

HOLLISTON BOARD OF SELECTMEN

June 13, 2012
7:30 P.M.

Selectmen’s Meeting Room
Town Hall

Present: Jay Marsden, Chairman; Jay Leary, Vice Chairman; Kevin Conley, Clerk; Paul D. Le Beau, Town Administrator and Andrea Minihan, Administrative Assistant.

MR. CONLEY MOVED TO APPROVE THE FOLLOWING WARRANT

12-51 GENERAL WARRANT	\$ 602,504.34
VOIDS	\$ (1,590.71)
STUDENT ACTIVITY (8030) MILLER	\$ 1,200.00
STUDENT ACTIVITY (8030) PLACENTINO	\$ 3,333.20
COMMUNITY PRESERVATION (265)	\$ 3,125.00
HEALTH INSURANCE TRUST (701)	\$ 542.57
PERFORMANCE DEPOSITS (801)	\$ 4,668.75
AGENCY (890) VETERANS DISTRICT	\$ 1,278.11
NEW POLICE STATION BOND (340)	\$ 2,718.40
AGENCY (890) VETERANS DISTRICT PAYROLL	\$ 862.07
COMMUNITY PRESERVATION (265) PAYROLL	\$ 1,920.00
TOWN PAYROLL	\$ 150,113.61
SCHOOL PAYROLL	\$ 2,388,357.07
TOTAL WARRANT	\$ 3,159,032.41

ACCOUNTANT’S NOTE:

ACCRUED DEDUCTION LIABILITIES NOT PAID

\$ 305,213.33

TREASURER’S NOTE:

WIRE TO HEALTH INSURANCE TRUST

\$ 271,501.66

THE MOTION WAS SECONDED BY MR. LEARY. ALL IN FAVOR.

COMMENTS FROM THE BOARD

Mr. Conley said that the Lions’ Club triathlon was a huge success.

BOARD BUSINESS

MR. LEARY MOVED TO APPROVE THE MEETING MINUTES OF APRIL 17, 2012, AS WRITTEN. THE MOTION WAS SECONDED BY MR. CONLEY. ALL IN FAVOR.

CHAPTER 90 REIMBURSEMENT REQUEST

Mr. Marsden said that Mr. Smith is requesting Chapter 90 reimbursement in the amount of \$327,884.90 for the work done on Adams Street, Hanlon Road, Birch Road, Cedar Street, Lakeshore Drive and Cabot Road.

MR. LEARY MOVED TO APPROVE THE CHAPTER 90 REQUEST FOR REIMBURSEMENT IN THE AMOUNT OF \$327,884.90. THE MOTION WAS SECONDED BY MR. CONLEY. ALL IN FAVOR.

SECOND BANNER LOCATION

Mr. Marsden said that this is a request of HBA for the second location for a banner in September to announce the second annual Brew Fest.

MR. LEARY MOVED TO APPROVE THE REQUEST FROM HBA FOR THE SECOND LOCATION FOR THE BANNER ADVERTISING THE BREW FEST IN SEPTEMBER. THE MOTION WAS SECONDED BY MR. CONLEY. ALL IN FAVOR.

MR. LEARY MOVED TO APPROVE THE MUSCULAR DYSTROPHY BOOT DRIVE ON AUGUST 18, 2012, AT ROSSINI CORNER. THE MOTION WAS SECONDED BY MR. CONLEY. ALL IN FAVOR.

EVENT PERMITS

MR. LEARY MOVED TO APPROVE THE CLOSING OF GREEN STREET ON SATURDAY JUNE 16TH FROM 9:30 A.M. TO 1:30 P.M., FOR THE RIBBON CUTTING CEREMONY AT GOODWILL PARK. THE MOTION WAS SECONDED BY MR. CONLEY. ALL IN FAVOR.

MR. CONLEY MOVED TO APPROVE THE THIRD ANNUAL HENRY KAMPERSAL SOFTBALL TOURNAMENT ON JUNE 16TH FROM 8:00 A.M. TO 7:00 P.M. THE MOTION WAS SECONDED BY MR. LEARY. ALL IN FAVOR.

