

Regular meeting of the Board of Selectmen convened at 7 p.m. on Tuesday, September 25, 2018 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 Thomas F. Maloney, Selectmen William J. Plasko, Helen Abdallah Donohue, Paul A. Bishop, and Allan D. Howard. Also present Asst. General Manager Bernard Cooper, Clerk Frances L. Jessoe and Assistant Christina K. Mulvehill.

Appointments

7:00 P.M. – Supt. Mark Ryan, DPW/Town Engineer:

Reference was made to monthly report of department's activities. Mr. Ryan commended Mike Driscoll from the DPW for a job well done. Many employees were out Saturday morning vacuuming and getting the fields ready for soccer. DPW also delivers the voting booths for the Clerk's Office. The department is promoting pedestrian safety around town. Public Works maintains Forbes Hill and grounds and they work with groups having car washes in the municipal lot. Household Hazardous Waste and Recycling Day was a success. A mixing unit has been installed in the water tank. Water main cleaning and lining is ongoing, as is street resurfacing. Selectman Bishop thanked entire DPW for cleaning up after Norwood Day, and for their work during Hazardous Waste Day. Selectman Donohue had asked the Manager about cleaning up Pendergast clover leaf. Mr. Ryan said he has not heard anything yet and he will reach out to the State. Selectman Bishop asked about 232 Nahatan Street across from St. Catherine School, where the weeds from the Town lot going onto their property. Chairman Maloney asked about the COA Garage. Mr. Ryan said it is complete and now the lease is being negotiated with Norwood Community Media. The Chairman asked about the couple on Endicott Street who reached out about flooding. There is an issue on Laurel Road where the water cascades down the hill towards Endicott Woods, but it was never occupied until two years ago. Mr. Ryan is meeting with the developer and the management company on the matter.

7:15 P.M. – Supt. James Collins, Norwood Light Department:

Reference was made to monthly report of Department's activities. Assistant Superintendent Kevin Shaughnessy spoke about the meeting that was held about solar panels at the landfill. Mr. Collins spoke about the transmission project, and mentioned some ongoing projects in town. The meter conversion is nearing completion. The Light Department will be in with bids and hope to go to Town Meeting for funds for the Access Road property. Selectman Plasko spoke about the solar panel project at Central Station. He was informed there were disagreements between the parties involved. Mr. Collins said he would give Selectman Plasko contact information. It is not clear whether the project has been stalled or not. Mr. Collins has been getting calls from them regarding interconnections to be made to the town system. Selectman Howard asked if the Town still has meter readers, now that we have the electronic readings. Mr. Collins said they do still have meter readers, although they had a couple of employees leave and did not fill those vacancies. The Light Department will be going before the Board in the future with some reorganization issues. They anticipate having a full time custodian when they get to the new building, which they did not have in the past. In addition, there will be an advanced meter reader, which is a higher level. Selectman Bishop asked that Mr. Collins or Mr. Cooper let him know if they get any more information. Mr. Shaughnessy spoke about the meeting regarding the solar panel project at the landfill. Fifteen to twenty residents attended and there were many questions, but no opposition. They are still working on the purchase of power agreement and the license agreement. Selectman Donohue asked Mr. Shaughnessy how residents were notified about the meeting. Mr. Shaughnessy said he worked with DPW to determine the closest residents to the project and sent out about sixty notices to the neighbors inviting them to the meeting. It was also posted on the Town website.

Darryl Hansen spoke about upgrades. He mentioned a situation with voice mails being left in voice mail boxes. He asked that people please delete their messages. He spoke about increased speed on the systems. Selectman Bishop asked about cord cutters. Mr. Hansen said they welcome people disconnecting cable and going with internet. Chairman Maloney asked about electric and broadband debt being retired within the next few years.

7:30 P.M. – Zoning Board of Appeals, Planning Board:

