

HOLLISTON BOARD OF SELECTMEN

September 30, 2015
7:30 p.m.

Town Hall - Room 105
703 Washington Street

Present; Jay Marsden, Chairman; Jay Leary, Vice Chairman; Kevin Conley, Clerk and Jeff Ritter, Town Administrator.

MR. CONLEY MOVED TO APPROVE THE FOLLOWING WARRANT

16-14	GENERAL WARRANT	\$ 518,563.79
	DEBT SERVICE TOWN (001)	\$ 274,425.00
	STUDENT ACTIVITY (8030) MIDDLE	\$ 24,860.00
	STUDENT ACTIVITY (8030) MILLER SCHOOL	\$ 3,300.00
	HEALTH INSURANCE TRUST (701)	\$ 500,981.79
	EXPENDABLE TRUST (722) HOUSING TRUST	\$ 2,800.00
	AGENCY (890) VETERANS DISTRICT PAYROLL	\$ 1,219.50
	TOWN PAYROLL	\$1,074,566.40
	TOTAL PAID WARRANT	\$2,399,496.98

ACCOUNTANT'S NOTE:

ACCRUED DEDUCTION LIABILITIES NOT PAID	\$ 218,162.19
--	---------------

TREASURER'S NOTE:

WIRE TO HEALTH INSURANCE TRUST	\$ 177,626.28
--------------------------------	---------------

THE MOTION WAS SECONDED BY MR. LEARY. ALL IN FAVOR.

COMMENTS FROM THE BOARD

Mr. Conley said that Holliston in Bloom did well with awards. He said that they received the award for Best Overall Community. Mr. Conley said that Holliston placed the top three out of forty for outstanding Community Involvement. Mr. Conley said that Mark Ahronian, Co-Chairman of the Committee, received the award for his knowledge as the Community Chairman. Mr. Marsden wished his daughter Kendal a happy birthday. He said that she is twelve today.

REPORT OF THE TOWN ADMINISTRATOR

Mr. Ritter said that we applied for a Technical Assistance grant from the DEP. He said that last week we received word that we were awarded that grant. He said that this is for the preparation of bid documents for the bid award this spring for trash haulers. Mr. Ritter said that the objective is to try to put into place a mechanism to reduce the flow of trash and increase recycling.

Mr. Ritter said that there will be a Department Head meeting on October 1, 2015. He said that they were going to discuss community based projects. There will also be discussion about records management and GIS.

Mr. Ritter said that the Town has received approval to go out to look for more affordable electricity. Mr. Ritter said that at the next Selectmen's meeting there will be a few consultants coming in to talk to the Board.

Mr. Ritter said that he has an up-date on the Green Community. He said that he has been working aggressively on this. He said that the application will be in front of the Board at their next meeting. Mr. Ritter said that the Ice Bucket Challenge raised \$470. He thanked all the participants.

Mr. Ritter said that we received another grant for MIIA the Town's Insurance Company, in the amount of \$5,000. He said this will be used for GIS training.

Mr. Ritter reminded the Board that there is a Selectmen's Association meeting on October 3, 2015 at Lake Pearl in Wrentham from 8:30 a.m. to 2:00 p.m.

Mr. Ritter said that he attended the Community Preservation Community meeting and they will be talking about records management. He said that we have over 100 boxes filled with files.

Mr. Ritter also said that he is looking into putting solar panels at the landfill.

There were no comments from the audience

DRIVEWAY WAIVER REQUEST – 20 PROSPECT STREET

Erin Dumas, 20 Prospect Street, said she would like to widen her driveway. She said that there is a telephone pole in the middle at the end of her driveway. She said that she would to go on either side of the driveway to make it easier to come and go. She said that one side will be 12 feet wide and the other will be 9 feet wide.

MR. LEARY MOVED TO APPROVE THE DRIVEWAY WAIVER REQUEST FOR 20 PROSPECT STREET. THE MOTION WAS SECONDED BY MR. CONLEY. ALL IN FAVOR.

BLAIR SQUARE COMMITTEE UPDATE – ED DANIELS

Mr. Daniels said they have created a group called Blair Square Committee. He said they would like to put together a plan for Blair Square. He said that there are many gatherings and outdoor activities that take place at Blair Square. He said that there is going to be two groups, one the Committee members and the second is a group of Blair Square Advisors. He said they have a survey going on to see what residents want in Blair Square.

Mr. Marsden asked if this Committee was only interested in Blair Square at the Trail or the entire trail?

Mr. Daniels said they only have the engineering plan for Blair Square. That is going to be their focus.

Mr. Daniels said that GLM Engineering is donating their time and engineering skills.

Mr. Conley said that the area looks great. He said that he sees a lot of cars parking at Casey's Crossing on the weekends so that people can use the trail. Mr. Daniels said that the trail at Casey's Crossing to the Sherborn line will be started soon.

