

HOLLISTON BOARD OF SELECTMEN

December 2, 2015
7:00 p.m.

Town Hall
Selectmen's Meeting Room – 105

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

AT 7:00 P.M., MR. LEARY MOVED TO ENTER INTO EXECUTIVE SESSION TO DISCUSS CONTRACT NEGOTIATIONS WITH UNION PERSONNEL. THE MOTION WAS SECONDED BY MR. CONLEY. ALL IN FAVOR. A ROLL CALL VOTE WAS TAKEN.

	AYE	NAY
MR. MARSDEN	X	
MR. LEARY	X	
MR. CONLEY	X	

AT 7:30 P.M., THE BOARD EMERGED FROM EXECUTIVE SESSION AND MOVED TO OPEN THE MEETING.

MR. CONLEY MOVED TO APPROVE THE FOLLOWING WARRANT

16-23	GENERAL WARRANT	\$ 550,488.42
	DEBT SERVICES TOWN (001)	\$2,583,725.00
	STUDENT ACTIVITY (8030) MILLER SCHOOL	\$ 1,513.68
	CAPITAL PROJECTS (3900)	\$ 15.87
	HEALTH INSURANCE TRUST	\$ 9,237.57
	AGENCY (890) VETERANS DISTRICT	\$ 2,713.08
	AGENCY (890) VETERANS DISTRICT PAYROLL	\$ 1,219.50
	TOWN PAYROLL	\$ 101,162.38
	TOTAL PAID WARRANT	\$ 3,248,856.00

ACCOUNTANT'S NOTE:

ACCRUED DEDUCTION LIABILITIES NOT PAID	\$ 30,058.71
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TREASURER'S NOTE:

WIRE TO HEALTH INSURANCE TRUST	\$ 17,671.70
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THE MOTION WAS SECONDED BY MR. LEARY. ALL IN FAVOR.

COMMENTS FROM THE BOARD

Mr. Conley said that Kate Condon and Christa Preston are having a fundraiser tomorrow night in the Upper Town Hall. They are raising funds for Embrace Kulture. Ms. Preston said that she is a graduate of Holliston High School. She said that she grew up in a small town. And has been to Africa in the past and loved it. She said that they need all the help that they can get. She said that all the funds from the benefit will help Africa.

Mr. Conley said that he coached Kate and Christa in softball. He said that they come from a great families. Mr. Conley said that both girls are a great success on and off the field.

Mr. Conley proudly read a proclamation for Kate and Christa.

Mr. Conley said that the Holiday Stroll was a huge success. He said that it rained but it did not stop everyone from joining in.

Mr. Leary said that he was on the bus during the Stroll. He said that he enjoyed it.

There were no comments from the audience

REPORT OF THE TOWN ADMINISTRATOR

Postponed.

FINANCE COMMITTEE

Ken Szajda, Chairman, was present to talk to the Board about FY 17 budgets. He said that the new growth figures were higher than they thought. He said that with the number that they have now the biggest guideline that they could support is 2 ½ %. He said that FY 17 will be year three of two large contracts.

He said that they are still waiting to see what they are going to cost us this year.

Mr. Leary asked if the new growth was factored into this budget number. Mr. Szajda said yes new growth is factored in. Mr. Szajda said that they have always given a 1% increase in the budget for each Department. He said that they may be able to increase it just a little.

Mr. Marsden talked about an over-ride. He said that there has been talk about one.

Mr. Szajda said that this month is the month that they give the Departments guidance. He said that they can monitor an over-ride during the season.

Mr. Leary said that there was discussion about medical marijuana at the last Selectmen's Meeting. He said that there could be some money coming from them, if a host Community paperwork has been signed. He said that we can't count on it, but it may be there. He said that we are still in the beginning stages of this discussion.

Mr. Szajda asked if the Selectmen thought that this would happen in 2017?

Mr. Leary said that it is a possibility. Mr. Marsden said it would be applicant specific.

Someone from the Finance Committee asked when do you think this will happen? Mr. Leary said he is not sure the Board is still talking to people about this.

Mr. Marsden said that there may be work to do on an existing building. He said that he is not sure about the turnaround time.

Mr. Leary said that it could be sooner than later.

William Dowd, Finance Committee, asked about the FY 16 Police increase of 2%. He asked if the Finance Committee was going to see an additional request for funding? Mr. Szajda said they are not sure.

