

TOWN OF HOLLISTON

SELECT BOARD

September 7, 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; Lynn Tokarczyk, Tax Consultant; Arthur Redding, Executive Director NEAG; Brian Bowen, COO NEAG; Elizabeth Lydon, Town Counsel; Kevin Rudden, Principal Assessor and Deborah Moore, resident.

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

DELIBERATION OF TAX INCREMENT FINANCING (TIF) FOR NEW ENGLAND APPLIANCE GROUP:

B. Sparrell welcomed representatives from New England Appliance Group, NEAG and explained that the purpose of the meeting this evening is to discuss the Tax Increment Financing agreement, and not the final approval regarding the site, 555 Hopping Brook. John Cronin, Travis Ahern, Kevin Rudden and representatives from NEAG met several times along with Town Counsel to arrive at a proposed TIF agreement. All parties complemented each other for a smooth and fair process. Brian Bowen, NEAG COO gave a brief overview of the New England Appliance Group business model and stated that they would like to purchase a 550,000 square foot warehouse from CRG at 555 Hopping Brook. This will be an overall commitment of approximately \$100 million. T. Ahern presented slides consisting of the review of the Tax Increment Financing (TIF), Review of the Process and the review of the Tentative Agreement. T. Hein stated that she was very impressed by the commitment NEAG would like to make to the community of Holliston, including the creation of new jobs.

Deborah Moore, 184 Mill Street voiced her support of the TIF and feels NEAG would be a positive addition to the commercial industry in Town.

T. Ahern noted that Town Counsel Elizabeth Lydon had taken the opportunity to review the proposed TIF agreement.

E. Lydon added that the Town may move forward if they so choose to.

T. Hein made a motion to recommend a vote at be held at the October 17, 2022 Town Meeting for the Tax Increment Financing Agreement for Real Estate exemptions in accordance with provisions of the Massachusetts General Law chapter 59, section 40, between the Town of Holliston and New England Appliance Group Incorporated and New England Appliance Group Real Estate LLC and to approve the submission of the Economic Development Incentive Program, local incentive only, application to the Massachusetts Economic Assistance Coordinating Council in accordance with provisions of Massachusetts Law Chapter 23A, section 3A and 3C. J. Cronin second. Vote 3-0.

Lynn Tokarczyk stated that the NEAG Team will continue to be available for future meetings.

WARRANTS:

T. Hein made a motion to approve the Weekly Warrant in the amount of \$429,762.28. J. Cronin second. Vote 3-0.

PUBLIC COMMENT:

T. Hein congratulated Diane Lynch and Jackie Napolitano on their retirement and thanked them for their years of service to the Town. They will be greatly missed.

T. Hein noted two upcoming events, Senator Karen Spilka sponsored annual Health and Wellness Fair at Keefe Tech in Framingham on October 22, 2022. Also the American Legion Post 47 will be holding a ceremony on September 11, 2022 in the Upper Town Hall in which awards will be presented to deserving Police and Fire personnel.

J. Cronin expressed his thanks to Ahronian Landscaping for the low cost solution for the work done at Town Hall to reinstall the patio. He also noted the Holliston Senior Fall Fair will be held at the Senior Center on Saturday September 10, 2022 from 9:00am-3:00pm.

T. Hein added that the Bike and Listen Tour will be taking place on Sunday September 18, 2022 from 3:00pm-4:30pm. Details can be found on the Town website.

B. Sparrell stated Sunday September 11, 2022 is Holliston Farm Day from 10:00am-4:00pm.

B. Sparrell also noted that Envisioning Future Holliston continues to compile the data from the second survey and will hold a Public Forum in the near future.

PREPARATION FOR OCTOBER 17, 2022 TOWN MEETING WARRANT:

T. Ahern presented a draft Warrant for the October 17, 2022 Town Meeting. Articles include Budget items, DPW requests, Traffic Advisory Committee (TAC) signage, Personnel By-law changes and several reports (Envisioning Future Holliston and Community Preservation Committee). As well as the previously discussed TIF. At this point T. Ahern is tracking one Citizens Petition. B. Sparrell asked that the report from Envisioning Future Holliston be moved to later position on the Warrant.

J. Cronin made a motion to approve a 7:00pm start time for the October 17, 2022 Town Meeting. T. Hein second. Vote 3-0.

COMMENTS FROM THE TOWN ADMINISTRATOR:

T. Ahern had not additional comments this evening.

BOARD BUSINESS:

T. Hein made a motion to appoint Dennis Giombetti to the Metropolitan Planning Organization for the Metrowest Regional Collaborative seat for a two year term. J. Cronin second. Vote 3-0.

T. Hein made a motion to appoint Sue Nersessian to the Governance Committee with a seat to expire on June 30, 2023. J. Cronin second. Vote 3-0.

Deola Phair joined the meeting via zoom and stated that she became interested in the Youth & Advisory Committee due to the fact that she has experience in the field, specifically around child protection.

T. Hein made a motion to appoint Deola Phair to the Youth & Advisory Committee with a term to end on June 30, 2023. J. Cronin second. Vote 3-0.

The Traffic Advisory Committee recently voted to reorganize from a 9 member committee to 5 members.

T. Hein made a motion to appoint the following members to the Traffic Advisory Committee with terms to end on June 30, 2023: Charles Grace, Traffic Safety Officer; Robert Walker, Deputy DPW Director Stacey Raffi, School Committee member; Jared Lindros, M.S. in Systems Engineering/resident. J. Cronin second. Vote 3-0. There is still a need for an additional member, (resident At-large).

T. Hein made a motion to approve the Meeting Minutes of August 1, 2022 as written. J. Cronin second. Vote 3-0.

T. Hein made a motion to approve the One Day Alcoholic Beverage License for an event to be held in the Holliston Upper Town Hall on Saturday 17, 2022 from 5:30pm-11:30pm. J. Cronin second. Vote 3-0.

J. Cronin noted that there is damage, a fairly large gouge, on the floor of the Upper Town Hall as a result of a recent event. He asked that J. Keast, Facilities Manager consider increasing the security deposit to help cover costs of such damage.

OTHER BUSINESS:

T. Hein inquired about the timeline for the installation of the “No Parking Signs” on Indian Ridge South.

J. Cronin thanked the Town Clerk, staff and all volunteers for a successful State Primary Election.

At 8:17pm J. Cronin made a motion to adjourn. T. Hein second. Vote 3-0.

Respectfully submitted,

Margaret Driscoll

Approved____9-27-22

