



**TOWN OF HOLLISTON  
BOARD OF SELECTMEN**

**703 Washington Street  
Holliston, MA 01746**

**508-429-0608**

**BOARD OF SELECTMEN  
MEETING MINUTES  
HOLLISTON TOWN HALL  
OCTOBER 1, 2018**

Present: Jay Marsden, Chairman; Mark Ahronian, Vice Chairman; John Cronin, Clerk

Also present: Jeff Ritter, Town Administrator

**1.) Warrant:** J. Cronin read the Warrant and made a motion to approve the weekly vendor (expense) and payroll Warrant (19-14) in the amount of \$990,488.17. Second, M. Ahronian. Voted 3-0

**2.) Public Comment:** J. Cronin said he has been invited to attend the next meeting of the Parks Commission on October 17<sup>th</sup>. The purpose of the invitation is to discuss improvements to various parks. He invited anyone interested in contributing to the discussion of improving our Parks to attend (1750 Washington Street 7:00 pm)

M. Ahronian thanked the Holliston in Bloom Committee for all of their hard work to make Holliston look so attractive. The America in Bloom judges were here in July and at the recent national conference Holliston was recognized for our efforts toward historical preservation. Holliston was also nominated for "Children in Play," and Holliston was one of forty (40) communities recognized nationwide for this distinction. The judges had many nice comments to say about Holliston.

J. Ritter will work to get the evaluation posted to the town's web site. M. Ahronian thanked the Holliston Garden Club, Holliston Historical Society, and the Marigold Fund for all their help and assistance.

Susan Woodrow, 32 Spring Street asked why the lights in the town center were flashing when that happens it is dangerous for pedestrians to use the crosswalks. J. Ritter said there has been a

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low voltage issue and Eversource, McMahon and Central Massachusetts signal are working to fix the problem.

Tina Hine, 142 Union Street, said she understand the Selectmen care about Mudville but speed and traffic volume continues to be a problem. The stakeholders have had a long term concern about safety and property damage due to traffic. There are a lot of children who walk to the Woodland Street schools. She would like the speed and volume reduced.

T. Hine said they want the speed issue and volume issues tied together.

J. Cronin said we have not yet reached an agreement on the speed limit but he would agree it appears a lower speed limit could be an option. T. Hine said they are working toward a solution. J. Cronin said this matter is data driven we need to understand the traffic pattern and usage McMahon should have some results around the middle of October.

S. Woodrow addressed the issue of truck exclusions and read a statement and asked if the Selectmen would endorse a truck exclusion and will McMahon include a truck traffic count. The vehicle count should go on for 24 hours. She read guidelines recommend by MassDoT to lower speed limits.

J. Cronin said speed can be independently undertaken by the Holliston Police Department. But the issue of speed is not only a concern to the residents of Mudville there are other neighborhoods that have the same issue.

T. Hine said this is a result of the new lights that were installed and the cut through traffic issue was one of the reasons why the original baseline study was completed.

J. Cronin said cut through traffic and the issue of speed are two (2) separate issues. He said the Police Chief has indicated the number of citations for speed was not a huge issue. T. Hine said patrol offices have told her they will not write a citation unless the driver is exceed the speed limit by ten (10) miles per hour.

**3.) Report of the town Administrator:** J. Ritter reported he would be meeting this Wednesday at 7a.m. with the Chair of the Community Farm Committee to review the septic system donation at the Community Farm off Rogers Road.

The Economic Development Committee are meeting this Thursday morning at 8a.m.

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Regarding the Green Communities program the energy management system for the Senior Center, Library and Town Hall is being worked on.

Last week, he and the Technology Director met with a vendor to discuss the possibility of placing solar panels on the landfill.

The Senior Center is seeking a part-time van driver. Finally, there will be a staff training session This Thursday as we prepare to roll out the new web site.