MR. CONLEY MOVED TO APPROVE THE ASHLAND LIONS' CLUB TRIATHLON RUN THROUGH HOLLISTON ON SUNDAY JUNE 17TH FROM 6:00 A.M. TO 12:30 P.M. THE MOTION WAS SECONDED BY MR. LEARY. ALL IN FAVOR.

CASINO FOCUS GROUPS

Mr. Marsden asked the groups to pull in information on a number of the areas that are driving towards a casino in Milford. He said that if it passes it will be in the area of Route 85 and Route 16 in the 495 area. Mr. Marsden said that this will be our impact study. He said that there a number of things to look into, traffic, public safety, water, environment, schools, housing and infrastructure issues. He said that we are a Town that abuts a Town that may end up with a casino. Mr. Marsden said that they want legislation to know that they do not want a casino. He said that Holliston would be impacted to a great extent.

Jeff Weise said he is representing the water and environmental group. He said that the Water Department is unique because its self-funded. He said that with housing, sales it could be to our advantage for more sales of water. He said that he did not find any

pollution of the water. They did not come up with anything major from an environmental stand point. He said that light and noise could be a problem. Mr. Weise said that he has spoken with Metropolitan Area Planning Council and they said that a casino/hotel/restaurant complex can expect to consume three hundred thousand gallons of water per day. Mr. Weise said that the permit that Holliston has with the DEP for pumping is for one million gallons per day. He said that a casino could use about 50% of the water allowed. Mr. Weise said that the Milford Water Company has gone on record saying that they can't provide that amount of water from their sources and continue to support any additional growth to the Town. He said that he does not think that any other Towns in the area can pump that much water. He did say that Milford may have to dig new wells. Mr. Weise said that it could be feasible for the casino to tap into the MWRA for water. He said that a pipe line would have to start in Southboro and go to Milford. Mr. Weise said that the MWRA does not want to provide water to a private entity. Mr. Weise also spoke about sewage. He said that locations like Mohegan Sun and Foxwoods have created their own sewer plans.

David Bastille said that there are several areas that we should be concerned with. He said that there are seven vernal pools on the Milford side and two on the Holliston side. He said that there is a popular hiking and biking trail that runs through the area. Mr. Bastille said that there are two streams and they flow north down hill into Holliston.

Mr. Bastille said that there is a swamp on the Fairbanks property that is full of endangered species. Mr. Bastille also said that many people walk on the trails or they bike. He said that there is a stream that runs under Adams Street and eventually empties into Weston Pond. Mr. Bastille said that if this casino is built the sand and grit, gas, fertilizer and pesticides could wash down into Holliston away from Milford and then it would become our problem. Mr. Bastille showed a map of the area indicating the streams and road way and the power lines. Mr. Bastille said that he was able to get a copy of the phase I parking plan from the Milford newspaper. He said that it looks like a ramp will come off Route 495 to the parking area and he was told that it would not happen. He said that you can't reasonably connect an interstate with a private concern. He said that in some cases you could exit into an Industrial Road and that would connect to the interstate. He said that from the plan you can see an emergency exit along with trash pick up and deliveries just over the Town line on Route 16.

Michael Lee said that he is concerned about pollution of the waterways. He said that he is also concerned about noise and light pollution. He said that the proposed casino is in a residential neighborhood and is close to a Conservation area. He said that there are several houses that would be within 200 yards of the casino, some in Milford and some in Holliston. Mr. Lee said that casinos are known for having loud music at night. Mr. Lee also said that casinos are lit up at night and with the Conservation area it could be a problem for some animals. He said birds can be disoriented by the bright lights and they could collide with each other or buildings.

David Carmack, Kate Connell and Rich Liro did the traffic and transportation study. Mr. Carmack said that it is hard to predict the future. Mr. Carmack said the casino is not in Holliston but we will feel it. He said that the casino will be on the Town line. Mr. Lee

said that on the map that he has, it shows an access road from Route 16. Ms. Connell said that she believes that it would serve as a service road. She said that the real entrance would be a ramp off of Route 495. She said that the service road could be used for employees, trash pick up, deliveries and any other thing that you can think of.

