

HOLLISTON BOARD OF SELECTMEN

June 12, 2017
7:30 p.m.

Selectmen's Meeting Room – 105
Town Hall

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

MR. AHRONIAN MOVED TO APPROVE THE FOLLOWING WARRANT

17-49	GENERAL WARRANT	\$232,524.82
	STUDENT ACTIVITY (8030) HIGH SCHOOL	\$ 32,273.00
	CAPITAL PROJECTS (300)	\$ 1,226.34
	HEALTH INSURANCE TRUST (700)	\$ 10,945.90
	PERFORMANCE DEPOSITS (801)	\$ 5,554.49
	AGENCY (890) VETERANS DISTRICT	\$ 31.28
	AGENCY (890) VETERANS DISTRICT PAYROLL	\$ 1,125.00
	TOWN PAYROLL	\$ 47,654.43
	TOTAL PAID WARRANT	\$330,210.26

ACCOUNTANT'S NOTE:

ACCRUED DEDUCTION LIABILITIES NOT PAID	\$ 10,232.37
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TREASURER'S NOTE:

WIRE TO HEALTH INSURANCE TRUST	\$ 8,887.68
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THE MOTION WAS SECONDED BY MR. MARSDEN. ALL IN FAVOR.

MR. AHRONIAN MOVED TO APPROVE THE FOLLOWING WARRANT

17-49P	AGENCY (890) VETERANS DISTRICT PAYROLL	\$ 1,125.00
	TOWN PAYROLL	\$117,796.89
	TOTAL PAID WARRANT	\$117,796.89

ACCOUNTANT'S NOTE:

ACCRUED DEDUCTION LIABILITIES NOT PAID	\$ 34,733.77
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TREASURER'S NOTE:

WIRE TO HEALTH INSURANCE TRUST	\$ 22,612.18
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THE MOTION WAS SECONDED BY MR. MARSDEN. ALL IN FAVOR.

COMMENTS FROM THE AUDIENCE

There were none

COMMENTS FROM THE BOARD

Mr. Conley said that he went to the Library meeting last week and they are going to look into a maintenance person to help in the building in the future.

REPORT OF THE TOWN ADMINISTRATOR

Jeff Ritter, Town Administrator, was present. He said that he was approached last week by another Medical Marijuana Grower, at 29 Everett Street, he said that this is the former Cold Chain Technology

Building. He said that he has a letter for the Board to sign, a Letter of No Opposition. He said that if this is going to happen, the Planning Board would be involved. Mr. Ritter said that this will be our third growing facility.

Mr. Conley asked what other buildings are around 29 Everett Street?

Mr. Ritter said that there is a dance studio with-in 500 feet and Fran Colantonio's building is in the general area.

Mr. Conley asked what is the by-law about this?

Mr. Ritter said that State Law says 500 feet from a school or where children would congregate.

Mr. Conley said that area has a bunch of kids and it is very busy.

MR. Conley and Mr. Ahronian said that they would discourage it.

Mr. Marsden asked if they wanted to come to a Selectmen's meeting to talk about it? He said that this is only going to be growing facility not a dispensary.

Mr. Ahronian said that if we do this for one, we have to do it for everyone.

Mr. Conley said that if Mr. Marsden thinks that we should talk to them then we should.

Mr. Ritter said that they have had their fourth project meeting for the Flagg School demolition. He said that they meet every Monday morning at 10:00 a.m. at the construction site. He said that they think that all the environmental issues will be cleared up by July. He said that we are a little ahead of schedule.

Mr. Ritter said that the website is updated on all of our projects every week and there is a link so that it comes up on Facebook as well.

Mr. Ritter said that the Green Communities Grant program did a great job. He said that Chief Cassidy, Chris Meo and Andrea Minihan all responded to put together a grant application for \$243,000. He said that they received an invitation to go to a ceremony at the State House on Monday at 4:00 p.m. He said that his a good indication that we will be getting a second grant.

Mr. Ritter said that on June 21, the COA will be having their annual meeting at the Senior Center at 1:00 p.m.

Mr. Ritter asked the Board for permission for a weeks vacation at the end of June.

Vacation granted.

TOWN COUNSEL INTERVIEW – MEAD, TALERMAN & COSTA, LLC

Jay Talerman and Lisa Mead were present. Attorney Talerman said that they have two offices, one in Newburyport and the other in Millis. He said that they have been doing Town Counsel work for many years. Attorney Talerman said that Ms. Mead is a former Mayor and has years of experience. He said that they work with fourteen Towns.

