

HOLLISTON BOARD OF SELECTMEN

February 24, 2016
7:30 p.m.

Holliston Town Hall
703 Washington Street – 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

16-35	GENERAL WARRANT	\$ 76,744.69
	VOIDS	\$ (130.00)
	MEALS TAX (220)	\$ 40.12
	COMMUNITY PRESERVATION (265)	\$ 3,581.28
	CAPITAL PROJECTS (3900)	\$ 68,320.00
	PERFORMANCE DEPOSIT (801)	\$ 3,501.24
	AGENCY (890) VETERANS DISTRICT	\$ 86.57
	AGENCY (890) VETERANS DISTRICT PAYROLL	\$ 1,219.50
	TOWN PAYROLL	\$113,530.72
	TOTAL PAID WARRANT	\$265,674.62

ACCOUNTANT'S NOTE:

ACCRUED DEDUCTION LIABILITIES NOT PAID	\$ 29,631.05
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TREASURER'S NOTE:

WIRE TO HEALTH INSURANCE TRUST	\$ 18,307.00
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THE MOTION WAS SECONDED BY MR. LEARY. ALL IN FAVOR.

COMMENTS FROM THE BOARD

There was none.

Comments from the audience

Justin Brown, 1201 Washington Street, said that he received a letter from the Tree Warden, Mark Ahronian, about a tree in his front yard that is in need of coming down. He said that he was given 30 days to have the tree taken down. Mr. Brown wanted to know what Mr. Ahronian controls and if he has the authority to ask that a tree be taken down on private property. Mr. Brown is asking the Selectmen to have the tree removed. He said that the tree is on his property and just three weeks ago a tree crew was taking down trees on private property. He would like the tree removed. He said that the tree that was taken down across the street from him was the same distance off the road as his. The tree company took that one down but not his. Mr. Brown said that it a contracted tree crew. Mr. Leary said that he would look into it.

REPORT OF THE TOWN ADMINISTRATOR

Jeff Ritter said that the Assistant Treasurer has resigned. Stephanie Foley has taken a job at the School Department. He said that Nicole Costa is going to take over that position on a temporary basis. He said that this position will be posted.

MR. LEARY MOVED TO APPOINT NICOLE COSTA AS TEMPORARY ASSISTANT TREASURER UNTIL THE POSITION CAN BE FILLED. THE MOTION WAS SECONDED BY MR. CONLEY. ALL IN FAVOR.

Mr. Ritter said that there is going to be a presentation that is going before the Finance Committee on March 22, 2016, at 7:05 p.m. from ClearGov. Mr. Ritter said that ClearGov is a software provider.

Mr. Ritter said that the Selectmen are welcomed to attend.

Mr. Ritter said that he went to Framingham for a presentation about Holliston becoming a Compact Community. He said that we can now apply for funding for technology grants.

Mr. Ritter said we received forty-five suggestions and comments about downtown.

He said that Holliston has been recognized as a Green Community and there was a gathering at the upper Town Hall last week. He said that six other Communities were present, as they two are Green Communities.

Mr. Ritter said that last week, there was a pre-bid conference for the Senior Center parking lot. He said that the DPW Director was present along with several contractors. He said that the bid opening will take place on March 3, 2016, at noon.

STEVE BRADFORD – POW AND MIAS

Steve Bradford, Commander of the American Legion was present. He said that the American Legion voted to go along with the purchase of a POW/MIA chair for the lobby of Town Hall. He said that the VFW is welcome to join them in the purchase of this chair. Mr. Bradford said that this will not cost the Town any funds. He said that he would like to place it in the lobby to the left of the elevator. Mr. Bradford said that it will not be in the way of people coming and going. Mr. Bradford said that they will have flags behind the chair.

Mr. Marsden said that it is a great idea. He likes both the inside chair and outside one. Mr. Bradford said that Medway has their chair outside on display outside the Police Station. He said that he would like to keep this one inside.

