

## HOLLISTON BOARD OF SELECTMEN

December 9, 2015  
7:30 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.

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

16-24	GENERAL WARRANT	\$ 275,029.63
	STUDENT ACTIVITY (8030) HIGH SCHOOL	\$ 20,373.86
	STUDENT ACTIVITY (8030) MILLER SCHOOL	\$ 1,949.68
	DEBIT CARD (001)	\$ 2,771.47
	CAPITAL PROJECTS (3900)	\$ 3,000.00
	HEALTH INSURANCE TRUST (701)	\$ 475,640.31
	PERFORMANCE DEPOSITS (801)	\$ 2,952.50
	AGENCY (890) VETERANS DISTRICT	\$ 850.95
	AGENCY (890) VETERANS DISTRICT PAYROLL	\$ 1,219.50
	TOWN PAYROLL	\$1,134,648.72
	TOTAL PAID WARRANT	\$1,917,217.12

### ACCOUNTANT'S NOTE:

ACCRUED DEDUCTION LIABILITIES NOT PAID	\$ 222,351.23
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### TREASURER'S NOTE:

WIRE TO HEALTH INSURANCE TRUST	\$ 181,679.26
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**THE MOTION WAS SECONDED BY MR. LEARY. ALL IN FAVOR.**

### COMMENTS FROM THE BOARD

Mr. Conley congratulated the high school Football team for winning another Super Bowl.

Mr. Conley said that he will be having office hours at Coffee Haven on Saturday December 12, 2015, at 10:00 a.m.

### COMMENTS FROM THE AUDIENCE

Rita Bell, Locust Street, said that she attended last week's meeting and the discussion was on the growing of Medical Marijuana on Summer Street. Ms. Bell asked if the host agreement had been signed by the Board. Mr. Marsden said that Mr. Ritter did work on the agreement and it will be presented to the Board tonight. Ms. Bell said that once a host agreement is signed, it becomes permanent. She said that there are fourteen thousand residents in Town, she said that it should be a courtesy for anyone to be allowed to read the agreement. Ms. Bell suggested that the agreement be posted on the Town's webpage. Ms. Bell said that this may be a good thing for the finances of the Town, but she is concerned about addicts. She said that anything can happen.

### REPORT OF THE TOWN ADMINISTRATOR

Mr. Ritter said 1750 Washington Street is the location of Park and Recreation, Youth and Family Services and the Veteran Agent. He said that the Selectmen approved the hiring of Architect,

Ed Clinton. Mr. Ritter said that he has been working with the staff to come up with some great ideas for the building. Mr. Ritter said that there will be a follow up meeting next Tuesday, December 15, 2015, at 1:30 at 1750 Washington Street. Mr. Ritter said that all the work will be done by the spring.

Mr. Ritter said that the Economic Development Committee has organized a working group on the development of an Economic Development video. He said that it would run about 2 minutes long. He said that it will feature all of the best things in Holliston. He said that the goal is to include all parts of the Town. Mr. Ritter said that HCAT is going to produce this video. Mr. Ritter said that they will be having a showing of the video in the spring and it will be attached to the Town's website.

Mr. Ritter said that the Senior Center has had a few improvements. He said that they have retained services of a General Contractor and a Plumber. He said that Boston Showcase will be replacing all the appliances in the kitchen at the Senior Center. He said that we have received \$30,000 to get the project going. Mr. Ritter asked the Selectmen when would they like to have the All Boards Meeting? Mr. Marsden said that they have always had this meeting in early January. Mr. Marsden said that they can hold an All Chairs meeting if Mr. Ritter wanted to. Mr. Ritter suggested a Saturday morning for the meeting. Mr. Leary said that he works a lot of Saturdays. Mr. Marsden said that we usually have the meeting in the evening.

#### **TOWN CLERK – VOTING SYSTEM**

Elizabeth Greendale, Town Clerk, was present to talk about the new voting equipment. Mr. Marsden said that the Town Clerk needs a vote of the Board to stop using the old equipment and a vote to start using the new equipment.