Mr. Leary said that he and Mr. Conley had a posted meeting to talk about Capital. Mr. Leary said that the Finance Committee is looking for a comprehensive plan for Capital for planning purposes. Mr. Leary said that he thinks that the Finance Committee would like to hire a company to come in and produce a Capital plan for the Town. He said that they would come in and do the inventory and data gathering and submit a plan to the Finance Committee. He said that when that is done, we will be able to follow it as a model for the coming years.

Mr. Conley said that Capital can go two ways, one is equipment and maintenance. He said that if the equipment is in-line, we will know more or less what is going on. But he said that on buildings being in-line, you never know when a boiler is going to go down, or when a roof is going to leak.

Mr. Szajda said that we do have a few issues on some of the buildings.

Mr. Szajda said that they have been running into a few problems concerning Capital Requests for Departments. He said that they know what the Fire Department needs, they know what the schools need, and they know what the Police need. He said that some departments try to get as much out of a piece of equipment that they can. Mr. Szajda asked what is Capital? He said that the school can replace one chair and that is not capital, but if they replace one hundred chairs, that is Capital.

Mr. Leary asked Chief Cassidy if the Collins Center takes on Capital Planning? Chief Cassidy said yes they do. Mr. Leary said that we have worked with them in the past and they are great to work with.

CHANGE OF MANAGERS – BERTUCCI'S

Postponed

SENIOR CENTER UPDATE

Bob Malone said that the Senior Center has been very busy. He said they have a few ideas for the future. He said that 24% of the population is over 55. He said that the recording system that they use in the building counted 16,699 signed in from July 1, 2014, through June 30, 2015. He said that there were a few unduplicated in the amount of 927. Mr. Malone said that there are a few senior who will not punch in because they do not want to be tracked. He said that they have done well with attendance. Mr. Malone said that at a Finance Committee meeting, it was suggested that the senior population did not want a new senior center/ community center. He said that statement is incorrect. He said there was community resistance to undertake the amount of debt that would be involved in building the building. Mr. Malone said that the senior center is a butler building and the town has owned it for a number of years. He said that it is aging and has problems. He said that some have been addressed and they know that some will be fixed soon. He said that he is not sure about the life of the building. He said that the Finance Committee has closed the door to future buildings purchased.

Mr. Malone said that they have a contract through the State in the amount of one hundred thousand dollars. He said that it will be used to upgrade the interior of the Senior Center the kitchen, bathrooms and some of the public space. Mr. Malone said that they have been asking for improvements for a number of years. He said that there are a few more things that need to be done to remain safely. He said that the heating and air condition system needs some attention. He said that they are spending more money on repairs. He said that they would like to revisit the energy savings plan audit that was done a few years ago. He said that project was not funded by the Finance Committee because they did not know the future of the building. Mr. Malone suggested that we revisit this audit. He said that he thinks that the front steps need to be replaced. Mr. Malone said that they would like to expand their programs. He said that they would like to get the Library and the Historical Society involved. He said with the Library there could be a book club. He said that the advantage of that is the Library has a building and if there was an evening class it could be held there. He said that they may even be able to transport some seniors. He said that the same could be done for the Historical Society. He said that he has heard that the seniors would like to know more information on Holliston.

Mr. Leary asked if Mr. Malone thought the funds will cover the cost of the kitchen and the bathrooms. Mr. Malone said yes. Mr. Malone said that they are trying to put the plan in place for the remodeling. Mr. Malone said that he has had a discussion with the Park and recreation Department about 1750 Washington Street. He said that there could be some advantages to share some space. Mr. Malone said that he would like to be there when Mr. Clinton the Architect looks at 1750 Washington Street. He is hoping for some joint space. Mr. Malone said that the transportation is growing. Mr. Malone said that there should be someone responsible for building maintenance, he said that the Department Head becomes a building manager and they do not always know who to call if a problem were to happen.

AGRICULTURAL COMMISSION

Mr. Marsden said that they are looking to become a 501(c)3 for non-profit status?

Tony Lulek, said that the application is under way. He said that the 501(c)3 is for the farm not the Agricultural Commission. He said that a sub-committee was formed to start taking care of the farm. He said that there has been a little progress in the last few months. He said that there could be an issue with the Conservation restriction. Mr. Lulek said that there could be classes out of the property. He said that there has been a farmer that has been attending their meetings. He said that there is the possibility of her farming the property full time. He said that they are moving slowly, but it is a bigger project than any members of the Commission thought. Mr. Lulek said that he attended a Selectmen meeting back in May or June to discuss making the property a 501(c)3. He said that the way it works with Natick Organic Farm and the Medway Community Farm there is a 501(c)3 in place and they lease the property from the Town for \$1.00 per year. He said that there is an advisory Board, and that Board manages the farm. Mr. Lulek said that they need to have a structural Engineer in to look at the house. To see if it can be used for education class. Mr. Lulek said that at the back of the house there is a crack in the wall. They want to make sure that the house is sound before they let anyone in.