J. Ritter read a thank you note from Celebrate Holliston Committee Vice-Chair thanking the town for all the assistance.

J. Cronin noted that a letter detailing liquidated damages was sent to Republic Services in the amount of \$11,850. Citizens of Holliston should be aware that we are exercising our rights and working toward improved services under the terms of the contract.

**4.) 9 Green Street – Tighe and Bond:** Joel Loitherstein from Tighe and Bond was present and review their proposal to complete Subsurface Evaluation Services at 9 Green Street. There are concerns about solvents in the ground and the plume could be moving toward Washington Street.

Tighe and Bond would take data on the passive soil gas on the plume and determine where it is and where it going and what it will take to clean it up. The site is a Tier 1D.

J. Cronin said the Town does not currently own the site and asked how the town could expend funds on private property and asked for a legal opinion. J. Loitherstein said it is pretty common to do site evaluations and cited the Ashland example as part of the Town's due diligence process.

J. Cronin said the Town would need to get clearance from the property owner.

M. Ahronian asked if there were other chemicals or solvents. J. Loitherstein said it was a machine shop so it is possible there could be other things in the ground. The study will determine where the plume is and allow for the placement of monitoring wells.

J. Cronin asked if there would be more than one (1) monitoring well. J. Loitherstein said that would depend on the size of the plume.

J. Cronin asked J. Loitherstein if any other tests had been performed on the plume or property that could be of use for understanding the sub-surface conditions. J. Loitherstein responded not to his knowledge.

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M. Ahronian asked if it was below the water aquifer. J. Loitherstein said it is in a Zone 2 and not in the drinking water area it would tend to follow the bedrock there does not appear to be any private wells within 500 feet.

J. Loitherstein said test wells might have to be placed in the basement and the sidewalk. It appears the water flows from Green Street to Washington Street.

M. Ahronian asked if the gas station would be impacted by the study. J. Loitherstein said only if petroleum products are detected such as gasoline or oil.

J. Marsden said the study would assist the Town in determining the location of the plume and if there is movement. J. Loitherstein said it has been there for so long it is most likely not moving. So treatment might not have to be done but if testing were required that would look like a radon testing system.

J. Marsden asked if the study would address the redevelopment of the site and a possible venting system and the removal of the building. J. Loitherstein said we might find a pocket of solvent under the building.

J. Cronin said there are many stakeholders for example, the Economic Development Committee, the Treasurer Collector, previous owners, the current owner. There needs to be a deep dive regarding all the options before spending any tax dollar funds on this project. J Cronin recommended that the Board of Selectmen consider forming a sub-committee of these stakeholders to examine all facets of the matter including environmental, cost benefits, possible CPC funding opportunities as property could have benefits to Goodwill Park, and risk assessment.

J. Marsden said the Economic Development Committee has expressed interest but it is the property owners problem. He asked how long it would take to complete the report. J. Loitherstein said three (3) to four (4) weeks.

M. Ahronian said the building does not have to come down to do the study. However, once you disturb the site that could cause other issues. J. Loitherstein said there could then be soil issues discovered.

M. Ahronian asked if the building were to remain could it be ventilated. J. Loitherstein said yes they have done that many times before and the approach works very well. You simply open all the windows for a period of time the cost is around \$10,000-\$15,000 the system is monitored and telemetry is sent to DEP and the systems run indefinitely.

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M. Ahronian said the same approach could be used on the gas station.