Ms. Greendale said she needs a formal vote by the Board, then she will submit it to the State. Mr. Leary asked when do we expect to get the new voting machines? Ms. Greendale said March. She said that there will be a lot of training involved.

**MR. LEARY MOVED TO APPROVE THE USE OF THE NEW VOTING MACHINES BEGINNING WITH THE ANNUAL TOWN ELECTION TUESDAY, MAY 24, 2016. THE MOTION WAS SECONDED BY MR. CONLEY. ALL IN FAVOR.**

#### **APPOINTMENT – CONSERVATION COMMISSION**

Mr. Marsden said that the Conservation Commission is recommending that Emily Kingston move from Associate Member to a full Member. Mr. Marsden said that she has been a non-voting member for a while.

**MR. LEARY MOVED TO APPOINT EMILY KINGSTON AS A FULL MEMBER OF THE CONSERVATION COMMISSION. THE MOTION WAS SECONDED BY MR. CONLEY. ALL IN FAVOR.**

#### **CHANGE OF MANAGER – BERTUCCI'S**

Mr. Marsden said that they have received the completed application and the back-ground check has been completed by the Police Department.

Nanci Bond is the applicant for the new Manager. Mr. Conley asked about expanding the restaurant? Ms. Bond said that she has spoken to the owner of the block and they are considering it.

**MR. LEARY MOVED TO NAME Nanci BOND AS THE NEW MANAGER OF BERTUCCI'S RESTAURANT. MOTION WAS SECONDED BY MR. CONLEY. ALL IN FAVOR.**

**CANNABIS CULTIVATORS**

Mr. Marsden said that Brighton Advocate's is looking for a letter of no-opposition for property at Hopping Brook. Mr. Marsden said that a Host agreement was discussed last week with Town Administrator, Jeff Ritter.

Mr. Marsden said that there is another potential cultivator for the property in Hopping Brook. Adam Fine said that they are looking for a letter of non-opposition for the Hopping Brook property. He said that he had heard that the Town was looking for up to five different cultivators for the property. He said that it is very large area to grow in. He said that his Company is very interested in this area. He said that is why he is attending this meeting. He said that they are looking for a letter of no-opposition from the Selectmen.

Mr. Conley asked if this facility is for medical cultivation or recreational?

Mr. Fine said that this is for medical cultivation only. It will be a separate facility. Mr. Conley asked if this was going to be on the same property? He said yes but a separate building.

Mr. Conley asked about security?

Mr. Fine said that there will be a security system that is working seven days a week and twenty-four hours a day. Mr. Conley asked about video cameras inside and outside?

He said yes. He said that the entire facility, inside and outside, will have cameras. He said that they have a former State Trooper who is the head of security for them.

Mr. Conley asked about the employees and whether they will have to have a back-ground check?

Mr. Fine said yes.

Mr. Conley asked how is the marijuana going to be shipped out after cultivation?

Mr. Fine said that there are strict security codes that must be followed. He said it will be shipped out in a secure vehicle with two people to the retail facility. Mr. Conley asked how many retail facility's do they have? Mr. Fine said one.

Mr. Conley asked what name is going to be on the building? Mr. Fine said the name of the organization.

Mr. Fine said that they can't advertise this area as a cultivation facility.

Mr. Leary asked how big of a facility are you looking for? Mr. Fine said thirty thousand to fifty thousand square feet.

Mr. Leary said that is going to take a long time to build, what are your future plans?

Mr. Fine said if they build, you get exactly what you want. He said that there will be greenhouses that don't even look like greenhouses. He said that they would like to start building as soon as they are approved by Zoning. Mr. Fine said that he is hoping to get this done in the next few months. Mr. Fine said that it usually takes about one year to complete a project like this.

Mr. Leary asked if they were working with a developer?

Mr. Fine said that there developer has been in contact with Mr. Colantonio.

Mr. Leary asked Mr. Fine if he was looking in other Towns?

Mr. Fine said they are always looking for a cultivation site. He said that Hopping Brook has everything that they think they need.

Mr. Leary asked what other Town are you looking into?

