

## HOLLISTON BOARD OF SELECTMEN

October 16, 2013  
7:30 P.M.

Selectmen's Meeting Room  
Town Hall

Present; Jay Leary, Chairman; Kevin Conley, Vice Chairman; Jay Marsden, Clerk and Paul D. Le Beau, Town Administrator.

### MR. MARSDEN MOVED TO APPROVE THE FOLLOWING WARRANT

14-17	GENERAL WARRANT	\$311,605.65
	VOIDS:	\$ (400.00)
	STUDENT ACTIVITY (8030) MILLER	\$ 1,940.00
	MEALS TAX (220)	\$ 55.46
	MEDICARE (001)	\$ 661.00
	COMMUNITY PRESERVATION (265)	\$ 22.87
	HEALTH INSURANCE TRUST (701)	\$ 169.60
	AGENCY (890) VETERANS DISTRICT	\$ 644.31
	MIDDLE SCHOOL STUDENT ACTIVITY-DIRECT	\$ 26,290.00
	AGENCY (890) VETERANS DISTRICT PAYROLL	\$ 1,017.54
	GENERAL PAYROLL WARRANT	\$ 91,927.86
	TOWN PAYROLL	\$ 92,945.40
	TOTAL PAID WARRANT	\$433,934.29

### ACCOUNTANT'S NOTE:

ACCRUED DEDUCTION LIABILITIES NOT PAID	\$ 27,014.02
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### TREASURER'S NOTE:

WIRE TO HEALTH INSURANCE TRUST	\$ 16,284.63
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**THE MOTION WAS SECONDED BY MR. CONLEY. ALL IN FAVOR.**

### COMMENTS FROM THE BOARD

Mr. Marsden thanked all the residents who voted on the 15<sup>th</sup> of October.

There were no comments from the audience

Mr. Marsden read the hearing notice

### 7:31 P.M., UTILITY HEARING – NSTAR CONDUIT ON HOPPING BROOK ROAD

Christine Crosby, from NStar was present. She said that NStar is asking permission to put in 65 feet of conduit piping on Hopping Brook Road to provide new under-ground electric service to a new building that is under construction at 275 Hopping Brook Road. Mr. Conley asked if the road was going to be dug up? Ms. Crosby said yes they have to dig up the road to install the conduit. Mr. Conley asked how wide will the cut be? Ms. Crosby said just about two feet wide.

Mr. Le Beau said that they would need a trench permit from the Highway Superintendent. Mr. Le Beau said that this location is about ½ a mile in on Hopping Brook Road.

**AT 7:35 P.M., MR. MARSDEN MOVED TO CLOSE THE HEARING. THE MOTION WAS SECONDED BY MR. CONLEY. ALL IN FAVOR.**

**MR. CONLEY MOVED TO APPROVE THE CONDUIT PIPING FOR NSTAR ON HOPPING BROOK ROAD. THE MOTION WAS SECONDED BY MR. MARSDEN. ALL IN FAVOR.**

#### **BOARD BUSINESS**

**MR. CONLEY MOVED TO APPROVE THE MINUTES OF JULY 24, 2013, AS WRITTEN. THE MOTION WAS SECONDED BY MR. MARSDEN. ALL IN FAVOR.**

**MR. CONLEY MOVED TO APPROVE THE MEETING MINUTES OF AUGUST 7, 2013, AS WRITTEN. THE MOTION WAS SECONDED BY MR. MARSDEN. ALL IN FAVOR.**

**MR. CONLEY MOVED TO APPROVE THE MEETING MINUTES OF AUGUST 21, 2013, AS WRITTEN. THE MOTION WAS SECONDED BY MR. MARSDEN. ALL IN FAVOR.**

**MR. CONLEY MOVED TO APPROVE THE MEETING MINUTES OF SEPTEMBER 11, 2013, AS WRITTEN. THE MOTION WAS SECONDED BY MR. MARSDEN. ALL IN FAVOR.**

#### **FEE WAIVER REQUESTS -TOWN HALL RENTAL – HOLLISTON PANTRY SHELF FUNDRAISER**

**MR. MARSDEN MOVED TO APPROVE THE REDUCTION OF THE FEES FOR THE RENT TO \$100.00 FOR THE FUNDRAISER FOR THE PANTRY SHELF ON DECEMBER 14, 2013 WITH ALL FUNDS TO BE DONATED TO THE HOLLISTON PANTRY SHELF. THIS EVENT HAS BEEN DONE BY BETH SHERR, JAYNE JONES, MARCIA HUNTLEY AND NANCY MURPHY FOR MANY YEARS. THE MOTION WAS SECONDED BY MR. CONLEY. ALL IN FAVOR.**