J. Ritter was asked to get a tax title report from the Treasurer/Collector.

**5.) Board Business**

**Minutes from September 24, 2018:** M. Ahronian made a motion to approve and release the Meeting Minutes from September 24, 2018. Second, J. Cronin. Voted 3-0

**Fee Waiver Request – American Legion Post 47:** J. Marsden noted the upcoming Annual Veterans Day Ceremonies and dinner on Saturday, November 10<sup>th</sup> and the Board is invited to attend. M. Ahronian made a motion to approve and waive all fees. Second, J. Cronin. Voted 3-0

**Event Permit – Halloween Rail Trail Walk:** M. Ahronian made a motion to approve and grant the event permit for the Halloween Rail Trail Walk to be held on October 28<sup>th</sup> at 11a.m. Second, J. Cronin. Discussion: J. Cronin asked about liability. J. Ritter said given this is public property any injury would be covered by the Town's umbrella insurance policy. Voted 3-0

J. Cronin asked Mr. Ritter to have Town Counsel explore having a form completed by all future applicants declaring their own insurance coverage. Understanding that not all organizations carry insurance, others do and it would be beneficial to know who is covered as it may compel the Town to request insurance for certain event permits (depending on inherent risk) going forward.

**HCAT FCC Letter:** J. Marsden noted there is a letter for the Board signature in opposition to the removal of franchise fees paid to the local access studio of HCAT. M. Ahronian made a motion to approve the letter to have it sent to the President of the Massachusetts Municipal Association, Geoffrey Beckwith. Second, J. Cronin. Voted 3-0

**One Day Alcoholic Beverage License:** None was offered.

**Special Town Meeting Warrant:** The Board reviewed the Warrant. Article 11, "Pinecrest Management and Food Service Authorization for Up to Five Year Contract." Further discussion will take place next week. J. Cronin asked if the management RFP had been issued. J. Ritter said yes it was posted today.

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Regarding Article 18, "Feasibility Study to Extend Sewer Line." M. Ahronian said there are several stakeholders that need to be brought into the discussion including the schools, library and residents. J. Marsden asked about capacity which is being underutilized at the moment and when need to estimate the flow from the Library, High School and Town Hall.

M. Ahronian made a motion to remove the Article from the Warrant. Second, J. Cronin. Voted 3-0

**Fire Chief – Special Town Meeting Requests:** Chief Cassidy was present and reviewed his two (2) capital requests for the October 29, 2018 Special Town Meeting. First, is the firefighters gear in the amount of \$185,000? This would purchase fifty (50) sets of protective clothing. J. Marsden asked how old the current gear is. Chief Cassidy said the last time they were purchased was a from a federal grant received approximately 13-14 years ago. NFPA guidelines say the gear should be replaced every ten (10) years.

J. Marsden said the Chief should work with the Finance Committee, Capital Improvement Committee to get this item inserted so they can plan ten (10) years out. He further asked about what would happen to the old gear. Chief Cassidy said that would turned over to the Explorer program for their use.

Regarding the Utility Task Vehicle (UTV) with estimated cost of \$35,000. Chief Cassidy said the vehicle would allow access to the Rail Trail and to be able to transport injured parties to a take point. There are more and more calls for assistance.

J. Marsden asked about mutual aid and interdepartmental communications. Chief Cassidy said there is excellent communications between town and the Police Department.

J. Cronin said the vehicle would not be used as part of the firefighting list of equipment it would be used to support the ambulance and asked the about how times per year will it be used. Chief Cassidy said they had about three (3) calls last year but this year with the opening of the 8 Arch Bridge and the expansion of the Rail Trail it would more likely be at least 4-6 responses in other areas and on the Rail Trail 6-10 times.

J. Marsden asked if this is something that would be nice to have or need to have. Chief Cassidy said there are times when it is really hard to get to people on the Rail Trail so the UTV is much needed and will be used.

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J. Cronin asked the Chief if he has discussed with the Trails Committee the possibility of having some points along the Trail a vehicle could be turned around. The Chief responded that he has not. He has discussed developing way points for use in the event an emergency calls for identification of specific locations. J. Cronin encouraged the Chief to develop a comprehensive safety plan with Rails Committee to include these elements and any other improvements that would benefit emergency services.

J. Marsden said they might already exist.

M. Ahronian asked about the type of injuries for example heart attacks. Chief Cassidy said no heart attacks yet but they have responded to low blood pressure a diabetes reaction and an overdose.