Chairman Mulvehill introduced the subject matter. In 2013 the ZBA had an application in from S & S Realty Trust for a development on the corner of Washington and Cottage Streets. It was a 7,900 square foot parcel and the developer who was local wanted to knock down the little building on Cottage and make it parking and renovate the front building. The application was deficient in lot area, as he needed 35,000 square feet. The ZBA looked favorably on the special permit part of it because it was a good smart growth proposal. At the time the Town was wrestling with all the 40 B issues and there was no appetite for this at the time. Mr. Riley drafted a letter to Planning Board asking them to visit this and it went nowhere. In May of 2018, a similar proposal was brought forward for the ward, 862 Washington Street. The applicant asked to knock down the property and put a row of condominiums there. One of the major reliefs asked for was lot area relief. He needed 48,500 square feet and he only had 26,000. He made a strong case but it fell on deaf ears. Mr. Riley researched this in depth with the initial proposal at Washington/Cottage and used the case of Mitchell vs. City of Revere. In that case, the applicant wanted to do a similar thing and it went to the Appeals Court. The hardship is the lot is too small to qualify as a buildable lot and the Zoning board in order to achieve under the grandfather clauses applicable. Section 10 gives the ZBA no authority to grant a variance in that case of a sub-standard lot. Both of the applications were good reuses of the property. Mr. Mulvehill said this is a unique opportunity for the Town as a whole to look at something like our zoning by law to relax some of the standards and get rid of some of the criteria and maybe transfer it over to a special permit criteria. Our uptown needs help.

Mr. Mulvehill introduced the other members present for the ZBA; Phil Riley, Mr. Brady, Mrs. Anderson, Mrs. Kinter, Mr. Perry, and Ramanda Morgan. Mr. Sheehan introduced the Planning Board members; Mr. Paciorkowski, Mr. Holmwood, and Pat Deschenes.

Planner Paul Halkiotis began his presentation. The density allowed for dwelling units per acre is ten per acre in the central business district. It is not enough density for an owner to reinvest or rebuild. Former Planner Steve Costello had submitted an amendment to relax the density restrictions in 2013 which was voted by the majority but it needed two thirds vote at town meeting. There is consensus between ZBA and Planning that something needs to be done to relax restrictions. Mr. Halkiotis said they received an Economic Development Grant for \$25,000 and he framed a project to hire a planning consultant to come in and look at the zoning and the down town area and to talk to stake holders. The consultant would help Mr. Halkiotis write a zoning by law that would fit for Norwood and promote the type of development and redevelopment we would like to see in the future. The presentation will show what the consultant has done so far and bring everyone up to speed on the project. Mr. Halkiotis said they hope to go forward at Annual Town Meeting in 2019 with a series of zoning amendments that will set the table for positive change in the community.

Mr. Halkiotis said the goals for this project are to protect and preserve the historic character of the community, encourage and incentivize renovation and restoration of our historic buildings with mixed use zoning, to encourage and incentivize renovation of dilapidated and under-utilized properties. New development would be two and three story buildings, to match what already exists in the Central Business District. Also, to ensure adequate parking, to provide active open spaces and public gathering places at the street level. They also want to protect and preserve the pedestrian layout of the downtown. Mr. Paciorkowski said if you put people down town, businesses will find them. We have to look at zoning differently and instead look at what developers are looking for and adapt to them. Currently, these developers are taking their projects to other towns. Our downtown is ripe for redevelopment.

Selectman Plasko said we need to proceed and complete the study then have further discussion and decide where to go. Perhaps have a policy discussion about whether it should expand to the Ward and South Norwood, or whether it should stay uptown.

Chairman Maloney summarized the road from here is completion of the study and consultation with these boards. Mr. Halkiotis said he would like to return once the consultant is further along and we have clear

7:30 P.M. – Zoning Board of Appeals, Planning Board-(cont'd):

recommendations. At that time, the consultant could present to the Board of Selectmen and explain the results. They are hoping to bring it to spring Town Meeting. Chairman Maloney suggested meeting again in December, with additional meetings as needed.

Jack Perry said he has done work from Maine to Florida, and Norwood right now is behind the times in zoning. He is doing a project in Dedham Center with underground parking, retail on first floor and two levels of condos. Norwood center has not changed in many years and zoning by-laws need to be updated.

Selectman Plasko said this is something we are interested in pursuing and asked that they come back as soon as they have something concrete.

8:00 P.M. – Executive Session:

Airport Litigation- Norwood Airport Commission

On motion of Selectman Howard, seconded by Selectman Donohue, and by roll call vote of Selectmen Howard, Donohue, Bishop, Plasko and Chairman Maloney, voted to enter executive session upon completion of regular business.

New Business

Ercy R. Olivier, 22 Fifth Street:

On motion of Selectman seconded by Selectman voted to schedule public hearing on application for a Common Victualer License to operate Oasis Caribbean Cuisine, 487 Washington Street.

Knights of Columbus, 572 Nichols Street, John Paras:

On motion of Selectman seconded by Selectman voted to approve request for one day All Alcoholic Beverage license for Saturday, September 29, 2018 from 7 to 10 p.m. for a fundraiser.