Mr. Leary asked how everything is being paid for? Mr. Daniels said that right now everything is volunteered. He said that they are planning on going to the Community Preservation for funding. He said that they can also apply for grants.

Mr. Marsden said the area is beautiful. He said that the trail has made a huge improvement.

Class II Auto Dealers License – 360 Motorsports, LLC

At 7:45, P.M., Mr. Conley read the hearing notice

Martin John Garvey IV was present. He said that the location is 275 Hopping Brook Park Road. He said that he would like to sell and repair used vehicles. He said that he like to go to ADESA in Framingham for the auction. He has been doing this for many years. He said that he would like to keep all vehicles inside and do the selling on-line.

Mr. Conley asked how many cars would you be selling? Mr. Garvey said that he would like to have 15 inside at a time. Mr. Garvey said that he would like to keep as much inside as he can. Mr. Garvey said that all his sales will be done by internet. Mr. Conley asked if service work would be done on site. Mr. Garvey said anything necessary to get the car ready for re-sale.

Mr. Leary said that you want to keep your cars inside, but there is a parking plan for outside. He said that when he talked to the property owner, he said that he could use the outside area as an overflow for parking. He said that there will be ten parking spaces outside. Mr. Leary asked if there were wet-lands in this area? Mr. Garvey said not to his knowledge.

Mr. Marsden asked if Mr. Garvey was moving into a brand new building. Mr. Garvey said that he does not believe that this unit was ever rented out. Mr. Marsden said that the Building Inspector does not have a problem with the Class II License, he has a problem with the property owner. Mr. Marsden said that the property is not in compliance with the Building Department and the Planning Board to get this property in-line with the original construction plans. Mr. Marsden said that this unit does not have a certificate of occupancy.

Mr. Marsden said that he thinks that Mr. Garvey should go back to the property owner to have things cleared up. Then, when that is done, and there is a certificate of occupancy, the Selectmen will issue the Class II License.

MR. CONLEY MOVED TO CONTINUE THE HEARING FOR TWO WEEKS UNTIL THE PROPERTY OWNER IS IN COMPLIANCE. THE MOTION WAS SECONDED BY MR. LEARY. ALL IN FAVOR.

POLICE DEPARTMENT DOWNTOWN TRAFFIC REPORT

Lieutenant Gatchell was present to talk about Downtown traffic report. Lieutenant Gatchell said that it was requested by Mr. Conley to have the Police look into speed message signs, entering the downtown area. He said that they investigated the use of this message board. He said that just last year they did look into these signs. He said that the location is the most important thing. He said that they will be looking into the solar speed message sign boards. He said that they would have to be placed in a sunny location to re-charge. He said coming in from the east heading to Milford, the sign will be placed just after Church Place, in front of the Masonic Lodge. He said that if you are going faster than the posted speed limit, this sign will flash and give you time to slow down before you enter into the congestion of downtown. Lieutenant Gatchell said that coming from the west from Milford into Holliston Center, placement of the solar message board would be just after School Street in front of Chesmores Funeral Home. He said that there would be plenty of time to slow down before you arrived in the center. Lieutenant Gatchell said that both areas have plenty of sun and can re-charge the message boards. Lieutenant Gatchell said that he has spoken with DPW Director Sean Reese about the insulation of the message boards, and the DPW would not have a problem installing them. Lieutenant Gatchell said that they signs can always be moved to another location, if necessary. He said that they are not portable, but they can be moved. He said that they are put on top of a concrete pad and powered by the sun. He said that the height of the sign would be seven feet. Lieutenant Gatchell said that if a sign is in a location for more than six years, drivers get used to them and ignore them. He said that a flashing sign the drivers remember. Lieutenant Gatchell said that traffic lights would be the best solution, but the solar lights will help.

Mr. Conley said that he thinks that a flashing sign will help with the speed of the cars to slow them down. Mr. Conley said that he loves the idea and he is hoping that it works. Mr. Conley said that we have flashing yellow lights, and a flashing yellow means proceed with caution, not to stop to let people cross. He said that we need to change the color of the bulbs to red so cars will stop so that pedestrians can cross the street. Mr. Conley said that drivers coming out of Central Street onto Washington Street going to the right can't see the flashing lights. The lights are in the wrong location. Mr. Conley said that he would like to see a Traffic Engineer come out and do a study. Lieutenant Gatchell said that he is not an engineer, but in 27 years of working in town and being on the road, they may come up with a plan that he did not think of. Lieutenant Gatchell said that traffic lights would need further discussion. Lieutenant Gatchell said that we have a few school zone signs and they will have to be replaced soon. The Board thanked Lieutenant for all the work that he put into the presentation.