MR. LEARY MOVED TO SUPPORT EITHER PROPOSAL FOR, INSIDE OR OUTSIDE, FOR THE POW/MIA CHAIR. THE MOTION WAS SECONDED BY MR. CONLEY. ALL IN FAVOR.

7:45 P.M. WATER HEARING – WATER RATES

Mr. Conley read the hearing notice

Sean Reese, DPW Director, was present. Mr. Reese recommended no change in the current water rate. He said that there will be no change in the sewer structure fee. There will not be a change in the meter fee. Mr. Reese said that they are below guideline for the budget for FY 2017. Mr. Reese said that there is no need to increase the water rates. Mr. Reese said that they are starting a few projects. They will be doing Pinecrest Road, they just opened the bid the other day. He said that the water main replacement will start in April. He said that Shaw Farm Road will be next. Then, Mudville will all have new water mains. He said that we are moving in a positive direction.

Mr. Conley thanked Mr. Reese for all his hard work.

Mr. Marsden suggested that they keep the hearing open for one week, in case there should be some suggestions that come up.

MR. MARSDEN MOVED TO CONTINUE THE WATER RATE HEARING UNTIL FEBRUARY 17, 2016. THE MOTION WAS SECONDED BY MR. LEARY. ALL IN FAVOR.

MAYFLOWER MEDICINALS – OCTOBER HILL ROAD

Blair Ramano and his attorney were present to talk about 89 October Hill Road (Mayflower Medicinals) asking for a letter of support from the Selectmen. He said that they have a host agreement ready to be signed. John Henderson, CEO of the Company, was present to answer any questions.

The attorney said that their plan is to cultivate the product only. He said that they are in the final stage with the Commonwealth. He said that they need a letter of support for the Board in order to complete the application. The attorney said that they are in the process of securing the retail places. He said that they are looking for three locations.

Mr. Leary asked if they had signed a lease for 89 October Hill Road?

The attorney said that if they can get a letter of support and their host agreement is, they will sign the lease for 89 October Hill Road.

Mr. Marsden said that he is a fan of the host agreement giving the Town a percentage of the profits, not just a flat rate.

Mr. Ritter said that the agreement will be revisited after five years.

Mr. Conley asked if they were planning on opening up any more growing facilities?

Mr. Ramano said no, this one will be the one and only one. Mr. Conley asked when did they want to start to move in to 89 October Hill Road. Mr. Ramano said that they are going to move as fast as they can. Mr. Leary asked how long of a lease will they be signing? Mr. Ramano said ten year lease.

MR. LEARY MOVED TO SIGN A LETTER OF NON-OPPOSITION FOR MAYFLOWER MEDICINAL INC. THE MOTION WAS SECONDED BY MR. CONLEY. ALL IN FAVOR.

MR. CONLEY MOVED TO APPROVE THE HOST AGREEMENT WITH MAYFLOWER MEDICINAL INC. THE MOTION WAS SECONDED BY MR. LEARY. ALL IN FAVOR.

ED CLINTON – DESIGN PLANS 1750 WASHINGTON STREET

Mr. Clinton passed out a copy of the design plan. Mr. Clinton thanked everyone for all their help and he has enjoyed working with the team. He said that the building is a huge asset to the Town. He said that there is plenty of office space and if there were an emergency, there are several ways to get out. Mr. Clinton said that the building was set up for multi-unit tenants. He said that he would like to have a public entrance in the front with signs and lighting. The parking lot is large and a lot of cars can be parked at the same time. There will be handicap entrances on both levels of the building. Mr. Clinton said that an elevator will be installed. Mr. Clinton said that the stairs will have backs put on them because of code. He said that the steps do not have to be replaced, just a back put on them.

Mr. Leary asked if there was enough space for an elevator? Mr. Clinton said yes there is. Mr. Clinton said that the elevator is considered a limited use elevator. He said that you would never know that you are not on a commercial elevator. He said that weight capacity is the difference. Mr. Clinton said that they looked into a chair lift, but only one person at a time could use it. Mr. Clinton said that the inside of the building will be painted.