Mr. Liro said that Mr. Le Beau provided him with a copy of a traffic study that was done several years ago. Mr. Liro said that in that study they said that 15,400 cars drive on Route 16 a day and that there would be a 1% increase per year. Mr. Lero said that this study was done in 2003. Ms. Connell said that phase one if a casino were to be built there would be about 13,000 to 18,000 cars per day just for the building of it. She said that phase two could have 23,000 cars on a weekday and 28,000 on a Saturday.

Ms. Connell said that if people were to drive Route 495 and there is not an off ramp just for the casino drivers would have to take Route 85 in Hopkinton or Route 109 in Milford and work their way to route 16 at the entrance. Ms. Connell said that if only 10% of the traffic comes through town it could be 1,400 to 2,200 cars per day. She said that the streets would be congested. She said that we would have more DUI's. She said that we may even have to widen some of the roadways, or install additional traffic lights.

Ms. Connell said that in North Stonington, CT there are 9 traffic lights. She said that the traffic around Foxwoods has tripled. Ms. Connell said that a very small town that has a casino and they have had 212 accidents but before the casino there had not been any.

Mr. Liro said that they may be able to get volunteers to do an updated traffic study.

Ms. Connell said that we may want to reach out to Milford and explain that Holliston will have 10% more cars traveling on its roads, but Milford will have 90% more cars. Ms. Connell said that the area that they want to put the casino is already very congested.

Schools

Kristin Foster, Erica Plunkett and Sandra O'Neil

Ms. Foster did a power-point presentation. She said that youth are the most vulnerable. She said that it would be in our back door just over the town line. She said that families will go with their children because they will have concerts, movies and shows.

Ms. Foster said that Holliston will get tax revenue from the casino. Ms. Foster said that some research shows that gambling can be an addiction, and they enjoy the loss just as much as the win. She said that she picked up this information from the New Jersey Casino Commission. She said that in New Jersey twenty six thousand youths have been ejected from casinos. She said that you have to be 21 to get into a casino. She said that there are some control measures to check on who comes into a casino. Ms. Foster said that the MA Attorney General did a sting operation on the sale of Keno tickets and lottery tickets she said that over 65% of the kids were able to purchase the tickets. She said that one in ten high school students gambles. She also said that 5% of high school kids are arrested for gambling related offenses. Ms. Foster said that if parents gamble then it is more likely that there kids will gamble because it is accepted.

Mr. Leary asked about the test scores of the kids in the towns that have a casino.

Ms. Foster said that she did not have facts but she some early reading and it showed that some of the schools did have issues.

Someone from the audience said that if you have someone who is working at night they will be sleeping during the day and not supervising their children. She said that homework is not getting done.

Housing

Ed Kofron, Tony Damigella and David Swartz. Mr. Kofron said that their focus was on property values and they wanted to capture the indirect effects. Mr. Kofron said that they have been searching the Web for information. He said that they have been trying to get current data. Mr. Kofron said that their work is incomplete. He did give an example of a housing problem from Nevada. He said that this town is 15 miles from Las Vegas and they looked at property sales before and after, he said this information is from 1980 to 1995. He said that after a small casino with less than 100 slots outside the strip in a residential area went in within one mile of the casino property value dropped 3%. He said that in 2005 there was a Boston based survey done on 26 states with casinos. In this survey he said that they did this by Country and there are many towns in Middlesex Country. Mr. Damigella said that in Middlesex County there are over 2 million residents. Mr. Damigella said that Middlesex Country is one of the biggest.

Someone from the audience said that these studies are so vague and useless. From the audience she said that we should be comparing towns around Foxwoods for property values. Mr. Damigella said that property value around Foxwoods went up compared to the rest of the State. From the audience someone said that CT is very expensive to begin with. Someone from the audience said that property values in general have gone down in the last few years. Someone else from the audience asked about housing for the workers who would be building the casino. Mr. Damigella said that there would be more apartments built. He said that they would be considered 40B projects. He said that a 40B is affordable housing.