#### **ONE DAY ALCOHOLIC BEVERAGE LICENSE – SPECIAL OCCASIONS SEVERS**

**MR. MARSDEN MOVED TO WAIVE THE FEE FOR THE LIQUOR LICENSE FOR THE PANTRY SHELF FUNDRAISER ON DECEMBER 14, 2013. THE MOTION WAS SECONDED BY MR. CONLEY. ALL IN FAVOR.**

**MR. MARSDEN MOVED TO APPROVE A ONE DAY ALL ALCOHOLIC BEVERAGE LICENSE FOR THE FUNDRAISER IN UPPER TOWN HALL ON**

**DECEMBER 14, 2013, FORM 6:00 P.M. TO MIDNIGHT. THE MOTION WAS SECONDED BY MR. CONLEY. ALL IN FAVOR.**

**HOLIDAY DISPLAY REQUEST – CHABAD CENTER**

**MR. MARSDEN MOVED TO APPROVE THE HOLIDAY DISPLAY FOR THE CHABAD CENTER OF MILFORD FROM NOVEMBER 24, 2013, TO DECEMBER 15, 2013. THE MOTION WAS SECONDED BY MR. CONLEY. ALL IN FAVOR.**

**PLANNING BOARD RESIGNATION AND ARTS COUNCIL RESIGNATION – Jonathan Loya**

Mr. Leary said that Mr. Loya has moved out of Holliston. The Board thanked Mr. Loya for serving on both committees.

Mr. Le Beau said that there is now a vacancy on the Planning Board. Mr. Le Beau said that this is an elected position. He said that this would be a joint appointment between the Selectmen and the remaining members of the Planning Board the appointment is until the next election. Mr. Leary said that they would be accepting applications for the Planning Board until November 15<sup>th</sup>. Mr. Le Beau said that the person who would be appointed, would have to run for re-election in May if they chose to.

**MUNICIPAL ELECTRICAL AGGREGATION AGREEMENT**

Mr. Le Beau said that the Board signed an agreement with Montello Global. He said that Global did not file the agreement with the Department of Energy within ten days. Mr. Le Beau said that Town Counsel suggested that a new vote be taken with the exact same vote and terms. Mr. Marsden said that he was the Chairman of the Board when they signed this; it is over six months old. Mr. Marsden said that he would like to have the representative from Montello Global come back before the Board.

**WAIVER REQUEST FOR UPPER TOWN HALL FOR HOLLISTON WALKS AGAINST BREAST CANCER ON OCTOBER 20, 2013.**

Mr. Leary said that they would like to use Upper Town Hall as a registration area.

**MR. CONLEY MOVED TO APPROVE THE WAIVER OF THE RENTAL FEE FOR THE USE OF UPPER TOWN HALL ON OCTOBER 20, 2013, FOR THE WALK AGAINST BREAST CANCER. THE MOTION WAS SECONDED BY MR. MARSDEN. ALL IN FAVOR.**

Mr. Leary said that the Selectmen received a letter with concerns about the proposed casino in Milford. Mr. Leary said that this letter was sent to us by a law firm that is willing to help with negotiations and our concerns. Mr. Marsden said that we should wait until Milford has their vote in November.

**ISO DESIGNATION BUILDING CODE – PETER TARTAKOFF**

Mr. Le Beau said that there are areas of concern with respect to Holliston. He said that one current code was not adopted. Mr. Le Beau said that Mr. Tartakoff said that code was at a State level. He also said that with lack of a Deputy or Assistant Building Inspector was an issue. Mr. Le Beau said that they also want to see documentation in performance evaluations for plan reviewers and inspectors. Mr. Le Beau said that they will put together a remediation plan by December and we will work with them in the plan until the completion of that plan. Mr. Le Beau said that we saw a decline in building in Town, so an Assistant Building Inspector was not needed. He said that in terms of vacation or sick time, we can get an inspector from surrounding town to cover if needed.

Mr. Leary said the he was forwarded a letter from Mr. Martin of Toll Brothers. regarding a last minute issue that came up at closing and it was rectified that same day by the Building Department and the Board of Health. Mr. Leary said that in the letter Mr. Martin said the he was very happy with the prompt cooperation by the two departments.

