



**TOWN OF HOLLISTON  
BOARD OF SELECTMEN**

**703 Washington Street  
Holliston, MA 01746**

**508-429-0608**

**BOARD OF SELECTMEN  
MEETING MINUTES  
HOLLISTON TOWN HALL  
OCTOBER 22, 2018**

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

Also present: Jeff Ritter, Town Administrator

**1.) Executive Session:** J. Marsden made a motion at 6:00p.m. under M.G.L. Chapter 30A, Section 21A (3) to enter into Executive Session for the purposes of discussing a grievance received from the Holliston Police Association. The Board will return to open session at approximately 7:00p.m. Second, M. Ahronian.

Roll Call Vote: Marsden – Yes; Ahronian – Yes; Cronin - Yes

At 6:33p.m. J. Marsden made a motion to exit Executive Session and to adjourn the meeting until 7:00p.m. Second, M. Ahronian. Roll Call Vote: Marsden – Yes; Ahronian – Yes; Cronin - Yes

J. Marsden called the meeting to order at 7:00p.m.

**2.) Warrant:** J. Cronin read the Warrant and made a motion to approve the weekly vendor (expense) and payroll Warrant (19-17) in the amount of \$1,677,778.18. Second, M. Ahronian. Voted 3-0

**3.) Public Comment:** J. Cronin thanked the Department of Public Works, especially the Water Department for their quick and efficient response to a water main break in the Queens over the week-end.

M. Ahronian thanked the Holliston Lions Club for sponsoring the Haunted Walk on Saturday at the Community Farm off Rogers Road.

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J. Marsden noted the installation of new crossing lights along the Rail Trail near Casey's Corner.

**4.) Report of the Town Administrator:** J. Ritter reported bids were received for the roof replacement at 1750 Washington Street. The apparent low bidder came in at \$146,450 but had to withdraw due to a math error in the submission the next lowest bid is \$188,000. If Town meeting approves the funding there will be an award letter sent and a contract prepared for the Selectmen to sign.

J. Ritter said early voting is now underway. He participated with the Senior Class Civic Day last Wednesday. The Pinecrest Management bids are due this Friday. Pinecrest is scheduled to be painted starting November 1<sup>st</sup>. The Pinecrest restaurant pre-bid meeting will be this Thursday with bids due next Thursday.

J. Ritter said he was contacted by State Senator Karen Spilka's Office regarding a project list for next fiscal year. This will be on the Board's future agenda. Finally, as a reminder Special Town Meeting will be next Monday, October 29<sup>th</sup>.

**8.) Board Business**

**Meeting Minutes from October 9, 2018 and October 15, 2018:** M. Ahronian made a motion to approve and release the Meeting Minutes from October 9, 2018 and October 15, 2018. Second, J. Cronin. Voted 3-0

**Massachusetts Cultural Council – Local Funds:** M. Ahronian made a motion to approve and to authorize the Chairman to sign the Contract between the Massachusetts Cultural Council and the Town of Holliston in the amount of five thousand three hundred dollars (\$5,300) in support of Holliston's Local Cultural Council. Second, J. Cronin. Voted 3-0

**Municipal Election – Metropolitan Regional Planning Organization:** The Board reviewed the municipal elections materials to the Boston Region Metropolitan Planning Organization and decided not to take any action at this point in time.

**Elderly & Disabled Tax Relief Donation – Lions Club:** M. Ahronian made a motion to accept a gift in the amount of one thousand (\$1,000) dollars from the Holliston Lions Club to benefit the Elderly & Disabled Fund. Second, J. Cronin. Voted 3-0

**7.) Rail Trail Committee – Article 15, Revolving Account:** Ken Henderson and Robert Weidknecht from the Trails Committee were present. K. Henderson said there are encroachments from businesses and private homeowners along the Upper Charles River Rail Trail.

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Letters have been sent to those encroaching on Town owned property. R. Weidknecht said there are two (2) options, the Town could consider entering into a license agreement for a certain fee which could be placed into a revolving account to provide maintenance for the Trail or do an easement which would require Town Meeting approval.

M. Ahronian said he views the Trail as like a park which needs to be maintained going forward.

J. Cronin asked J. Ritter if the Selectmen voted to place the Article into the Warrant allowing for gifts to be placed into a revolving fund. J. Ritter said yes.

J. Cronin asked about the number of parcels in question.

K. Henderson said the area is roughly from Church Street to Washington Street. R. Weidknecht said there were about six (6) to eight (8) parcels that need to be addressed.

J. Cronin asked how the license agreement would be structured. R. Weidknecht said in his view there would be annual renewal fee the primary objective is there can't be a constraint on the use of the Trail.

J. Cronin asked about how the fee would be determined how would the value of the license be determined on square feet assuming each license would have a different value.

K. Henderson said it could depend if the encroachment was on both sides of the Trail, or perhaps the number of feet on one side of the Trail, or if there was a building on the Trail, or perhaps someone is parking on the Trail, it would all depend.

R. Weidknecht said CSX has a formula for making that calculation he can contact them.

J. Cronin said each encroachment has its own history and he would like to see that memorialized in the license agreement including when the encroachment would come to an end. Indemnification language should also be included. We want to be pro-business and not viewed as anti-business.

K. Henderson said safety is the primary concern. Over time they have used Community Preservation funds but they think the use of a license fee would be a better alternative.

