

TOWN OF HOLLISTON

SELECT BOARD

August 15, 2022
7:00PM

Town Hall
703 Washington Street

Present: Ben Sparrell, Chair; John Cronin, Vice Chair; Tina Hein, Clerk.

Also Present: Travis Ahern, Town Administrator; Beth Greenblatt, consultant Beacon Integrated Solutions; Attorney Lisa Mead, Town Counsel; Rennie Friedman, SolSystems representative; Donald Voner, representative Verizon; Annmarie Osmer, resident; John Sullivan, Debbie Saponaro, residents; Dee Kerner, Real Estate Agent.

At 7:00pm B. Sparrell called the meeting to order.

UPDATE ON SOLAR PROJECT AT MARSHALL STREET:

Representatives from Beacon Integrated Solutions and SolSystems joined the meeting with an update on the current status of the Solar Project on Marshall Street. The project has been underway since December of 2019. Beth Greenblatt of Beacon Integrated Solutions presented various slides pertaining to the project update including achievement to date, economic update and project schedule. The project has been delayed going forward due to ASO (Affected Systems Operator) Study required by Eversource. This study determines the effect of the interconnection, distribution infrastructure within a certain regional area in which Holliston is included. At this time B. Greenblatt anticipates the study to be completed by the end of 2022. Rennie Friedman stated that if the ASO Study is completed in December 2022 the project could reach completion by the end of 2023. During the delay however there have adjustments in the market since 2019. Many of which are related to substantial increases in cost of materials and freight. Therefor the overall expected annual revenue for the Town has decreased by almost half.

J. Cronin voiced his extreme frustration with the events that lead to the delay and the bureaucracy that has cost the Town of Holliston. He asked Lisa Mead, Town Counsel if the Town could act to recover any such losses. Attorney Mead noted that the Inspector General reviewed the RFP (Request for Proposal), response and methodology and there is no impact on the Lease. After a brief discussion all 3 Board Members agreed that the project once complete will benefit the Town and thanked B. Greenblatt for her commitment to the project.

T. Hein made a motion confirm that the Holliston Select Board is committed to proceeding with SolSystems for the Towns Solar Project to be constructed on the closed land fill on Marshall Street and further that the Town in consultation with Town counsel and Beth Greenblatt, Beacon Integrated Solutions continue monitoring any market changes primarily related to the State and Federal policy changes including, but not limited to the Inflation Reduction

Act, Should the Town pursue any potential damages and loss from those responsible for the process, not the vendor in this case. J. Cronin second. Vote 3-0.

CONTINUED HEARING FOR CHAMBERLAIN STREET POLE HEARING 7/11/2022:

At 7:47pm T. Hein made a motion to continue the Pole Hearing from July 11, 2022 for 2 jointly owned poles on Chamberlain Street. J. Cronin second. Vote 3-0.

Don Voner representing Verizon stated that if the wires were to run underground the cost to do so would be the responsibility of the Town, however he did not have an estimate of such a cost. He also explained that the 2 poles are necessary to support the wires needed to deliver the services to the newly constructed homes at that location. Annmarie Osmer, 85 Chamberlain Street voiced her continued concern over the location of the poles on street where it curves and believes this will be a safety issue as cars tend to speed on that part of Chamberlain Street.

T. Hein made a motion to close the Pole Hearing originally opened on July 11, 2022, continued until this evening August 15, 2022, as the business has concluded and a vote to be taken. J. Cronin second. Vote 3-0.

T. Hein made a motion to approve the installation of the 2 jointly owned poles required to support 3 newly constructed homes, 78, 80, 82 Chamberlain Street, said poles including pole #T.34/E.34 on the southeasterly side of Chamberlain Street at a point approximately 753 feet northeasterly of the center line of Jerrold Street and pole #T.35A/E35M on the easterly side of Chamberlain Street at a point approximately 1,073 feet northeasterly of the center line of Jerrold Street. J. Cronin second. Vote 3-0.