Mr. Fine said it is not easy to find a site that fits everything you want to do. He said Hopping Brook would fit everything that they need.

Mr. Leary asked how far along are they with their approval by the State?

Mr. Fine said that there are three phases for the State application. He said that they have submitted the application of intent, and they have submitted their profile.

Mr. Leary said that there will be a limited amount of licenses that are given out.

Mr. Fine said they are not limiting licenses as of yet.

Mr. Leary asked if they have one dispensary will they be looking for more?

Mr. Fine said that they have no plans for that yet.

Mr. Conley asked how many employees would they have?

Mr. Fine said about thirty employees to start.

Mr. Fine said that they have to have a dispensary before they look for cultivation. They are working on the dispensary. Mr. Fine said that they have to go hand in hand.

Mr. Fine said that there are no plans to dispense in Holliston, only cultivate.

Mr. Marsden said that they have a letter of non-opposition depending on how negotiations go with the Town Administrator.

Mr. Leary asked if they were shopping around because he does not want to waste staff time if they decide not to move to Holliston.

Mr. Fine said that they are very interested in Holliston.

**MR. LEARY MOVED TO AUTHORIZE A LETTER OF NON-OPPOSITION AS LONG AS A HOST AGREEMENT CAN BE REACHED WITH THE TOWN ADMINISTRATOR. THE MOTION WAS SECONDED BY MR. CONLEY. ALL IN FAVOR.**

Mr. Marsden said that Brighton Health was present to talk about their host agreement that was negotiated with the Town Administrator last week. Mr. Leary asked if Brighton Health has met their deadline for the application for the State. Ms. Stormo said that they have almost everything completed. She said that they are still discussing the property at 200 or 201 Summer Street.

Mr. Leary asked if they thought they would have a location in place before December 31, 2015. Ms. Stormo said yes they are hoping to have the application process complete.

Mr. Marsden said that the host agreement is a public document and anyone wishing to read it may.

**MR. CONLEY MOVED TO SIGN THE COMMUNITY HOST AGREEMENT WITH BRIGHTON HEALTH. THE MOTION WAS SECONDED BY MR. LEARY. ALL IN FAVOR.**

**MR. MARSDEN MOVED TO SIGN THE LETTER OF NON – OPPOSITION FOR BRIGHTON HEALTH. THE MOTION WAS SECONDED BY MR. LEARY. ALL IN FAVOR.**

#### **MS. CHIPMAN**

Ms. Chipman does not think that there should be a medical cultivation plant in Holliston. She said that many Towns started developing By-laws about cultivation facilities when marijuana became legal in Massachusetts. Ms. Chipman said that the Towns that border Holliston have By-laws in place that set forth the size of the cultivation area. Ms. Chipman said that she would like Holliston to join those surrounding Towns and not provide a large facility for cultivation. She said that we could copy the Town of Medway, because we are similar in size. She said that Ashland and Medway will only allow a facility of twenty thousand square feet to twenty-five thousand square feet. She said that Brighton

Health has suggested a fifty thousand square foot location. Ms. Chipman said that we need a copy of all licenses and permits that have been issued by the State. She also said that we would need a copy of the deed or the lease agreement. Ms. Chipman said that zoning is the most important thing to talk about. Ms. Chipman said that it is in the best interest of the Town to have a By-law about cultivation. Ms. Chipman is asking that the Board of Selectmen not sign a letter of non-opposition for this cultivation facility or dispensary in Holliston. She said that it is in the best interest of this community to have a By-law in place.

Mr. Leary asked about the RMD By-law is all Zoning issues. Ms. Leary said that when it became legal to cultivate marijuana, some towns said that they did not want a cultivation facility in their town, but it is illegal to do that. Mr. Leary said that they are a legal business.

Mr. Leary said that more than one year ago the Planning Board looked into cultivation in Town. They were asked to see if they needed a special By-law that would be specific to marijuana facility. Mr. Leary said that at that time, we had enough zoning in place.

Mr. Leary said that the Town of Ashland is coming back to Town Meeting because they want to expand the size of the cultivation facility. He said that Ashland's By-law is too restrictive. They want to expand the By-law.