Kristen Hedrick, Park and Recreation Director, said they are going to be able to lock off every section of the building. Mr. Conley said that it would be great to have a receptionist to greet people as they come in. Someone asked if glass doors could be used so that people coming into the building will see staff. Mr. Clinton said that with the fire codes, it would be very expensive. Mr. Chipman said that when someone enters the building, Park and Recreation will be on the left and Youth and Family Services and the Veterans' Agent will be on the right. Someone also said that they want to protect their offices, and if an outside group uses the building by locking the areas they will not be able to walk around the entire building.

Mr. Clinton said that the lower level of 1750 Washington Street need more work than upstairs. He said that the daycare will be in the lower level and some of the students will be less than two years and nine months. Old code requires this to be an institutional use. He said that it will have direct access to the outside. He said that the daycare will be used for education. Ms. Hedrick said that there will be an entrance in the back that will go downstairs.

Mr. Conley said that would like to walk around the building so that he can get a visual. Mr. Conley said that he is concerned about security in the building. Mr. Chipman said that there is a security system in the building and it is working.

Mr. Leary asked about cameras. Mr. Chipman said that it could be done.

Mr. Conley asked about overflow from the Senior Center. Can they come and use 1750 Washington Street?

Ms. Hedrick said that she has spoken with Ms. Boulette about that and the seniors do not want to go any other place. They want to stay at 150 Goulding Street.

Mr. Leary said that it would not be all the time, it would be if the seniors were having a function and their space was not big enough.

Mr. Leary said that while the parking is done at the Senior Center, they will need someplace go.

He said that it could take one month. Ms. Hedrick said that they hope that their construction is done by then. If so, they are welcome to share. There may not be enough tables and chairs for them.

Mr. Conley said that he would like to hold off on the vote until next week. This way, he will have time to go to 1750 Washington Street and look around and get a visual.

Mr. Marsden and Mr. Leary said that the plans are great. They would like to get moving on this.

MR. LEARY MOVED TO APPROVE THE PLANS FOR 1750 WASHINGTON STREET. THE MOTION WAS SECONDED BY MR. CONLEY. ALL IN FAVOR.

NAMING OF 1750 WASHINGTON STREET

Someone said that they would like to call it the Holliston Community Building. Mr. Leary said that it is not a Community Building so we can't call it that.

Ms. Hedrick said that she likes 1750 Washington Street.

Ms. Hedrick said that he has sent a grant application to Celebrate Holliston for a new sign.

She said that the sign will say 1750 Washington Street and a listing of all the departments.

Mr. Marsden said that we will review this again in August.

BOARD OF ASSESSORS - PILOT AGREEMENT

Katherine Peirce, Principal Assessor, and Peter Barbieri, Assessor were present. She said that this PILOT agreement is for a solar farm. Ms. Peirce said that they have been working on this since 2013. Mr. Leary asked if she thought that this was a fair assessment for a twenty year term? Ms. Peirce said that they are entering into this agreement in good faith. She said that they have looked at the income and the cost approach. Ms. Peirce said that the Department of Revenue went over the values last fall. Mr. Leary asked if the Department of Revenue needs to approve of this? Mr. Barbieri said that they have signed off for this year, but not the agreement.

Ms. Peirce said that they typically do not get involved with PILOT projects at all. Ms. Peirce said that as Assessors, they can only value this fiscal year, not the future. She said that they are projecting a 2.5% for the levy and the depreciation of the facility. Mr. Leary said that it is a flat \$87,000 per year. Mr. Marsden asked if the Town would get an increase in the levy? Ms. Peirce said that the levy is built into the 2.5% increase. Mr. Leary asked how are we dealing with the other projects that are going on? Ms. Peirce said that the other project that is pending is Marina Energies in Hopping Brook Park. Ms. Peirce said that this one is much smaller. Ms. Peirce has asked Marina Energies for their income profile. She said that the Assessors still have to determine the value.