ANDREWS SCHOOL COMMUNITY MEETING

Mr. Marsden said that the Board sent out a letter to the abutters of the Andrews School letting them know that there was going to be a community meeting about the future use of the building.

Mr. Marsden said that the last Town Meeting vote was to use the property for senior rental housing. He said that for the past few years, while they were trying to clear the title, other conservations have taken place. He said that the residents and neighbors wanted to be informed about what was going to be done with the site.

Mr. Marsden said that there are a few option out there. He said that we could do the rental route. Mr. Marsden said he is not sure that this is the way we should be going. He said that we could sell the property to a developer.

Mr. Conley said that Town Meeting has already approved senior rental housing. He said that we will have to go back to see what type of housing it will be. Mr. Conley said that he is not thrilled with rental property. He said that if there is ownership, he thinks that the property will be taken care of better. Mr. Conley said over 55 is great. He said that the Andrews School is right downtown and you can walk everywhere.

Mr. Marsden said that that there is an article on the warrant for more flexibility to decide on what to do with the property.

Mr. Leary said that he is looking for flexibility for the use of the building. He said that there have been a lot of changes since this was voted on. He said that the building in in tough shape. Mr. Leary said that he would like to hear from the abutters.

Carroll Scott-Dooling, 37 Spring Street, said that this meeting is being called a community meeting. She said that she is an abutter and was not notified. She said that a lot of people were not informed about this meeting. Ms. Scott Dooling said that she is on the Housing Authority and she would like to know why they were not notified about this meeting.

Mr. Marsden said that the notice went out to the closest residents in the area.

Michele Hamilton, 29 School Street, said that she is a direct abutter. She said that the Town voted on senior housing and they have been discussing this for the past ten years. She said that if we put in condominiums, there would be a problem with parking. She said that the building is large and takes up a lot of room. If you put a septic system in, the parking area will have to be smaller. She said

that if families move in, there would not a place for the kids to play. Ms. Hamilton said that she would be in favor of senior rental housing the Town voted on that.

Mr. Leary said that there are a lot of senior housing developments being built. If there was no interest in this being senior housing, Mr. Leary asked what, would the thoughts be. Ms. Hamilton said that she is a direct, abutter and the building is an eye sore and it has not been taken care of. Ms. Hamilton said that if no one is interested in the property, she said to take it down and build a park.

Mr. Conley asked Ms. Hamilton if she rather see senior rental housing or senior condominiums? Ms. Hamilton said that it did not matter to her.

Todd Hamilton, 29 School Street, said that his lot is only 6,000 square feet. If the Andrews School was demolished, would the Zoning Board of Appeals be open to change the zoning to allow for four or six single family houses on that lot. He asked if the zoning laws could be changed for that.

Mr. Marsden said that he can't speak for the Zoning Board of Appeals. His guess is that six homes would be a challenge. Mr. Hamilton said that this area is very tight to begin with.

A resident talked about putting up a two family home. He said that would be possible because of the small lot.

Deborah Mottor, 870 Washington Street, said we are restricted with senior housing rental. She would like to know if there can be an elimination for family rentals in the building. She said that way the senior rental can move forward, or take the building down. She said that the area is too small for family rentals, it should be senior rental.

Mr. Marsden asked if we can be that specific? Mr. Ritter said that he will check it out and get back to him.

Elizabeth Newlands, 40 Spring Street, said that she was not notified about this meeting. She said that she is an abutter. She said that the Andrews School has not been taken care of for two decades. She said that she is sure that there is mold and asbestos in the building. She said that renovations would be challenging. She said that if the building were demolished, she would like to see cookie-cutter houses in that area. She said that is what Mudville all about. She said that there could be an affordable housing unit.

Mr. Leary asked about demolishing the building to have green space?

Ms. Newlands said that if that is the case, the Warrant Article has to be re-written.

A resident said that flexibility is very open ended.

Mr. Leary said that for the Town to have ownership of the Andrews School took a long time. He said that this was in court for many years. He said that they want to make the correct choice on what to do with the building/lot, that is why they want to have flexibility.

Mr. Conley said that we should expand the list of abutters and invite the Housing Trust and start the meeting at 6:30.

Mr. Leary said that we have had talks with the Housing Trust in the past.

Mr. Conley said that there could be condominiums, rental units or a green space. He said that anything is possible. Todd Hamilton, 29 School Street, said green space would be preferred. But he also said that is not the best benefit for the Town. He said that they are open to other options. He asked if anyone had been in the Andrews School lately?

Mr. Leary said that we did have a cleaner go in to look around. Mr. Leary said that the Fire Chief said that anyone entering should be wearing a hazmat suit with aspirators.

Mr. Leary said that the building is very old.

Ms. Scott-Dooling said that the building is all lead paint.

A resident said what he remembers is that this was not going to be senior housing, it was going to be open with four units affordable and the rest market value.