M. Ahronian asked about response time. Chief Cassidy said the Police Department time is generally 3-5 minutes. For the ambulance that depends on availability of staff and the location of the event in general 7-9 minutes but could as much as 12-15 minutes.

J. Marsden made a motion to approve both requests. Second, M. Ahronian. Voted 3-0

**Appointments – Blair Square Committee and Pinecrest Clubhouse Committee:**

**Blair Square Committee:** J. Cronin made a motion to appoint Gretchen Rice Prieve to the Blair Square Committee, representing the Friends of the Rail Trail and to appoint Kevin Conley as a non-voting member until there is a resignation. Second, J. Cronin. Discussion: J. Cronin said he thought he heard that Jamie Erickson wanted to step down if so K. Conley could take the full appointment. J. Ritter will check it out. Voted 3-0

**Pinecrest Clubhouse Committee:** It was noted that Robert Nemet has already been appointed. J. Cronin made a motion to appoint Paul Saulnier, Jay Robinson, Ann McDougall, Larry Wise (from Golf Course advisory Committee) and Jamie Fisher to the Pinecrest Clubhouse Committee and to expand the Committee membership by one (1) for a total of seven (7) members the final appointee will preferably be someone with a financial background. Second, M. Ahronian. Voted 3-0

Police Department Motorcycle Request: J. Cronin provided a summary. Initially, the Board of Selectmen voted to approve a lease program option for the motorcycle initiative. Selectmen believed there was enough benefit as expressed by Chief Stone, to the citizens of Holliston. The Board of Selectmen, like the Fincom, discussed metrics and measurable items that need to be used by HPD to determine how effective the program is to be. To that end, Chief Stone has been instructed to conduct research from other communities and apply standards and measurable components to the program so that this analysis can be

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examined upon the conclusion of the lease. The Board of Selectmen wish to model this tool and determine if the long term investment is worthy. The Board of Selectmen do not endorse an outright capital purchase

The proposed lease-to-own program would include the following;

Twenty four (24) month contract at \$370/month plus a one-time acquisition fee of \$450. At the conclusion of the lease, the Town would have the option to purchase the motorcycle for \$18,000. Effectively this lease would cost \$9,330 over two years. In the event the purchase is desired at the end of the lease, the total cost would be \$27,330. The cost is comparative to the outright purchase price of \$22,300.

With respect to this article's cost, the Chief has conveyed his wishes to commence the lease on March 1, 2019. This would make the FY19 cost \$1,930. Additional costs for the remaining 20 months would need operational account funding. The Chief wishes to take advantage of the time remaining in FY19 to get the training completed and bike delivered in time for spring-related activities and patrol.

Of note, the Chief wishes to remove the \$5,000 item supporting equipment (breeches, helmet, radio, etc) as those costs will be covered by uniform allowance/departments trust account.

M. Ahronian noted that regarding the Rail Trail a motorcycle would most likely respond first to any injuries similar to the Milford model. Therefore, he is in favor of the lease to purchase option.

J. Marsden said for the record he thinks the motorcycle would have minimal impact given its limited use. There would have to be considerable discussion about what a successful program would look like.

M. Ahronian said an annual review of the program is a good idea with the program starting in March. Then we could measure the benefits of car vs. bike.

J. Marsden said he would want to see the deliverables participation in a parade is not measureable. He will want to see how we did things better or faster.

J. Cronin made a motion to enter into a 24 month lease-to-own with the approval of Town Meeting. Second, M. Ahronian. Voted 2-1 (Marsden).

**Adjourn:** J. Cronin made a motion to adjourn the meeting at 9:14p.m. Second, M. Ahronian. Voted 3-0



Respectfully submitted,

A handwritten signature in black ink, appearing to read "J. Jeffrey Ritter". The signature is written in a cursive style with a large initial "J" and a stylized "Ritter".

J. Jeffrey Ritter  
Town Administrator