Mr. Conley said that the original process was that the house and property was going to start making money right away to cover the expenses. Mr. Lulek said that the Lions Club has given the Agricultural Commission some funds to keep the property going. He said that they have closed the house and secured it. He said that Justin Brown is going to be plowing the driveway this winter. He said that they have drained the water from the house so no pipes will burst this winter. He said that there is oil in the tank if they need to heat the house. Mr. Conley asked what happens when 501-C goes through. Mr. Lulek said that they are going to take some business classes to learn some of the planning issues. He said that they have had soil testing but they need to have more tests done.

Mr. Conley asked why has it not been done?

Mr. Lulek said that they did initial testing, when the property was purchased to make sure the soil did not contain poison. He said that the next soil test is to see how good the soil is.

Mr. Conley asked why has it not been done? Mr. Lulek said that we need a farmer in there to till the soil. Mr. Conley said that he wishes it had not taken so long to get things done. Mr. Conley said that the Town took a leap of faith in purchasing the property to make a profit. Mr. Conley said that it is not moving fast enough. He said that the building and the property sat all summer long. He asked if it was going to sit again for another summer. Mr. Lulek said that he has been in contact with the Medway Community Garden to share teaching space. Mr. Lulek said that Medway Community Garden members

will be attending their next meeting to talk about this. Mr. Conley said this is taking too long and he would like to see a plan in place for the spring.

Mr. Leary asked about bee keeping.

Andy Reseka, The bee keeper was present and said that it was late in the season. He said that it was a pro-active move. He said that he would like to start earlier in the season. Mr. Reseka said that he has a holding area for his bees on Highland Street a few years ago. He also has some of his bees on the Poitras' property and the Audubon Society property and there was never a complaint about his operation. He said that when he called the Audubon Society to rent out the property again, they told him no because there were too many complaints about him. He said that Paula Mark, sent an e-mail on July 2 to the Board about the Serocki property to see if there had been any complaints about his operation. Mr. Reseka said that it is the job of the Agricultural Commission to work with the community to resolve any problems. He said that we was at Town Hall and requested a copy of the minutes and he was discussed at a meeting. At no time did the Agricultural Commission ever called him. Mr. Leary suggested that the Board meet with the Commission another time because tonight's agenda is full. Mr. Leary suggested the Selectmen's next meeting for the discussion.

Mr. Lulek said that he would not be able to make that meeting. Mr. Marsden said that he will make it another night. Mr. Marsden said that his concerns about the Seroki property is the same as Mr. Conley's. Mr. Marsden said that they need to be specific on what they are planning on doing with the property with an up to date time line. Mr. Marsden said that they would be in touch with Mr. Lulek and Mr. Reseka to let them know when they would be meeting with them.

ANDREWS SCHOOL

Kim Sullivan, Historical Commission, was present to talk about the Andrews School. She put together a package about the history of the Andrews School. She said that this report was put together from information from the Historical Society and the Annual Town Report dated 1939. She said that the school was built in 1939, and its the third school to be built on this site. Ms. Sullivan said that this is the second school to be call Andrews School. She said that the first one was called School House #8, and in 1908 they changed the name to the Andrews School. She said that in 1958 they put an addition on the building. Ms. Sullivan said that in order to put the addition on the building, they had to move a house. Ms. Sullivan said some very famous people went to the Andrews School.

Mr. Leary asked if the Andrews School is considered Historical. Ms. Sullivan said yes it qualifies under the Town's By-laws.

Mr. Leary said that the Town really does not have a use for the property. He said that they were hoping to come up with a plan by May 2016 is Annual Town Meeting. Ms. Sullivan said that the Selectmen are the owners of the building and if they choose, they can go to the Building Department and get a permit for demolition. Then this request would go to the Historical Commission for review. She said that the Historical Commission would follow the By-laws. She said that it could take a few months and a public hearing would have to take place. She said that if a permit to demolish the building were to be received they would have to wait six months before it could happen.

Ms. Sullivan said that she knows that a few people went into the Andrews School to look around and the front side on School Street is in better shape than they originally thought.

Mr. Leary said that there is a lot of roof damage and the building is very moist and there are a lot of rotten boards. Mr. Leary said that he had been told that there was three feet of water in the basement but he found the basement dry. He said that any water in the building is coming from the roof. Mr. Marsden asked what qualifies the Andrews School building as historic?