Attorney Mead said that they have three partners that have a lot of experience.

Attorney Talerman said that he is the Town Moderator for the Town of Norfolk. He said that they all get involved in their communities.

Mr. Conley asked Attorney Mead about office hours?

Attorney Mead said that she has office hours in Ashland one per week. She said that she has been doing it for ten years every Wednesday.

Attorney Mead said that Attorney Talerman will be the lead Attorney for Holliston. She will provide backup.

Attorney Talerman said that he is in Bellingham twice a month for three hours. He said that he is willing to work with the Town for whatever way they choose. Attorney Talerman said that they will present three different proposals for the Town to pick a way to be billed.

MR. Ahronian asked Attorney Mead, when you were Mayor are there any stories that you can share that would be relevant to our Town?

Attorney Mead said that when she was elected City Hall was condemned and they were in a deficit. When she left they had over a million dollars in surplus funds, and City Hall has been rebuilt. She said that they built a new police station and the train is now running in Newburyport. She said that they also raised twenty-three million in grants. Attorney Mead said that she is very creative.

Mr. Marsden said that he has spoken with Attorney Talerman about their firm and he is very impressed. Attorney Talerman said that he has worked with Jeff Ritter in Rehoboth.

Mr. Ritter had no questions. The Board thanked both Attorney Talerman and Attorney Mead for coming to the meeting.

8 ARCH BRIDGE COMMITTEE UPDATE AND ENGINEERING PROPOSAL

Jay Robinson and Herb Bocket from the 8 Arch Bridge Committee were present to give an update.

Mr. Robinson said that Gill Engineering needs to back with 100% design bid.

Mr. Bocket said that there is a Chapter 85 compliance. He said that it is the Study of Safety of Public Way. He said that this does not need to be studied.

Mr. Robinson said that the MASS DOT study does not need to be done.

Mr. Robinson said that all the project information can be posted to the Town's webpage.

Mr. Robinson said that they are very lucky to have four engineers on the 8 Arch Bridge Committee.

Mr. Ahronian asked about pre-cast sections of the bridge.

Mr. Bocket said that they will lay them on the flat deck portion of the bridge. He said then they will be putting up a railing to keep everyone safe.

Mr. Ahronian said that the bridge is very close to private property. Will they be able to work on the bridge without going onto private property?

Mr. Bocket said that they will be working on the top of the bridge, the private property is close to under and on the side of the bridge.

MR. MARSDEN MOVED TO APPROVE THE DESIGN OF THE 8 ARCH BRIDGE. THE MOTION WAS SECONDED BY MR. AHRONIAN. ALL IN FAVOR.

MR. MARSDEN MOVED TO APPROVE THE ENGINEER SERVICES IN THE AMOUNT OF \$29,640. THE MOTION WAS SECONDED BY MR. AHRONIAN. ALL IN FAVOR.

BOARD BUSINESS – MINUTES NOVEMBER 9, 2016 AND MAY 8, 2017

MR. MARSDEN MOVED TO APPROVE THE MEETING MINUTES OF NOVEMBER 9, 2016, AS WRITTEN. THE MOTION WAS SECONDED BY MR. AHRONIAN. ALL IN FAVOR.

MR. MARSDEN MOVED TO APPROVE THE MEETING MINUTES OF MAY 8, 2017, AS WRITTEN. THE MOTION WAS SECONDED BY MR. AHRONIAN. ALL IN FAVOR.

LIAISON APPOINTMENTS**Postponed****PILOT AGREEMENT – CEC SOLAR**

Greg Carey, Washington Street, was in to talk about a Pilot Agreement in lieu of taxes. Mr. Ritter said that Town Counsel has reviewed this and has no problems.

Mr. Carey said that at 128 Fisher Street, there is going to be a solar farm to produce electricity. He said that this is in an industrial area and it has not been well developed. Mr. Carey said that they have spent the past two months discussing this project. He said that the Assessors have come to an agreement so now they can move forward.

Mr. Marsden asked if this property is close to the size of the Hopping Brook Park?

Mr. Carey said this is going to be a smaller project than the solar field at Hopping Brook Park.

