre parcel to become Town property which will be undeveloped space, for trails and recreation, for the next ten (10) years. After that, the Town has the flexibility to do something else with the parcel. The changed plan also insures the Forbes Mansion will remain as part of the development.

These actions will also insure that the approximately 7 acres that were owned by the developer but not part of their original application will not be further developed.

We also obtained concessions from the developer to further reduce the storm water and waste water impacts at the site to ensure that the development does not add to the existing conditions beyond the site. The developer will also make a payment to help make drainage improvements on Bird Road.

Additionally as part of the settlement the Board of Selectmen received an offer to purchase the entire site if Town Meeting approves funding allowing the sale by the end of the year. That question will be presented to Town Meeting in November.

Regarding the Avalon Bay 40B project the Board of Selectmen again determined that a negotiated resolution was in the best interest of the Town of Norwood. The Avalon Bay project cleans up the former Plimpton Press site, an old deteriorating, underused, and contaminated facility. It will be transformed into a productive modern, transitional area between the abutting residential neighborhood and the commercial areas to the north and east of that neighborhood. The negotiated Comprehensive Permit is part of the settlement of the litigation. This permit will be filed with the Housing Appeals Committee for final approval, once that approval is granted it will be filed with the Town Clerk.

The negotiated Avalon project provides fewer housing units than the Plimpton Press 40R project which received support from over 60% of town meeting members in 2014. As part of the negotiation process, the Town was able to reduce the size and density of the project and create a buffer of landscaped area over 50 feet wide in an otherwise developed area. Besides providing a buffer for the immediate neighbors, this green space created from an area that was previously built upon or paved, thus reduces the amount of impervious surfaces, and improves stormwater flow.

The town has also secured a mitigation payment from Avalon of \$198,000.00, and a \$130,000.00 infiltration and inflow payment to the Town.

As a result of our negotiations with Davis Marcus and Avalon Bay, we will not be further challenging the 1.5% issue.

As a result of these 40B resolutions, the Town of Norwood meets and exceeds both the 1.5% and 10% 40B thresholds by comfortable margins. It is important to understand that these new affordable units are affordable in perpetuity. Some of the earlier affordable units in Norwood had expiration dates, and they would come off the Subsidized Housing Inventory. With these actions, the 40B door in Norwood is now firmly closed and we are fully in control of our future.

Selectman Howard spoke about tentative purchase agreement with Davis Marcus to buy the entire property. He said that this would have to be approved by Town Meeting and if Town Meeting approves then the Town would own this property and in his opinion we could use this for Open Space or at our choice we could sell some of it or all of it or none of it to a developer. He said that his case in point about development is that there is a man Dan Dupree who is the spearhead at 83 Morse and he and his partner have taken an old dilapidated Bird and Son and brought in all these new companies. The latest company is a billion dollar company that has over 50 locations and they have added the Norwood location, which shows to him if you have a developer with the drive can make it successful. He said the only negative thing is why should we spend money. He said the reason is simple to close the door on that development if people should so choose. He said that if you say don't spend the money, we could get our money back on a sale in the future or a large amount of open space for Norwood. Selectman Howard said we can buy this property and many other towns have done this around us and this developer is willing to see. He wanted to lay this out that we have this potential to buy this property and no worry about apartments up there. His opinion is that we have tried every angle to go in another direction and it has not worked out and people have slandered our lawyers from our large legal firm that we have representing the Town and these people have worked very hard for us. This is a way out of this.

Selectman Donohue stated that in order to keep the record clear, the Board did vote on it, but she did not vote to support the purchase of the land and it will be discussed further at Town Meeting.

New Business

Laurie Shea, Norwood Farmers Market:

On motion of Selectman Bishop, seconded by Selectman Howard, voted to approve request to extend Farmers Market through Tuesday, October 17, 2017.

Camille Giroux, Casey Street:

On motion of Selectman Donohue, seconded by Selectman Maloney, voted to refer the following to the General Manager.

- a. request for speed bumps to be installed on Casey Street; install speed monitoring signs on Prospect and Fulton.
- b. notice of people picking through their recycling bins. They will like to see if this can be stopped. Donohue Maloney to forward to Manager

Nancy Costa, President, Norwood Evening Garden Club:

On motion of Selectman Donohue, seconded by Selectman Bishop, voted to approve placement of a sandwich board at the intersection of Nahatan and Washington Streets, the lawn of the George H. Morse House and one at Guild Square to publicize their flower show that will take place at the Westwood Public Library, on Sat. Oct. 14 and Sunday Oct. 15.

Grass Roots Cultural and Performing Arts Center:

On motion of Selectman Howard, seconded by Selectman Maloney, voted to approve One Day Wine & Malt Beverage Licenses for Sunday, September 24, 2017 and Thursday, September 28, 2017 from 6 p.m. to 9: 30 p.m.

Paul Halkiotis, Director of Community Planning & Economic Development:

On motion of Selectman Donohue, seconded by Selectman Bishop, voted to sign Housing Rehab Program Mortgage Discharge for 74 Alandale Parkway.

Colleen Reynolds, Progress Norwood:

On motion of Selectman Bishop, seconded by Selectman Maloney, voted to approve request to use Town Common to hold a Rally for Respect on Saturday, September 30, 2017 from 3 p.m. to 5 p.m.