PUBLIC FORUM DPW FACILITY FEASIBILITY – SITE REVIEW:

T. Ahern began the open forum with a brief overview of the Study. The Weston & Sampson report has been posted on the Town's website. He pointed out that all the sites to be considered do have pros & cons and that discussion will continue after this evening. The current facilities on Arch Street and Central Street have safety issues which need to be addressed now. Axton Cross located on Cross Street is currently in Land Court and may have some contamination issues on site. 212 Prentice Street, located directly behind the Golf Course is being considered as a possible site. A parcel of Town owned land on Washington Street has been ruled out as it is not a good fit for the needs. There have also been 2 privately owned sites on Lowland Street, 56 Lowland, the Lista Building location and most recently 194 Lowland has been brought forward as possible consideration.

T. Ahern read emails received from 8 residents regarding the DPW Facility. The emails are from the following residents and are attached to these minutes for the record: Joan Levinsohn, Robert Stark, Michelle Zeamer (2), Jean Stark, Kara Geraci, William Rainsford, Travis Gross and Mary Greendale.

Kara Geraci, Burnap Road, joined the meeting via zoom and stated as a new resident chose her residence based on its proximity to the trails at 212 Pinecrest. She expressed her concerns for

what she feels will be a negative impact on the area if the DPW facility was to be built on that site.

John Sullivan and Debbie Saponaro, 246 Prentice Street were present at the meeting and as direct abutters to 212 Prentice Street are concerned about the environmental impact, could the Town consider Industrial zoned areas. J. Sullivan also feels the traffic will be excessive and compounded by the new traffic pattern on Highland Street.

Dee Kerner a representative from Compass Real Estate was present. Her client is the owner of the property at 194 Lowland Street. B. Sparrell noted that the purpose of this discussion was to get feedback on the current DPW Feasibility Study, which 194 Lowland Street was not included in. D. Kerner will return with details at the appropriate time.

John Moore, 183 Mill Street, phoned into the meeting with a comment that the Golf Course was purchased by the Town with the intent to also preserve the open space and he feels a DPW Facility on that site would change the character of the Golf Course.

Mark Freeman, 7 Indian Circle, joined the meeting via zoom and voiced his opinion that the new DPW Facility be located in an industrially zoned area.

Debbie Moore, 183 Mill Street, Golf Course Advisory Committee member stated that the official opinion of the Committee is that they support a new DPW Facility, however they feel that another site would be more beneficial due to various issues at 212 Prentice Street including safety, traffic, and possible loss of revenue at the Golf Course.

T. Hein pointed out that not all industrially zoned sites are suitable for the DPW Facility, possible aquafer contamination.

Shaw Lively, 15 Sabina Road, joined the meeting via zoom and voiced his concern that the Town may be rushing to make a decision on a new DPW facility site. He also agrees with others who expressed the need to preserve the excess land at the Golf Course.

J. Cronin stated that due to OSHA concerns/issues at both current DPW facilities, Arch and Central Street time is of the essence.

Kelsey and Ben Martin, 44 Birchwood Road, joined the meeting via zoom and asked what notification would be given once a site was determined. Abutters will be notified as the process progresses. The Martins also stated that children often access the trails behind the Golf Course and worry that safety may become an issue if a DPW site was to be constructed there. T. Ahern noted that any construction site would be secured as part of that project.

Andrew Szabatura, 31 Noel Drive, stated that he appreciates all the concerns voiced however he also pointed out that the issue of contamination of the aquafer at certain zone 2 sites will need to be considered.

Annmarie Pilch, 107 Juniper, voiced her concerns with the site at 212 Prentice Street, including loss of forest trails and the eventual effect on the climate.

Karen Langton, 100 Woodland Street, noted that in many towns the DPW facility was located off of a main roadway and wondered if there might be a site on route 16 (Washington Street) that might fit the criteria.