J. Marsden said we need to better understand the source of the revenue and how much those might be. The question is, do we do this now or later there is more work to be done on this and the Town wants to be a good neighbor.

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M. Ahronian asked how much the Trails Committee needs to annually to maintain the Trail and how much is estimated to be collected from the license agreements.

R. Weidknecht said the Department of Public Works (DPW) has been a tremendous asset to the Committee but they have limited resources, he estimated the annual maintenance expense would be in the range of \$1,500-\$2,000.

K. Henderson said the DPW has on occasion have provided laborers and equipment on week-ends to support the maintenance program.

M. Ahronian asked J. Ritter for his opinion. J. Ritter said he thought the Article should be indefinitely postponed there is more work to be done and research to be completed.

M. Ahronian said he thought it was very reasonable for the Committee to seek professional assistance.

J. Cronin said one option is to jump into the license agreements now we could collect the revenue and then take it out at Annual Town Meeting.

J. Marsden said any final license would be structured around a fee schedule perhaps based on square footage, parking, buildings but we also need to agree on the number of encroachments.

**5.) Public Hearing – Lincoln Liquors Change of Premise:** At approximately 7:15p.m. J. Marsden opened the Public Hearing and J. Cronin read the legal notice.

J. Marsden invited the owner of Lincoln Liquors, Richard Aronovitz to explain his application. R. Aronovitz said they started a pharmacy business in Milford many years ago. He sold that business and started in the liquor business. The current location is too small and his application is requesting permission from the Selectmen and the ABCC to do that.

He bought the business about four (4) years ago. It is current about 1,200s/f with the pet store moving out he want to expand to about 3,700s/f.

J. Cronin asked if he had any violations or issues with the Town. R. Aronovitz said he sells recycling stickers and there was a break in several years ago that's it.

M. Ahronian made a motion to approve the application for the alteration of premises for Lincoln Liquors at 1566 Washington Street subject to the applicant being in full compliance with all building permits. Second, J. Cronin. Voted 3-0

**6.) Continued Public Hearing – Street Acceptances – Evergreen Square:** Louis Petrozzi from Wall Street Development was present. J. Cronin asked why he had posted a road bond in the amount of \$10,000. L. Petrozzi said there were two more back lots to be built and this would cover any sidewalk work that might be needed.

It was noted that all departments have reviewed the project and everything is in order. M. Ahronian made a motion to layout the street. Second, J. Cronin. Voted 3-0

**8.) Board Business (Continued)**

**Fire Department – Solar Panels:** Fire Chief Michael Cassidy was present. M. Cassidy said J. Ritter and he had met with a solar installer during the Spring. His objective is to reduce electric consumption at the Fire Department. The vendor is Solect who is pre-qualified by the Commonwealth for the installation solar arrays.

Solect said there are many opportunities in Holliston to install solar panels on public buildings including the Schools.

M. Cassidy said we are seeking to reduce energy consumption through a power purchase agreement which would be t no cost to the Town.

J. Cronin asked about how many panels would be placed on the Central Fire Station.

M. Cassidy said around 100 panels.

J. Cronin asked about the condition of the roof and who would pay for repairs. M. Cassidy said the roof is about eighteen (18) years old, Solect would make the repairs.

M. Ahronian asked about the other locations. M. Cassidy said he would like to be the test site for the Town if it works well at the Central Fire Station the program could rolled out to other locations.

J. Marsden said he had reservations about placing solar panel on an old roof. Also, this vendor has unfinished business to address regarding another project until that project is completed this would remain an open issue.

J. Cronin asked if the building had a generator. M. Cassidy said yes.

**New England Cannabis Host Agreement – Adult Cultivation:** The following statement was provided in writing from Town Counsel to the Town Administrator and read by J. Marsden into the record.

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“In this HCA, the applicant requested that paragraph 18 be modified. The reason for the request was due to the fact that the applicant interpreted this provision to include challenges to the terms of the HCA, especially in light of the recent strongly worded advisories relative to the invalidity of payments in excess of actual impacts. Specifically, if the Cannabis Control Commission were to revisit the issue of auditing HCAs, and if the CCC issued a determination that the instant HCA did not comply with the legal limitations imposed by the law, the applicant did not want the indemnification provision to be triggered.

Thus it was agreed, subject to Board approval, to modify that paragraph to apply to operations, i.e. the operator must comply with all laws regarding sanitation, diversion, etc..., for which liability would be imposed on the applicant through indemnification.”

Attorney Ronald Lipoff representing New England Cannabis was present and said most communities are moving in the direct of three (3%) of revenues and using this language cited in paragraph 18.

J. Cronin said he supports the change and this accomplishes our objective.

M. Ahronian made a motion to approve, accept and sign the Host Community Agreement.  
Second, J. Cronin. Voted 3-0

**Pinecrest Clubhouse Expanded Charge and Appointments:** No action was taken this will be on the Agenda next week.

**Special Town Meeting Motions:** J. Cronin noted there are six (6) Articles the Finance Committee is not recommending. He would like to get an explanation from the Finance Committee as to why. J. Ritter will request the information.

**Adjourn:** At 7:56p.m. J. Cronin made a motion to adjourn the meeting. Second, M. Ahronian.  
Voted 3-0

Respectfully submitted,



J. Jeffrey Ritter  
Town Administrator