Ms. Sullivan said that the street is named School Street because there is a school on it. She said that it was a central meeting place. She said that the building does have some historical significance. She said that a major architect helped design the building.

Someone said that there is a big push to preserve these big historic projects that took place many years ago. He said that this building was well constructed. He said that this building was used as a school and the ideal option would be to keep it a municipal building. He said that if it can't be kept as it is and it is used for housing, it should be brought back to its original footprint and keep the exterior the way it looked in 1938 when it was built.

Mr. Marsden said that this would only include the front part of the school, the back part was built a few years later.

A resident said that the building is 75 years old the entire building is historical.

Mr. Leary said that they want meaningful use of the building. Mr. Leary said that it took a lot of time to get a clear deed for the property. Mr. Leary said that there has been a lot of vandalism to the building and the trash that is left at the property.

The resident said that there are three things that can be done to the building. He said that if the building remains a municipal building because it originally was it is an acceptable use for the building. He said that the lot is less than an acre and the neighborhood has half acre zoning. He said that if the building becomes a multi-tenant building, it would have to be a 40B because of the zoning in the area. He said that other option is to take the building down. They could build one house on the site because the land is under one acre.

Mr. Leary said that a 40B project is something a developer could decide to do. Mr. Leary said that if a project is 40B, permits can be issued faster.

Mr. Leary said that at the 2008 Town Meeting, it was voted to have the building and lot be senior affordable rental housing. Mr. Leary said that he and the Board thought it was too restrictive to go out to bid. He said that last time they went to bid on this they did not get any response. He said that is why they would like to expand, the scope.

Ms. Sullivan asked what is the process for the next Town Meeting?

Mr. Leary said that they asked the neighbors to come up with a plan on what they would like to see on the property.

Mr. Conley asked Ms. Sullivan if the Andrews School was on the Historic Register?

Ms. Sullivan said that it is not.

Mr. Conley asked is the Metcalf Pump House was on the Historic Register? Ms. Sullivan said yes.

A resident said that the Metcalf Pump House is a Town owned building and is on the National register of Historic places. He said that Andrews School has not been added to the list but he thinks that it is eligible.

Mr. Conley asked what Ms. Sullivan thought we should do with the Andrews School. She said that she would like to be using it as a municipal building or something else.

Mr. Leary said that we need to get someone in there to see if the building is sound or should be torn down.

A resident said that he has spoken to Mr. Tartakoff about the structure of the building and the building has a wooden frame with masonry around it. He said that it may not have the same guarantee of life if it had been all masonry.

A resident said that if the Selectmen put another RFP on the Andrews School, special consideration should be given to any developer who wants to do historic work. To see if they can preserve the history of the building.

Bryan Clancy, the Chair of the Housing Trust, said that they had looked at the Andrews School a number of years ago. He said that it could be difficult to utilize the lot and satisfy the neighbors.

CANNABIS CULTIVATION FACILITY – 200/201 SUMMER STREET Michelle Stormo, Executor Director of Brighton Health Advocates D/B/A Compassionate Care Clinics, and Dr. David Aubrey, who is the Chief Operator and Chief Financial Officer, were present.

Ms. Stormo said that they have been established since 2013, when medical marijuana became legal. She said that they are planning on establishing a cultivation and processing only facility in Holliston at either 200 or 201 Summer Street. Ms. Stormo said that they already have a dispensary so that will not be necessary. They are looking for approval for just cultivation.

Ms. Stormo said that she has been a health advocate for the mentally ill for the past thirteen years. She said that she has seen how a prescription for pain can turn into an addiction. She said that many people who use opioids for pain have reported the use of medical marijuana has given them the relief that they need from pain without becoming addictive.

Ms. Stormo said that they have completed most of their security work and they will exceed what is required of them. She said that they will welcome input for the police department to help with a security plan. She said that in Fairhaven, they have cameras that have a feed directly to the police station. Ms. Stormo said that this company will offer 50 jobs with competitive wages and full benefits.

Ms. Stormo said that they will have a host agreement available to the Town. They are asking for a letter of support or a letter of no opposition for cultivation only.

Mr. Conley said that he knows both properties well, he thinks one has more open space in the back. He said that it is great that they are willing to have a host agreement.

Ms. Stormo said that they have worked out agreements with other Towns. They are more than willing to come to the table and have a discussion. Ms. Stormo said that it is her vision to give back to the Community. She said that they learn what the Towns need and they are willing to help with it. Ms. Stormo said that with the help of the Selectmen, they make a plan to give back to the community.