Mass. State Lottery, Braintree:

On motion of Selectman seconded by Selectman voted to approve, KENO monitors at Petra Mart and Ajay's Market with usual stipulations, no tables and chairs.

Mark Good, Treasurer and Collector:

On motion of Selectman seconded by Selectman voted to approve request for article to be placed on the Special Town Meeting regarding Municipal Modernization Act to allow premiums received by the Town upon the sale of bonds or notes be applied to pay the project cost.

Margaret Credle Thomas, METCO Directors' Association:

On motion of Selectman seconded by Selectman voted to do letter re request for letter from the Board to be placed in their Educators Conference booklet. This year's theme is "Brown and Black Children Hidden in Plain Sight".

Jeff MacLean, New England Locations:

On motion of Selectman seconded by Selectman voted to approve request to use D.A.V. Park for one-day to film a Pharma Still Shoot. Fee is \$1,000. Asst. Manager to handle.

Selectman William Plasko:

Forbes Hill Task Force Recommendation and Proposed Overlay District.

Selectman Plasko began by recognizing the other members of the Task Force: Selectman Howard, Ernie Paciorkowski, Judy Langone, John Colbert, Stephen Keefe, Jean Ferrara Taylor, Ted Clark, and Peter McFarland. Selectman Plasko gave a brief outline of the process. The Task Force has been reviewing the Town Property of Forbes Hill and options that could be used since January. Paul Halkiotis and Patrick Deschenes assisted with the process. Selectman Plasko submitted, on behalf of the Task Force, a written report and a recommended by-law. After all consideration, the Task Force with regret believes the only financially practical action by the Town is to sell the entire site, and pass the recommended overlay

7:30 P.M. – Zoning Board of Appeals, Planning Board-(cont'd):

overlay zoning, designed to enhance the value of the property and provide additional tax revenue. He asked that the Board consider forwarding the proposed by-law to the Planning Board as they have to hold public hearings and make a recommendation to Town Meeting, and to vote to put the article on town meeting for rezoning, and to put an article on town meeting for authorization from town meeting for selectmen to sell the property.

On motion of Selectman Plasko, seconded by Selectman Donohue, voted to forward the proposed bylaw to the Planning Board as they have to hold public hearings and to vote to put the article on the Special Town Meeting for the rezoning and vote to put an article on the Special Town Meeting for authorization from Town Meeting for the selectmen to sell the property. The vote was unanimous. Selectman Howard said at the Special we will have two separate articles; one to authorize the Selectmen to sell the property and the second for the overlay district.

Thomas J. McQuaid, Director of Finance & Accounting:

On motion of Selectman Donohue, seconded by Selectman Howard, voted to file information regarding next year's budget which must be submitted no later than October 5, 2018. Selectmen's Budget will be presented to the Board for approval when completed.

Selectmen's Meetings:

Holiday schedule month of December—The Board could meet on December 4, 11 and 18. Christmas, Tuesday, December 25 and New Year's Tuesday, January 1 will be canceled. The Board would resume meetings on Tuesday, January 8, 2019. On motion of Selectman Plasko, seconded by Selectman Bishop, voted to cancel meetings on Christmas Day and New Year's Day.

Unfinished Business

Community Preservation Committee:

On motion of Selectman Donohue, seconded by Selectman Bishop, voted to appoint John Aprea to the Community Preservation Committee.

John Thompson, Notch Brewing Mobile Biergartaen, 283 R Derby Street:

On motion of Selectman Bishop, seconded by Selectman Howard, voted 4-1 to approve request for (2) one day Malt licenses for fall festival events at Winsmith Mill Market on Saturday, Oct. 27 (12 p.m. to 6 p.m.) and Sunday, October 28 (12 p.m. to 5 p.m.). Selectman Plasko opposed.

John J. Aprea III, 35 Austin Street:

Submitting interest to serve on the Community Preservation Committee.

Memoranda

Selectmen's Meetings:

On motion of Selectman Bishop, seconded by Selectman Howard, voted to approve as submitted minutes of September 4, and 11.

Ramanda Morgan, Conservation Secretary:

On motion of Selectman Bishop, seconded by Selectman Plasko, voted to file copy of correspondence to Mr. Mazzucco regarding increasing fee schedule rates.

Adjournment

Returning to open session, and no other business being presented for consideration, on motion of Selectman Bishop, seconded by Selectman Donohue, voted to adjourn and the meeting was adjourned accordingly at 9:35 p.m.

A True Record.

ATTEST: _____
Assistant