**TOWN MEETING WARRANT**

Mr. Leary said that Town Meeting would be on October 28, 2013, at the High School starting at 7:30 p.m. Mr. Leary said that there will be discussion about a new roof for the Senior Center and that they would be looking for more funds because the bids came in higher than the budgeted amount. Mr. Leary asked if the Selectmen could meet with the Finance Committee before Town Meeting so that they could discuss this.

Mr. Leary did say that they would not be doing the parking lot at this time.

At 8:15 p.m., The Board moved to recess for 15 minutes and will begin open session at 8:30 p.m., with the Community Center Task Force Report.

At 8:30 p.m., the Board met with the Community Center Task Force Report.

Present; Heidi Gibson, Kristen Hedrick, Carl Damigella, Bob Malone, Keith Buday and Mark Ahronian

Mr. Conley said that there are a lot of questions to be answered. Mr. Conley said that he would like to see a central location at Patoma Park. One building for the Park & Recreation and a second building for the seniors. Then he said that he would like a community room that they both could share. He said that it would be nice to have a deck on the back of the building overlooking the pond. He said that it could also be rented out for weddings and other functions. Mr. Conley said that would have been his first choice. He said that this committee did a lot of hard work and they looked at all the possibilities. He said that he is looking at an actual report about where they could afford to be located. Ms. Gibson said that the Task Force has nine members and she thanked each and every one of them for all the time that they have put into this project.

Ms. Gibson said that they as a committee, they determined a need for a Community Center. She said that the groups that would need this type of facility could range from students in are community to families and seniors. She also said various Town

Departments. She also said that non-profit service groups could be interested in a Community Center. Ms. Gibson said that they looked at the existing facilities. Ms. Gibson said that they also looked at Town owned sites and private property that was for sale. Ms. Gibson said that they had a copy of a survey that was done in 1999 with over 200 responses. They used that data. She said that most students said that they would go to the Community Center more than once a week and the older students said that they would stay until 8:00 p.m. Ms. Gibson said that they also did a survey at Celebrate Holliston and it was well received. She said that one of the first things asked for was a youth center with group activities, then a recreation center, then a gym along with a kitchen and lounge. Ms. Gibson said that there was also talk of a work-out room. She said the gym could be used for pick-up league rentals. Ms. Gibson said that youth groups could store their equipment and some of the parent volunteer groups could store all their donations. Ms. Gibson said that this building could be used as an emergency shelter. Ms. Gibson said that they looked at several places. The old Flagg building on Linden Street is close to the schools but needs a lot of work and has limited parking. She did say that there would not be enough room for a Senior Center and there is not enough room to expand. Ms. Gibson said that they also looked at a site on Woodland Street and it is Town owned with 5 acres of land. She said that it is across the street from the Adams School is close to the walking trails but there is little parking.

Ms. Gibson said that Patoma Park on Norfolk Street is very large. She said that there is plenty of parking with a view of the lake. She said that it is just more than one mile from the school and there could be traffic congestion on Norfolk Street. Ms. Gibson said that there would also be the loss of woods and trails. Ms. Gibson said that then the Committee looked at Pinecrest, the Town owned Golf Course. Ms. Gibson said that there are 98 acres behind the golf course she said that this would be an interesting option. She said that there would be plenty of parking and there are a lot of woods. She also said that there could be traffic issues. Ms. Gibson said that it is just over one mile from the center of Town. It would be walking distance for the High School but too far of a walk for middle school-age children. Ms. Gibson said they went to see 200 Summer Street, the old Wilde Building. It is a large area. Two gyms could be possible and lots of office space. Ms. Gibson said that the Committee went to different Community Centers in the surrounding area and most had a receptionist to greet people who entered. She said that they had classrooms with all the appropriate equipment. Ms. Gibson also said that each one had a gym along with locker rooms and showers. Each one also had a commercial kitchen so that the hall could be rented out for entertaining or meetings. Ms. Gibson said that at this time the Park & Recreation and Youth and Family Services need more space. The rest of the groups are ok for now. Ms. Gibson said that there is a need for meeting and storage space. Ms. Gibson said that if we choose to build brand new like Weston and Natick they could take care of all the needs of the different groups. She said that the cost of the Community Centers in Weston and in Natick could be up to ten million dollars. Ms. Gibson said that if we renovated the Flagg Building it may take up to two years at a cost of up to five million dollars and then there would not be enough room for a senior center.