Mr. Marsden said that was a discussion at one point. He said that the vote turned to senior affordable housing. Mr. Marsden said that is how this is sitting now. Mr. Marsden said that he has no intention of making this location a commercial location.

Ms. Newlands asked about the Historic Commission voting to invoke a demolition delay on a property on Fruit Street. She said that the property owner wanted to take the house down to create more parking for the Central Street business. The Historical Commission said that this is an Historic house. It is the Commissions thought to relocate this building. Ms. Newlands said that the Andrews School is not historic.

Ms. Hamilton said that when this idea of housing was presented by Jon Julh and Ed Nunes, she there were many meetings.

Mr. Hamilton said that things should be transparent so that the neighbors can get involved and have a say in what goes on with the lot.

Mr. Leary said that they will expand the list of abutters so that the discussion can go on. Also he reminded the residents that it will have to go before Town Meeting again. Mr. Leary said that he does not have a problem waiting till the next Town Meeting to send out an RFP for housing.

Mr. Marsden said that is a problem. He wants to get going on this project.

Stephanie Collier, 838 Washington Street, asked if when they came in to do an assessment of the Flagg building, did they go over to look at the Andrews School? She said that it was her understanding that was going to be done.

Mr. Leary said that he was not aware of that happening.

Ms. Collier said that she is very concerned about both buildings because they both contain hazards and there are a number of children that live and play in the area. She said that she is afraid that the hazards could seep into the ground and eventually end up in the lake.

Mr. Conley said that if the building was going to be demolished, it would be done appropriately.

A resident asked how long would the RFP be out there for bidding? Mr. Ritter said at least two and half months.

A resident asked who paid for the testing at the Flagg Building? Mr. Leary said that the Park Commission paid for the testing.

Scott Ostapouicz, 22 Pleasant Street, said that he does not think that there would be any bidders because of the condition of the building. He said that before we go to Town Meeting, we should find out how much it would cost to clean up the building.

Mr. Leary said that we may not ever get a developer to bid on the building.

Leslie Kennally, 32 Spring Street, said that there is a metal railing on the roof of the Andrews School and it looks like it is going to fall off. Mr. Ritter will look into this.

MR. LEARY MOVED TO CONTINUE THE HEARING UNTIL NEXT MEETING AND INCREASE THE ABUTTERS BY FOLLOWING THE ZONING BOARD OF APPEALS REGULATIONS. THE MOTION WAS SECONDED BY MR. CONLEY. ALL IN FAVOR.

BOARD BUSINESS

Mr. Marsden said that there is Rock Salt Contract that needs to be approved and signed.

MR. LEARY MOVED TO APPROVE AND SIGN THE ROCK SALT CONTRACT FOR EASTERN MINERALS. THE MOTION WAS SECONDED BY MR. CONLEY. ALL IN FAVOR.

MINUTES – AUGUST 26, 2015 AND SEPTEMBER 9, 2015

MR. CONLEY MOVED TO APPROVE THE MEETING MINUTES OF AUGUST 26, 2015, AS WRITTEN. THE MOTION WAS SECONDED BY MR. LEARY. ALL IN FAVOR.

MR. CONLEY MOVED TO APPROVE THE MEETING MINUTES OF SEPTEMBER 9, 2015, AS WRITTEN. THE MOTION WAS SECONDED BY MR. LEARY. ALL IN FAVOR.

EVENT PERMITS

MR. LEARY MOVED TO APPROVE THE WALK AGAINST BREAST CANCER FOR SUNDAY, OCTOBER 18, 2015, FROM 1:30 TO 4:30 P.M. THE MOTION WAS SECONDED BY MR. CONLEY. ALL IN FAVOR.

MR. LEARY MOVED TO APPROVE THE HOLLISTON BUSINESS ASSOCIATION STROLL ON SATURDAY NOVEMBER 28, 2015, FROM 11:00 A.M. TO 6:00 P.M. THE MOTION WAS SECONDED BY MR. CONLEY. ALL IN FAVOR.

Mr. Marsden said that they have a request from the builder who is building the Highlands at Holliston for us to make a formal request to Eversource for the installation of street lights on various streets in the development.

Mr. Ritter said that he is researching this, and he will get back to the Board.

SPECIAL TOWN MEETING

Mr. Leary said that we need to wait for the Finance Committee to complete their voting.

Mr. Ritter said that this needs to be posted by next Friday, October 9, 2015.

Mr. Marsden said that the Selectmen will be ready by next meeting on Wednesday, October 7, 2015.

AT 9:15, P.M., MR. LEARY MOVED TO ADJOURN. THE MOTION WAS SECONDED BY MR. CONLEY. ALL IN FAVOR.

Respectfully submitted,

Donna A. Muzzy

approved_____