Another resident said that there was a study done in CT by Spectrum Gaming and they pointed out that "hot bedding" was a big problem. He said that hot bedding is when people working different shifts share a bed. He said that this came about because of low paying jobs from casinos.

Someone else said that in this town they had to hire extra inspectors to go through buildings.

Mr. Leary asked Mr. Damigella about the property values that went up in CT due to the casino. Mr. Leary asked why?

Mr. Damigella said there are more jobs. He said that Foxwoods has six casinos. He said that the property value goes up in a low rent area, because of supply and demand.

Mr. Leary asked who is controlling the property that they want to build the casino on. Someone from the audience said that they property is owned by a group of CPA's. He said that it is privately owned.

Another resident from the audience said that there is a casino in RI and they are not doing well. Mr. Damigella said that it is not a full casino it does not have blackjack tables.

Mr. Leary said at the casino in RI that 51% of the people who come are from MA.

Mr. Leary said if the state were smart they would start with just one casino. See how it goes before they invest any more.

Ms. Greendale said that Taunton has had approval by the town. She said that it would be run by the Wampanoag Indian Tribe. She said that they have to negotiate with the state. Mr. Leary said that they are a recognized Tribe.

Public relations

Joe Mastrangelo, Dunster Road, he said that the goal of the group is to put together a no casino in Milford campaign. He said that he needs to gather all the information from this meeting and work with the Selectmen to get the message out. Mr. Mastrangelo said that if we are going to get a message out everyone has to be on board. He said that he has to confirm within Town Government, all the departments, Conservation Commission, Water Department and Board of Health are in favor of the no casino so that they have a united front. He said that the surrounding Towns can voice the loudest statement of opposition. He said that they can e-mail letters or pass out flyers in opposition.

Mr. Mastrangelo said that in the Town of Foxboro their Selectmen did not want a casino, but in the Town of Milford, their Selectmen do want a casino. He said that it would be an up hill battle. He said that it would take monitoring and lots of resources. He said that the Selectmen may be influenced by an organized and informative source. Mr.

Mastrangelo said that in March of 2012 Foxwoods debt exceeded 2 billion dollars.

Mr. Mastrangelo said that they have had to refinance their debt. He said that there is too much competition. He said that at some casinos rooms are being rented out for as little as \$19.00 per night. Mr. Mastrangelo said that the Town of Milford has not had a formal proposal. He said in a memo from the Mayor of the town that Foxwoods is in said that a few residents got jobs at the casino but there were too many jobs available they had to bring in workers from outside the country. He said that affected the town because it did not have affordable housing to support workers who were paid \$13.84 per hour. He said that some families were doubling up and living in single family housing units. Mr. Mastrangelo said that Milford has had a problem with illegal immigrants and that problem has not been solved. He spoke about police and fire. He said that in the Town that Foxwoods is in there are 22 officers and one State Trooper for a population of 15,000. He said that in a three year period there was an increase of 172% in calls for service. He said criminal complaints jumped 130% and arrests were up 85%. He also said that emergency dispatch calls for police and fire for medical help have risen from 3,000 calls to 15,000 per year since the casino was built. Mr. Mastrangelo spoke about traffic. He said that between 10,000 and 15,000 cars could use the roads per day. He said that a casino never wants you to leave. He said that you can go to a casino and get everything, food, clothing, entertainment and hotel rooms.

Question from the audience asked if we were talking to the Selectmen of Milford.

He also said that Hopkinton has a page to sign a casino/no petition. He said that the last time he looked at it there were over 900 signatures.

Someone else from the audience said that if you sign this petition the company is just collecting data. She said that we should set up our own page. That way we can control it. Someone in the audience said that some towns are voting out Selectmen who are in favor of the casino.

Another resident said that some people think that the casino will not bother them. They think that Milford is too big. Mr. Mastrangelo said that we should have picketers walking around with signs, just to show that Holliston is making it known that they do not want a casino. He said that we could get surrounding towns involved so that there are many picketers.