Mr. Conley asked about the life of the Senior Center. He asked if there was more parking and a new roof would it still be usable for the seniors. Mr. Malone said that the roof will be started in November just after Thanksgiving and the request for more parking will not be talked about until next spring. Mr. Malone also said that they need more staff. He did say that they have a wish list. Mr. Conley asked about the Seniors by Numbers. He said that it is a counting system for the center and the bus. Mr. Malone said that it will be installed on Monday October 21<sup>st</sup>. Mr. Conley asked Ms. Hedrick how the heat was at the Flagg Building. Ms. Hedrick said that they did not have any heat. She said that they got their quotes for the new system. She said that they brought the quotes to the Finance Committee for approval and they approved a quote in the amount of \$18,200. Mr. Conley asked when this project would be completed. Ms. Hedrick said that this needs to be approved at Town Meeting as well. So as soon as that happens they will move forward. Mr. Conley said that he has walked through the Youth and Family Services office on the second floor and it is in desperate need of repairs.

Mr. Damigella said that if you consider renovating the Flagg Building all the asbestos needs to be removed. He also said that if you continue to use the second floor of the Flagg Building an elevator need to be installed. Ms. Gibson said that then they would have the problem of relocating the programs that are already in place while the renovation is being done.

Mr. Leary asked if the Community Centers that the Committee visited have combined use facilities that have senior use, Youth and Family and Park & Recreation. Ms. Gibson said that Natick was seniors with other functions available in the building. She said that their Community Center is not Parks & Recreation. She said that Park & Recreation is run out of an old school building. Mr. Leary asked if the old school had a gym. Ms. Gibson said it does. Ms. Gibson said that Weston has the entire after school program in the Community Center. She said that there is no extended day program. She said that the Senior Center is on the bottom floor of the Weston Community Center and Recreation is on the top floor.

Mr. Leary said that there would not be a way to put function facilities in the Flagg Building. Mr. Leary also said that a commercial building would need a fair amount of work. Mr. Damigella said that if we were able to get a long term lease on the Wilde building on Summer Street that would be the only way that renovation could be done on the building. Ms. Hedrick said that she does not believe that the Park Commissioners want the Park & Recreation up on Summer Street because it is so far out of the center of Town. She also said that if the casino is built in Milford it would be really close.

Mr. Leary said that it may be difficult to get the Community behind a Community Center. He said that it is going to be very expensive to renovate or to build.

Mr. Conley asked if they thought of a YMCA or a Boys and Girls Club.

Ms. Gibson said that they want to see what the needs are from the survey that was taken. Then they will move forward as needed. Ms. Gibson said that they have been in touch with the Boys and Girls Clubs seeing how they were established. She is looking forward to a meeting with them.

Mr. Marsden asked Ms. Hedrick about the heating system at the Flagg building. He asked if this was just going to be a band aid or is it a fix. Ms. Hedrick said that it should last a few years. Ms. Hedrick said that the quality of the building is deteriorating. Ms. Hedrick said that this is a replacement of the heating system.

Mr. Leary said that there has been some discussion about demolishing the Flagg building. He asked what would happen to the area. He asked if we could build on that same spot.

Mr. Damigella said that one advantage of having the Community Center at the Flagg location would be because there is a working septic system. Mr. Damigella said that if the plan in the future is to have the Community Center at the Flagg building the ideal thing would be is to have parking under the building.

Mr. Marsden said that he likes the current Flagg building. He suggested that it be renovated. Mr. Marsden said that he is not in favor of renting out the building for parties and weddings.

Mr. Leary suggested that the Flagg building be torn down and start from the beginning. He said that it would be expensive to build from the bottom up but we would get exactly what we want. Mr. Leary said that he is not sure the seniors and the youth want to mix together. Ms. Gibson said that a commercial kitchen could be included for cooking class.

Mr. Buday said that if there was going to be a Community Center at the Flagg location and it was going to be rented out for parties, there could never be any alcohol, because it would be on school property. Mr. Leary said that this building should be multi-purpose.

Mr. Damigella said that if we do this it needs to be done right in the first place. Ms. Gibson asked if the Selectmen wanted them to continue to look at other options. Mr. Leary asked if they would continue their efforts. Mr. Conley said that they could meet with Selectmen two weeks before Town Meeting in May 2014.

**AT 9:50 P.M., MR. MARSDEN MOVED TO ADJOURN. THE MOTION WAS SECONDED BY MR. CONLEY. ALL IN FAVOR.**

Respectfully submitted,

Donna A. Muzzy

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