Cemetery Deeds:

On motion of Selectman Donohue, seconded by Selectman Maloney, voted to sign the following:
Elsie K. Desantis, 116 Washington Street to Lot C3-32.
Thomas F. Walker, 119 Lincoln Street to Lot U-23.
Michael J. Teahan, 27 David Terrace to Lot C3-24.

Memoranda

Selectmen's Meetings:

On motion of Selectman Bishop, seconded by Selectman Donohue, voted to approve as presented minutes of August 8 and August 22, 2017 meetings.

Selectmen's Addenda

Selectman Howard

Eagle Scout

Selectman Howard stated that the Marsoobian twins will have Eagle Honors Court on September 30. On motion of Selectman Howard, seconded by Selectman Donohue to send a commendation. They are in Troop 42.

Route One gas station cut through at the bottom of Dean Street on the east side with traffic going west. He said 30 people a day cut through to avoid the red light. It is a self-service gas station. Selectman Howard said it is on the east side. The Manager inquired if it is Mr. Saba's gas station. Selectman Howard said they are on Dean Street, waiting for the light to change and they go North on Route 1. It is Mr. Saba's station. On motion of Selectman Donohue, seconded by Selectman Howard, voted to refer to the Manager.

Selectman Donohue

Norfolk County Advisory

She was reelected as Clerk in the Norfolk County Advisory Board. They had elections; the new vice chair is Paul Connor from Randolph and he is the Town Administrator. The new chair is Peter Padula from Franklin. The Board gets so much help from William O'Donnell, Registrar of Deeds. 'Registrar O'Donnell is having a forum and if you are interested in titles, etc. go to Norfolk County Registry of Deeds and it is a free service.

Selectman Maloney

Capital Outlay Committee

He hoped the Board considered reappoint of Selectman Donohue to Capital Outlay. They will start their meetings soon.

40 B Statement

Selectman Maloney stated that he personally endorses the statement that was read by the Chair. He endorses this and it is wise. He said there are no enemies in the town and everyone is trying to do what is best for the town. The legislature that was filed in 1969 and we are dealing with the best we can. We in the suburbs are dealing with the best we can. Town Meeting will be involved in this resolution and we will be united. He looks forward to handling questions at Town Meeting.

Chairman Plasko

40 B

We have to remember there was a referendum question that passed statewide and also in Norwood.

Elks:

Chairman Plasko asked for a proclamation to honor the Grand Exalted Ruler of the Elks Malcolm McPherson, Jr. who is coming to Norwood to visit on September 30. It is an honor for the Lodge and they are being recognized for superior work in turning around the lodge. He said the Elks do a great job in raising money for scholarships and veterans groups and strong supporters of youth activities. On motion of Selectman Donohue, seconded by Selectman Bishop, voted to approve.

Selectman Donohue said over 80 years ago the Elks were the first group to have holiday parties for the Canton Hospital School Children and they bring in Veterans and provide meals and parties. The Elks provided a home for the seniors before we had the senior center. Thank you to all of the Elks.

Manager Search

Chairman Plasko said they had a public forum last week at the Willett Room at the Recreation Department and approximately 35 attended. It was worthwhile and interesting. He has 3 pages of notes from participants. Thank you to those who attended.

Chairman Plasko stated that we need to look at an initial screening committee to do the initial interviewing and that group will forward 4 names unranked to the Board of Selectmen. He has been looking at citizens who have backgrounds that would be complementary to each other. This committee would include himself and Selectman Maloney as well as Thomas O'Rourke, President of the Neponset Valley Chamber of Commerce, Paul Riccardi, longtime resident and very involved in the community and director of building and grounds at the Norwood School, Brendon King, partner in King & Bishop a recruitment firm and they place thousands of top executives, his family is engrained in the community, Gerry Slater, active Town Meeting member, she is a member of the Board of Directors of NPA, Vice president of Bank of American, and Patterson Riley, Chairman of the Personnel Board, Town Meeting member and an Affirmative Action officer. On motion of selectman Donohue, seconded by Selectman Bishop, moved the Chairman's recommendation. Selectman Bishop said there is no relationship with King and Bishop.

Manager's Agenda

For your information-a thank you from Florida Municipal Electric Association

The Manager said that the crews should arrive back tonight at 5 p.m. Rick McColgan and Tom Griffin should arrived back in Norwood tonight.

On motion of Selectman Bishop, seconded by Selectman Maloney, voted to send a letter of thanks to the two employees.

For your information-note regarding Omni Navitas' proposed solar canopy project at the Norwood Central MBTA Park Lot.

The Manager said that if this goes through, the light department would reduce its payment for transmission and capacity charges. The Manager said this is heavy construction. They own this lot and they will put solar units. It is an expensive job. Chairman Plasko said it is a million dollar project. Chairman Plasko said there will be a series of car ports. Chairman Plasko said that Omni Navitas has also contacted the Assessor with a request for an exemption on taxes. He said that the Assessor and he reviewed this and they reviewed it with Town Counsel and they came to the conclusion that they are not entitled to a tax break and they should be taxed the same as commercial property. Town Counsel John Flynn has advised them of this and they have not heard from them.

For your information-work on the gas mains and services on portions of Pond, Sturtevant and Heaton Avenues will begin Monday, September 18.

Mr. Ryan has spoken to them at length. The work started yesterday. Town will require they pave one half of the street whatever side they are on.

Adjournment

No other business being presented for consideration on motion of Selectman Bishop, seconded by Selectman Maloney, voted to adjourn and the meeting was adjourned accordingly at 8:20 p.m.

A True Record.

ATTEST: _____
Clerk