Mr. Leary asked what are we going to do with Solect Energy. Ms. Peirce said that Marina Energies purchased them. She said that Solect has two different solar fields. One is owned by Marina Energies and is considering entering into a PILOT Agreement.

Mr. Barbieri asked Ms. Peirce if any of the Solar Companies filed for an abatement? Ms. Peirce said that two did. Mr. Leary said that if there is a PILOT agreement, they can't file for an abatement.

Mr. Leary asked if Ms. Peirce was confident that Marina Energies would sign the agreement. Ms. Peirce said yes, they will sign the agreement.

Peter Barbieri said that the tax should be associated with the value of the land.

Mr. Conley asked if the Assessors had approved this yet? Mr. Barbieri said they have, but they do not have Town Counsel input. Mr. Barbieri said that they need simple language that says they will pay no less than the commercial value of the land.

Mr. Marsden asked Ms. Peirce if she has spoken with other towns about this? Ms. Peirce said that she has. Mr. Barbieri said that there is not a lot of history with these type of projects.

The Selectmen thanked the Assessors for putting together the PILOT Agreement.

BUDGET REVIEW – FIRE, AMBULANCE, EMERGENCY MANAGEMENT DEPARTMENTS

Chief Michael Cassidy was present. He started with Emergency Management and it came in at guideline. He said that most of the budget goes to the Blackboard notification system. Chief Cassidy said that most of the funding comes from grants, but if the grant funds ever dry-up they will have to come to the Town for the funding.

MR. LEARY MOVED TO APPROVE THE EMERGENCY MANAGEMENT BUDGET FOR FY 2017 IN THE AMOUNT OF \$10,837. THE MOTION WAS SECONDED BY MR. CONLEY. ALL IN FAVOR.

FIRE DEPARTMENT BUDGET

Chief Cassidy said that the budget came in at guideline. He said that the biggest expense in his budget is employee salaries. Chief Cassidy thanked the Board for restoring the third Deputy position. He said

that it has worked out very well. They were able to promote someone to the second Deputy's position effective January 1st. He said that he has already seen the benefits.

MR. LEARY MOVED TO APPROVE THE FIRE DEPARTMENT BUDGET FOR FY 2017 IN THE AMOUNT OF \$828,666. THE MOTION WAS SECONDED BY MR. CONLEY. ALL IN FAVOR.

AMBULANCE BUDGET

Chief Cassidy said that the ambulance has not brought in enough funds to cover the cost of running the ambulance. He said that the revolving fund model is not working. He said that he has met with the Treasurer and Town Accountant about this. He said that the suggestion is not to treat the ambulance budget as a revolving account. He said that all services would go to the General Fund. He said that he would like the benefits to come out of the Town..

He said that the ambulance would be treated as an emergency service that the Town provides.

Mr. Leary said that we were using the revolving account to purchase new ambulances. He said they thought it would work and there would be enough funds available. But that has not happened. Chief Cassidy said that the funding for a new ambulance will have to come out of Capital.

MR. LEARY MOVED TO REMOVE THE AMBULANCE FROM THE RESERVE FUND ACCOUNT AND THE EXPENSE OF REPLACING THE AMBULANCE ON THE SIDE OF THE TOWN FROM THE GENERAL FUND. THE MOTION WAS SECONDED BY MR. CONLEY. ALL IN FAVOR.

MR. LEARY MOVED TO APPROVE THE AMBULANCE BUDGET IN THE AMOUNT OF \$354,115 FOR FY 2017. HE MOTION WAS SECONDED BY MR. CONLEY. ALL IN FAVOR.

Chief Cassidy reminded everyone that there should be working smoke detectors in every house,

Mr. Conley asked Chief Cassidy what can residents do during a storm if they need shelter?