Mr. Marsden said that they have been talking with the Hopkinton Selectmen and they do not want a casino. Mr. Marsden said that the Town of Foxboro knows all about traffic. He said that the Patriots games, concerts and soccer games congest the town for hours when they have events going on at Gillette Stadium.

Infrastructure

Thomas Gilbert and Mark Pralat.

Mr. Gilbert said that all the information that he has he got off of the Gaming Commission Web-site. Mr. Gilbert said that the contractor has to negotiate an agreement with the Town of Milford. Mr. Gilbert said that the contractor has to negotiate with Holliston as well. Mr. Gilbert said that there would have to be a zoning change because the area is zoned as an office park, it needs to be zoned to casino and that would require a 2/3 vote. Mr. Gilbert said that there would be more public meetings. He said that the slots parlor RFP would be issued first. Then he said that RFP for the 3 casinos. He said that all 3 did not need to be signed at the same time it could be done one at a time or all together. He said that a background check would be done on the developer and a financial history. He said that the Gaming Commission would look at the proposal and compare it to the RFP. Mr. Gilbert said that the Gaming Commission said that they can issue an RFP any time between September 2012 and March 2013. Mr. Gilbert said that it is highly unlikely that will happen. He said that once the RFP is out he said that it could take 3 to 6 months for a proposal submitted. He said then the Commission would take 3 to 6 months to review it and then make a decision. He said that if everything was on time the licensing could be done by March 2013. He said that it would take at least two years to complete construction. He said that the amount of acreage is between 117 to 210 acres. Mr. Gilbert presented a picture taken from an airplane. A resident asked about the property that shows rocks and stones being taken off the property. Mr. Gilbert said that property is close to Route 16. Mr. Gilbert said that he did have lots of information off the Town of Milford's GIS system and he said that it was very helpful. Mr. Gilbert said that Foxwoods has 1,600 acres and Mohegan Sun is a little bit higher. He said that Foxwoods has seen up to forty thousand visitors per week.

A resident asked about the size of the casino at Suffolk Downs. Mr. Marsden said that Suffolk Downs has a 300 room hotel with 10 restaurants and two hundred thousand feet of floor space for game space. Mr. Gilbert said that the area is not flat it is hilly and has lots of low places. He said that elevation is critical for the area. He said that there are wetlands with streams in the area and there were lots of rocks and trees as well. He said that when work starts, it will change the land area. There will not be any more trees and the area will be graded he said that it could alter wetlands. He said that it could alter the natural area for stormwater collection areas and alter the drainage. He said that by lowering the elevation it could reverse the drainage of the area. Mr. Gilbert said that

there would need to be an environmental assessment on what the impact would be to Holliston. Next Mr. Gilbert spoke about wastewater. He said that they estimate about one hundred fifty thousand gallons per day in phase I of the project and three hundred thousand gallons in Phase II per day. Mr. Gilbert said that Foxwoods has their own wastewater treatment plant. Mr. Gilbert said that the Town of Ashland is connected to the MWRA and did not think that the casino would be able to connect with them. They would have to have their own plant or if Milford could upgrade their plant it would be something to think of. Mr. Gilbert said that the Milford treatment plant has 27 acres of land. He said that the casino could pump the sewerage down the right of way by the power lines to the treatment plant. He said that it would take the sewerage away from Holliston. He said that if you have on-site treatment then there would be the discharge of water, and what would the impact be on Holliston. Mr. Gilbert said that they do not know the answer yet, they are just predicting what could happen.