Mr. Marsden said that the Planning Board/Zoning Board is the place to go if you think that there is going to be a change in the zoning guide lines.

Mr. Conley thanked Ms. Chipman for doing all this research. He asked if this facility was only twenty thousand square feet would you have a problem with it?

Ms. Chipman said she would not choose to have the Town make money this way.

Mr. Marsden said that the Planning and Zoning Boards think that we have enough By-laws in place so a cultivation facility will not be in downtown.

Thomas Chipman, 116 Stage Coach Road, asked if the proposed facilities can be put on hold for the time being? He said they will go to the Planning Board and discuss this. Mr. Marsden said that he will not commit to stopping the companies that have come before the Board.

Mr. Chipman asked if at some time can we ever say that we have enough cultivation facilities in Holliston?

Mr. Leary said that they have the right to sell their product. He said that the can cultivate in any town in the State, because it is legal to do.

Mr. Chipman said that we have a tobacco shop in Town. He said that is next to the ice cream shop. He said that kids are going in there looking at the pot-pipes. He said that a place like that should be in the industrial park, not downtown.

Ms. Chipman said that the Town has eighteen pages governing alcohol. She said that we do not even have one sentence about regulations for the cultivation of marijuana.

Mr. Leary said that we can't regulate cultivation facilities. Mr. Leary said that the regulation of the cultivation is not a local function, the zoning of it could be. He said that the State regulates it.

Mr. and Mrs. Chipman are going to go to the Planning Board to talk about zoning issues and get back to the Selectmen about what was discussed.

Andrew Schneeloch, 11 Raleigh Road, asked if the Selectmen were still going to sign the letter of no-opposition for Brighton Health?

Mr. Marsden said he has no opposition to signing the letter. He said that he was not going to speak for the rest of the Board.

Mr. Schneeloch said that by signing that letter of non-opposition, there would be no way that they could stop the process.

Mr. Marsden said if they want to move into Holliston they can.

#### **BOARD BUSINESS – YOUTH ADVISORY COMMITTEE APPOINTMENTS**

Mr. Marsden said that the Youth Advisory Committee would like to appoint Holly Fisher Engel and Peggy Payne.

**MR. LEARY MOVED TO APPOINT HOLLY FISHER ENGEL TO THE YOUTH ADVISORY COMMITTEE FOR A TERM TO EXPIRE JUNE 2017. THE MOTION WAS SECONDED BY MR. CONLEY. ALL IN FAVOR.**

**MR. LEARY MOVED TO APPOINT PEGGY PAYNE TO THE YOUTH ADVISORY COMMITTEE FOR A TERM TO EXPIRE JUNE 2017. THE MOTION WAS SECONDED BY MR. CONLEY. ALL IN FAVOR.**

Mr. Marsden said that the Board has a meeting schedule for January, 2016 through June, 2016.

Mr. Conley said that there is a meeting scheduled for every Wednesday. Mr. Marsden said yes because it is easier to schedule the meeting in advance and if they do not need to meet they can cancel it.

**MR. CONLEY MOVED TO APPROVE THE SCHEDULE FOR THE BOARD. THE MOTION WAS SECONDED BY MR. LEARY. ALL IN FAVOR.**

#### **METROWEST VETERANS DISTRICT AGREEMENT AND REPRESENTATION**

John Givner, Veterans Agent, is requesting the Selectmen to approve continuing Holliston's involvement in the Veterans' District and appoint a representative from the Town.