MR. MARSDEN MOVED TO APPROVE THE PILOT AGREEMENT WITH CEC SOLAR. THE MOTION WAS SECONDED BY MR. AHRONIAN. ALL IN FAVOR.

DECLARATION OF RESTRICTIVE COVENANTS – PULTE HOMES

Mr. Ritter said that he was notified by the Massachusetts Department of Housing that they received a request for a second amendment to the regulatory agreement for the project at Pulte Homes in Holliston Woods. He said that there is an adjustment on appendix B, because of a change in a sale price of an affordable unit. He said that there has to be an amendment if there is a change in the condominium fees for an affordable unit. He said that it needs to be approved by the Board of Selectmen.

Mr. Ritter said that the Planning Board has looked at this and does not see a problem.

Mr. Marsden said that he would like to know more about why they are being asked to raise the price of the affordable unit.

Mr. Conley said that this is a 10% increase over the past three years. He said that the cost of living is going up.

Mr. Marsden wanted to know who will benefit with this increase?

Mr. Conley asked Mr. Ritter to get more information on this for the next meeting.

DOWNTOWN BID DOCUMENTS AND TIMELINE

Bob Smith, from McMahon and Associates, was present. Mr. Conley asked how are they progressing?

Mr. Robert Smith said that the bid documents are ready to be advertised. He said that they are going to put it in the Central Registrar to seek bids for construction. Mr. Robert Smith said that the equipment that needs to be ordered will take more than fifteen weeks to come in. So, most of the work will start in the spring.

Mr. Robert Smith said that Mr. Reese asked the contractors to stop working one week before America in Bloom comes to Holliston, to make sure that the road is passable and that there are parking spaces and that sidewalks are passable. And when America in Bloom has passed, they can resume construction.

Mr. Robert Smith said that the first thing that will happen is they will dig up some of the bricking and put conduit in to run the wires. Then curb work at Green Street. He said that they will be prepped and ready to go in the spring.

Mr. Conley said that he is very discouraged about this, he wanted this project completed before winter. Mr. Robert Smith said that they can't pave in the winter, because hot top needs to be a certain temperature.

Mr. Ahronian said that a lot of people in Town have donated trees in downtown. He asked which tree is going to be removed?

Mr. Robert Smith said that he thinks it is at the corner of Central Street and Washington Street close to the Antique shop.

Mr. Ahronian said that the business owners have paid for all the trees that were planted.

The Board thanked Mr. Robert Smith for coming to the meeting to discuss the downtown plan.

MR. MARSDEN MOVED TO APPROVE THE TIMELINE AND THE BID DOCUMENTS. THE MOTION WAS SECONDED BY MR. AHRONIAN. ALL IN FAVOR.

MWRTA CONTRACT EXTENSION

MR. MARSDEN MOVED TO EXTEND THE CONTRACT WITH THE MWRTA AND THE TOWN. THE MOTION WAS SECONDED BY MR. AHRONIAN. ALL IN FAVOR.

CAPITAL IMPROVEMENT COMMITTEE DISCUSSION

Mr. Conley said that other Towns have a committee to look into Capital Improvements. He said that it would take a lot of pressure off the Finance Committee. Mr. Conley said that Mr. Szajada is in favor of this. Mr. Conley said that this Committee will take the Capital and work it into the budget. Then a plan will be presented at the spring Town Meeting.

Mr. Conley said that it will take multiple years to get this going in the right direction.

Mr. Conley said that there should be a person from the Finance Committee, schools, one from the DPW, one from Town Hall (Treasurer), and two at large citizens.

Mr. Ahronian said that he would like to see Medway's structure for this Committee before they take a formal vote. Mr. Marsden said that he would like to do a little more research on this.

PERSONNEL BOARD DISCUSSION

Mr. Conley said that we had one back in the early 90's and there were five people on it. Mr. Conley said that this Committee fell apart. So all the duties were placed on the Town Administrator.

Mr. Ritter said that if the Selectmen want a Personnel Board, all we need is candidates. He said that we have one long standing member.

Mr. Conley asked Mr. Ritter to advertise this committee to see if there are any willing candidates for the Personnel Board.

AT 8:43 P.M., MR. MARSDEN MOVED TO ADJOURN. THE MOTION WAS SECONDED BY MR. AHRONIAN. ALL IN FAVOR.

Respectfully submitted,

Donna A. Muzzy

approved_____