Mr. Gilbert spoke about trash removal. He said that Foxwoods and Mohegan Sun have huge recycling programs. He said that some of the trash is burned on site and converted to Electricity, and some of the trash is sorted and trucked out. Mr. Gilbert spoke about employee parking. He said that now Foxwoods is allowing employees to park in the lots. Just a few years ago employees had to park off site and be shuttled in. Mr. Gilbert said then there would be the need for 24 hr. gas stations. Mr. Gilbert said that they are marketing this as a resort that could mean golf courses. Mr. Gilbert said that the builder could reach out to residents of Holliston who have farms asking if they are interested in selling, so they would have more land. Mr. Gilbert said that Adams Street has many farms that have lots of acres. Mr. Gilbert said that Hopping Brook Park is already zoned for garage parking and for 24 hr. gas. Mr. Gilbert spoke about utilities. He said that Milford has NStar for natural gas and they have National Grid for electricity. Mr. Gilbert said that Holliston had NStar for both electricity and natural gas. Mr. Gilbert said that Foxwoods has installed two industrial turbine engines to generate power and they are fueled by natural gas. He said that Algonquin Gas has a pipe line that is going through the property. He said they could purchase natural gas from Algonquin Gas directly. Mr. Gilbert said that we will need to talk about traffic, paving roads and culverts. Mr. Gilbert said that if Milford is having meetings about the casino, Holliston should be attending as well. Something may come up and we would not know about it unless we were at the meeting. Mr. Gilbert said that there is one active well in the casino area.

Public Safety

Ken Rockett, Susan Rockett and Mitch Sherfey.

Mr. Rockett said that in a study the five to seven years after a casino is built and operating he said that crime goes up. He said that assault rate goes up 114%. He said that robbery goes up 161%, larceny 53%, murders are up by 22%, burglary is up 54% and auto theft was up 92%. He said that they also found the neighboring towns feel the brunt of it as well. He said that in neighboring towns the crime rate rises. Mr. Rockett said that they can put information out for everyone to see about what can happen but the opposing side will try and discredit it. He said that a small town near Philadelphia next to a casino the town never had a drug problem, now they do. Mr. Rockett said that at Minnesota

towns that have casinos crime went up considerably over towns that did not have them. He said that in Mississippi there was a 43% increase of crime four years after casinos were built. Mr. Rockett said that Nevada ranks first in the fifty states for all crimes. Mr. Rockett said that traffic would be going through Holliston and that would be a big factor. He said that everyone would be looking for a short cut to get to the casino. Mr. Rockett said that in another state they had to build a bigger court house because of all the increased crime. He said that in Connecticut 16% of all DUI traffic stops accrue within ten miles of Mohegan Sun and Foxwoods. He said that the casinos in Connecticut agreed to pay for a loop patrol. He said that they were giving funds to the surrounding towns to patrol the roads outside of Foxwoods. He said that a few years later the funding was cut. He said that DUI's went up and there were more accidents.

Mr. Marsden thanked all the volunteers who did all the research for this. He asked for all the documentation to be forwarded to Mr. Le Beau. They will make up a summary and a plan. He some people will be fans of the casino and other would not be. He said that they need to be in contact with Milford so that they know that we are concerned about this. He said that this will impact Holliston almost as much as it will impact Milford. Mr. Marsden said that they will need to fine tune their argument about the casino.

A resident asked, how are we monitoring what is going on in Milford? Mr. Marsden said that we do not have anything in place. He said that he will be in touch with the Chamber of Commerce and get the information that they have been collecting.

Mr. Gilbert said that we really do not have a plan in place yet. He said that everyone who gave a report may have the option of refining it again and present at another meeting.

Mr. Conley said that this is a seven year impact. He said that workers will be employed to build then when the building is over the workers may get jobs at the casino. He said that the jobs will not be high paying and the housing market would not be what it once was. Mr. Gilbert said that Milford has \$65,000 to do some studies about the area. He said that with the study they should look into some of the concerns that have been talked about tonight. Mr. Leary said that Milford will not be concerned about any problems that Holliston is concerned with.

Mr. Carl Damigella said that Milford is sitting on a golden goose. They can't wait for the casino. Mr. Damigella said that the MWRTA goes into Milford only twice a day for transportation. Mr. Damigella said that it would benefit Holliston to be able to take the bus to Milford for appointments or shopping. Mr. Marsden said that he will put together something and get it out to everyone to look at.

AT 10:25 P.M., MR. CONLEY MOVED TO ADJOURN. THE MOTION WAS SECONDED BY MR. LEARY. ALL IN FAVOR.

Respectfully submitted,

Donna A. Muzzy

approved_____