Greg Andreola, 225 Prentice Street, stated that many of the homes abutting 212 Prentice Street obtain their water from private wells. He is concerned about the possibility of contamination if the DPW Facility is built there, would the Town provide them with Town water going forward. T. Ahern stated that along with J. Keast the Facilities Manager a list will be compiled as a result of the concerns/questions heard this evening and ask Weston and Sampson for their input. He also encouraged all to view the condition of the facilities at Arch and Central Street via the link online.

T. Hein stated that she would like to see "A whole Town Approach" to making the decision. She also noted the overwhelming call to protect the Trails at 212 Prentice Street.

J. Cronin again commented on the condition of the facilities at Arch and Central Street and the urgency to address the issue. He also suggested looking at the possibility of selling those 2 sites to offset the cost of a new facility. Lastly J. Cronin expressed his concern over the uncertainty of the Axton Cross property.

B. Sparrell asked that daily traffic patterns be included in the upcoming discussions. He also supports the opinion that time is of the essence and a decision should not be put off.

The Select Board may look to have a potential site or sites to present at Town Meeting for further discussion at October Fall Town Meeting.

T. Hein made a motion to authorize the Town Administrator as the Chief Procurement Officer to issue a Request for Proposal to solicit privately owned sites that meet the scales and scope of a future DPW Facility as defined by the Weston and Sampson Feasibility Study. J. Cronin second. Vote 3-0.

T. Hein made a motion to request that the Town Administrator apply to the EPA (Environmental Protection Agency) on behalf of the Select Board, through the Brownfields Assessment and Cleanup Program Grant for 20 Cross Street formally known as Axton Cross. J. Cronin second. Vote 3-0.

PUBLIC COMMENT:

Max Emery sent an email with 2 questions. 1. Why is there not crosswalk signage in front of the Fire Station on Central Street? It is his understanding that it was discussed and approved several years ago. 2. In Mudville there is one house that has concrete sidewalks on Mechanic Street. No one appears to know why. T. Ahern will make inquiries and report back.

WARRANTS:

T. Hein made a motion to approve the FY22 Warrant in the amount of \$532,329.85. J. Cronin second. Vote 3-0.

T. Hein made a motion to approve the FY23 Warrant in the amount of \$1,089,116.85. J. Cronin second. Vote 3-0.

COMMENTS FROM THE TOWN ADMINISTRATOR:

T. Ahern stated that the Tax Incremental Financing (TIF) negotiations with New England Appliance Group is progressing and he will bring it to the Select Board for a vote in the next

several weeks.

Viktoria Sadlovska Anshu a previous candidate for the Finance Committee has been appointed to the Economic Development Committee.

The Metropolitan Area Planning Council (MAPC) will begin its evaluation of the Economic Development Committee and report back to the Town.

With thanks to Chris Meo, Technology Director, James Keast, Facilities Manager and Matt Zettek, Sustainability Coordinator the Town has received \$196,928 from a Green Communities Grant towards the conversion of the Street Lights to LED.

The DOT Washington Street road and sidewalk project will be starting this week, August 15, 2022. The work on the sidewalks will be done prior to the road work. The original plan consists of the paving of the roads to be done at night. There is no official timeline from the State at this current time.

SELECTION OF REPRESENTATIVE FOR SELECT BOARD/FINANCE COMMITTEE SUBGROUP ON CAPITAL PLANNING:

B. Sparrell made a motion to nominate John Cronin as the representative for the Select Board on the Subgroup for Capital Planning. T. Hein second. Vote 3-0.

BOARD BUSINESS:

T. Hein made a motion to approve the Meeting Minutes of June 27, 2022 as written. J. Cronin second. Vote 3-0.

T. Hein made a motion to approve the Meeting Minutes of June 28, 2022 as written. J. Cronin second. Vote 3-0.

T. Hein made a motion to accept a donation from the Joseph and Faith Tiberio foundation in the amount of \$500 to the Senior Center gift account. J. Cronin second with thanks. Vote 3-0.

OTHER BUSINESS: NONE

At 9:50pm T. Hein made a motion to adjourn. J. Cronin second. Vote 3-0.

Respectfully submitted,

Margaret Driscoll

Approved__9-19-22