Mr. Conley said that he would consider a letter of no opposition after he looks at the host agreement.

Mr. Leary asked Ms. Stormo if they were operating the dispensary now?

She said no, they need to find a new location.

Mr. Leary asked what time-line are they working on.

Ms. Stormo said that they are hoping to start planting in March 2016 and dispensing in July 2016.

Dr. Aubrey said that they need to get the seeds in the ground. He said that Ms. Stormo has a deadline at the end of December to submit letters of support from the community, as well the intent to lease property to the Department of Public Health (DPH).

Dr. Aubrey said that because this will be a medical facility they have rules to follow.

Mr. Leary said that he may be interested, but he would like to see a host agreement first. Dr. Aubrey said that they can meet with the Town at any time to go over the host agreement.

Mr. Marsden said that this property will be rented or leased to Compassionate Care Clinics. Ms. Stormo said yes, they are not sure if it will be 200 Summer Street or 201 Summer Street. Ms. Stormo said that she can give us a list of all her contacts in Fairhaven for references.

Mr. Leary said that the Board should talk to the Town Administrator, Jeff Ritter, to help negotiate a host agreement. Mr. Leary said that the Selectmen could re-visit it.

Ann Chipman, Stoney Brook Drive, asked what, are they going to discuss with Mr. Ritter?

Mr. Marsden said they are going to discuss the community host agreement. Mr. Marsden said that they are going to negotiate the frame work of the host agreement with the idea that they would be back at next week's Selectmen's meeting for a final discussion.

BOARD BUSINESS – MINUTES

MR. CONLEY MOVED TO APPROVE THE SELECTMEN'S MEETING MINUTES OF OCTOBER 7, 2015, AS WRITTEN. THE MOTION WAS SECONDED BY MR. LEARY. ALL IN FAVOR.

MR. CONLEY MOVED TO APPROVE THE SELECTMEN'S MEETING MINUTES OF OCTOBER 21, 2015, AS WRITTEN. THE MOTION WAS SECONDED BY MR. LEARY. ALL IN FAVOR.

TECHNICAL ASSISTANCE GRANT – DEP TRASH REMOVAL

Mr. Marsden said that we have been awarded a Technical Assistance Grant from DEP to help us go over the trash and recycling contract.

MR. LEARY MOVED TO AUTHORIZE THE CHAIRMAN TO SIGN THE TECHNICAL ASSISTANCE GRANT FROM THE DEP. THE MOTION WAS SECONDED BY MR. CONLEY. ALL IN FAVOR.

RESIGNATION – CONSERVATION COMMISSION

Mr. Marsden said that the Conservation Commission has received a resignation from Jim McGrath.

MR. LEARY MOVED TO ACCEPT THE RESIGNATION OF JIM MCGRATH FROM THE CONSERVATION COMMISSION. THE MOTION WAS SECONDED BY MR. CONLEY. ALL IN FAVOR.

The Board thanked Mr. McGrath for all his service to the Town.

ONE DAY LIQUOR LICENSE

MR. LEARY MOVED TO APPROVE A ONE DAY ALL ALCOHOLIC BEVERAGE LICENSE FOR SPECIAL OCCASIONS SERVERS FOR A GATHERING IN THE UPPER TOWN HALL, ON DECEMBER 4, 2015. THE MOTION WAS SECONDED BY MR. CONLEY. AL IN FAVOR.

EMT – APPOINTMENT

MR. LEARY MOVED TO ACCEPT THE APPOINTMENT OF DANIEL WEILAND AS AN EMT BY THE TOWN ADMINISTRATOR. THE MOTION WAS SECONDED BY MR. CONLEY. ALL IN FAVOR.

DOWNTOWN CORRIDOR GRANT

Mr. Marsden said that the Planning Board is developing a concept for a street scape design.

Mr. Marsden said that this will be from Highland Street to Woodland Street.

Mr. Leary said that there is mention of the Rail Trail in the Corridor. But the focus is downtown.

MR. LEARY MOVED TO HAVE THE CHAIRMAN SIGN THE DOCUMENT IN HOPES THAT THEY GET SOME TECHNICAL ASSISTANCE. THE MOTION WAS SECONDED BY MR. CONLEY. ALL IN FAVOR.

AT 9:40 P.M., MR. LEARY MOVED TO ADJOURN. THE MOTION WAS SECONDED BY MR. CONLEY. ALL IN FAVOR.

Respectfully submitted,

Donna A. Muzzy

approved_____