**MR. LEARY MOVED TO AUTHORIZE THE CHAIRMAN TO SIGN THE DOCUMENT TO CONTINUE OUR INVOLVEMENT WITH THE OTHER COMMUNITIES IN THE DISTRICT. THE MOTION WAS SECONDED BY MR. CONLEY. ALL IN FAVOR.**

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**MR. LEARY MOVED TO APPOINT JEFF RITTER AS THE TOWNS REPRESENTATIVE TO THE DISTRICT. THE MOTION WAS SECONDED BY MR. CONLEY. ALL IN FAVOR.**

#### **ANNUAL ALCOHOLIC BEVERAGE LICENSE RENEWALS**

**MR. CONLEY MOVED TO APPROVE THE FOLLOWING COMMON VICTUALLER'S LICENSES AND ALL KINDS OF ALCOHOLIC BEVERAGE; ANTHONY'S ON THE GREEN, BERTUCCI'S RESTAURANT CORP., CASEY'S CROSSING LIMITED AND JASPER HILL CAFÉ AND BISTRO. THE MOTION WAS SECONDED BY MR. LEARY. ALL IN FAVOR.**

**RETAIL PACKAGE STORE – WINE AND MALT**

**MR. CONLEY MOVED TO APPROVE THE FOLLOWING RETAIL PACKAGE STORE LICENSE RENEWALS FOR WINE AND MALT BEVERAGES: FOR CENTRAL CAFÉ AND COVENIENCE, CORNER MARKET, CRAFTED AND THE WINE HOUSE. THE MOTION WAS SECONDED BY MR. LEARY. ALL IN FAVOR.**

**RETAIL PACKAGE STORE – ALL KINDS OF ALCOHOLIC BEVERAGES**

**MR. CONLEY MOVED TO APPROVE THE FOLLOWING RETAIL PACKAGE STORE LICENSES FOR ALL KINDS OF ALCOHOL FOR C.J. CORRADO AND SONS, D/B/A CLIFF'S LIQUORS, DEPOT PACKAGE STORE, INC., AND MALL LIQUORS D/B/A/ LINCOLN LIQUORS. THE MOTION WAS SECONDED BY MR. LEARY. ALL IN FAVOR.**

**COLLECTIVE BARGAINING AGREEMENT WITH THE NEW ENGLAND LABORER'S DISTRICT COUNCIL**

Mr. Marsden said there are a couple of minor tweaks with respect to the Collective Bargaining Agreement with the Laborer's District. He said that there is the need to approve and sign the contract. Mr. Leary said there was a typo in the agreement.

**MR. LEARY MOVED TO APPROVE AND SIGN THE COLLECTIVE BARGAINING AGREEMENT BETWEEN THE NEW ENGLAND LABORER'S DISTRICT COUNCIL AND THE TOWN OF HOLLISTON. THE MOTION WAS SECONDED BY MR. CONLEY. ALL IN FAVOR.**

Mr. Marsden said that the 495 /Metrowest Partnership is looking for a letter of support. Mr. Marsden said that he has been involved with the 495 Partnership for a number of years. He said that this partnership brings Towns and Communities around 495 together so that they can discuss issues from all the communities. He said that they run a lot of events during the year.

**MR. CONLEY MOVED TO AUTHORIZE A LETTER OF SUPPORT FOR THE 495 METROWEST PARTNERSHIP. THE MOTION WAS SECONDED BY MR. LEARY. ALL IN FAVOR.**

Mr. Leary said that there was a resignation for the Conservation Commission, Jim McGrath. The Board has a letter of thanks for his years of service to the Town.

**MR. CONLEY MOVED TO AUTHORIZE THE BOARD TO SIGN THE LETTER OF THANKS FOR JIM MCGRATH FOR HIS YEARS OF SERVICE. THE MOTION WAS SECONDED BY MR. LEARY. ALL IN FAVOR.**

Mr. Marsden said that the Finance Committee has given the Board their guide-lines for FY 17.

Mr. Marsden said that the budget increase is 1.5%, overall rate a 2.5% to salaries.

Mr. Marsden said that the Finance Committee has served the Town well with their predictions.

**MR. LEARY MOVED TO SUPPORT THE FINANCE COMMITTEES RECOMMENDATION. THE MOTION WAS SECONDED BY MR. CONLEY. ALL IN FAVOR.**

**AT 9:00 P.M., MR. LEARY MOVED TO ADJOURN. THE MOTION WAS SECONDED BY MR. CONLEY. ALL IN FAVOR.**

Selectmen's Meeting Minutes

8.

December 9, 2015

Respectfully submitted,

Donna A. Muzzy

approved\_\_\_\_\_