Chief Cassidy said that there are a number of places that residents can go if the need was there.

He said that the last storm that we had did not warrant opening a shelter. He said that the power was only going to be off for about 24 to 36 hours. He said that in order to open a shelter the power needs to be off for a predicted 72 hours. Chief Cassidy said that a staff needs to let residents in. He said that people would need to be checked in and checked out. He also said that there could be security issues.

Chief Cassidy said that the last time a warming station opened in Holliston, only two residents showed up. He said that it is a huge investment and you need 20 to 30 people to run it. Chief Cassidy said that this storm was well predicted. Mr. Conley said that the Town of Medway opened up their Senior Center to any and all residents. Chief Cassidy said that the Holliston Library was open for warming and to charge a device. Mr. Conley asked how, does this information get out to the public. Chief Cassidy said that it was all posted on Facebook. Chief Cassidy said that we also have Blackboard and the Holliston App to notify residents. It feeds all the information to anyone who has the App.

BOARD BUSINESS – MINUTES

MR. LEARY MOVED TO APPROVE THE SELECTMEN'S MEETING MINUTES OF DECEMBER 16, 2015. THE MOTION WAS SECONDED BY MR. MARSDEN. TWO IN FAVOR. MR. CONLEY ABSTAINED.

ONE DAY ALCOHOLIC BEVERAGE LICENSES – BON FETE AND LE BLANC AND MORIAS

MR. LEARY MOVED TO APPROVE A ONE DAY ALCOHOLIC BEVERAGE LICENSE FOR BON FETE FOR A WEDDING ON JUNE 25, 2016, FROM 3:00 P.M. TO 11:00 P.M., AT THE HISTORICAL SOCIETY. THE MOTION WAS SECONDED BY MR. CONLEY. ALL IN FAVOR.

MR. LEARY MOVED TO APPROVE A ONE DAY ALCOHOLIC BEVERAGE LICENSE FOR THE LE BLANC AND MORIAS WEDDING ON MAY 27, 2016, FROM 6:00 P.M. TO 10:00 P.M., AT THE HISTORICAL SOCIETY. THE MOTION WAS SECONDED BY MR. CONLEY. ALL IN FAVOR.

EVENT PERMIT – HBA SPRING FESTIVAL

MR. LEARY MOVED TO APPROVE THE EVENT PERMIT FOR THE HBA SPRING FESTIVAL ON MAY 14, 2016, FROM 11:00 A.M. TO 5:00 P.M. THE MOTION WAS SECONDED BY MR. CONLEY. TWO IN FAVOR. MR. MARSDEN ABSTAINED.

UPPER CHARLES RAIL TRAIL AGREEMENT

MR. CONLEY MOVED TO AUTHORIZE THE CHAIRMAN TO SIGN THE AGREEMENT FOR THE RIGHT OF WAY FOR THE UPPER CHARLES RAIL TRAIL. THE MOTION WAS SECONDED BY MR. LEARY. ALL IN FAVOR.

Mr. Marsden said that Hollis Hills Condominium Association is asking that they be allowed to use the Town's trash and recycling pickup. Mr. Marsden said that there will be three streets involved. Bridel Path, Fieldstone Drive and Bitter Sweet Circle. Mr. Marsden said that there are thirteen units at this time. When finished, there will be thirty-two units. Mr. Marsden said that Republic Service has no problem adding these units.

Mr. Leary asked if there was going to be any extra charges added to our bill. Mr. Ritter said no.

Mr. Leary said that they are a Condo Association they should be responsible for getting rid of their own trash. It should not be the Town's concern. Mr. Leary said that if we do it for one Condo Association we have to do it for all.

Mr. Conley suggested that they table this vote at this time.

AT 9:45 P.M., MR. LEARY MOVED TO ADJOURN. THE MOTION WAS SECONDED BY MR. CONLEY. ALL IN FAVOR.

Respectfully Submitted,

Donna A. Muzzy

approved_____

