

TOWN OF HOLLISTON
SELECT BOARD

June 28, 2021
6:30PM

Town Hall
703 Washington Street

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

Also Present: Travis Ahern, Town Administrator; Michael Cassidy, Fire Chief; Sam Tyler, Governance Committee Chair; Paul LeBeau, Tina Lingham, and Scott McKecknie, Governance Committee members; Meg Nash, Jill Lamoureux, White Label MA (WLMA).

At 6:30pm T. Hein called the joint meeting with the Governance Committee to order. S. Tyler proceeded with a roll call: Paul LeBeau, present; Tina Lingham, present; Scott McKecknie, present and Sam Tyler, present.

GOVERNANCE COMMITTEE – WORK PLAN DISCUSSION:

S. Tyler presented an update on the “Work Plan” for the next several years, outlining upcoming recommendations and possible articles for Town Meetings through 2024. Several areas the Committee will be concentrating on will include the Board of Assessors, Town Accountant and Treasurer Collector. In 2022 the Committee will review both the Town Administrator and the Town Clerk roles, as well as making recommendations to the Capital Planning Committee. The Committee is looking at the language used by other Towns as part of process prior to making recommendations. In 2023 the Committee will review the Select Boards organization structure to determine if increasing to a 5 member Board would be beneficial and will also make recommendations based on information collected by the Technical Assistance Bureau (TAB) from the various departments within the Town. Finally in 2024 the Committee will consider if the Town would benefit from a Town Charter. The Committee will review the “Work Plan” after each Town Meeting. S. Tyler noted that Government has changed over the past 30-40 years and its time for Holliston to make some changes. The goal is to increase public education and explain the benefits of the Governance Committees recommendations moving forward. The Select Board thanked the Governance Committee for their presentation and a special thanks to Tina Lingham who is resigning from the Committee at the end of this month.

At 7:10pm S. McKecknie made a motion to adjourn (Governance Committee); P. LeBeau AYE, T. Lingham AYE, S. McKecknie AYE, S. Tyler AYE.

HCA TRANSFER 91 KUNIHOLM DR. – WHITE LABEL MA. LLC (WLMA)

Meg Nash and Jill Lamoureux representing WLMA, LLC joined the meeting to give a detailed presentation of the proposed facility at 91 Kuniholm Drive. They are requesting the approval

from the Town to transfer the Host Community Agreement, HCA with Mass Botanicals to WLMA, LLC. J. Lamoureux gave an overview of the proposed operation which will be cultivation and manufacturing of marijuana. The building will need to be renovated. The design will focus on 3 priorities; product quality, employee safety and sustainability. The facility would employ 20-25 individuals to start with a goal of 45 employees once operating at full capacity. J. Lamoureux shared numerous graphics detailing all aspects of the proposed operations including odor control, cultivating and manufacturing, and anticipated municipal demands. In a response to a question regarding timeline by J. Cronin, J. Lamoureux stated that it would take 8-12 months to complete the renovations anticipating a start date in August 2022. B. Sparrell asked what type of security would be provided. J. Lamoureux responded by stating that a security system would be located inside and outside of the building.

J. Cronin made a motion to authorize Town Counsel to transfer the Host Community Agreement for cultivation and manufacturing of marijuana assigned to 91 Kuniholm Drive, Mass Botanicals dated September 2018 to WLMA, LLC effective June 28, 2021. B. Sparrell second. Vote 3-0.

HCA REQUEST 56 LOWLAND ST. – STORY OF MASSACHUSETTS, LLC

Several representatives from Story Massachusetts, LLC joined the meeting via zoom with a presentation for a proposed marijuana cultivation operation at 56 Lowland Street. It would operate 7 days a week, however only the cultivation team would work on site during the weekends. The building and parking area will need to be renovated. Due to the proximity to the Rail Trail the presentation outlined 6 Good Neighbor Considerations some of which included Odor Mitigation, Security, Traffic and Noise. J. Cronin asked for an update on the number of Host Agreements currently in Town. T. Ahern stated that there are 7 including the transfer to WLMA, LLC which was voted on this evening.

Sarah Baroud, 21 Lowland Street, made an inquiry about the daily activity and number of employees. The facility plans to have 40-45 employees which would work in 2 shifts.

Liz Theiler, 17 Norland Street, voiced a concern about water usage at the site as well as odor control.

Karen Langton, 100 Woodland Street, also voiced her concerns around proposed mitigation of odor control at the proposed facility.

The Select Board determined that they would like to have input from the Building Department, Planning Board and the Trails Committee and continue the discussion in the near future.

COVID 19 UPDATE:

Chief Cassidy explained that Treasurer/Collector requested funding through the CARES Act to cover unemployment claims at the December 7, 2020 Town Meeting. He stated that some of the fraudulent unemployment charges made during the pandemic and funded through the CARES Act now have been credited back to the Town. The total amount to be reclassified within the Towns accounts is \$22,000.

J. Cronin made a motion to reverse \$22,000 from the December 7th, 2020 vote and reclassify the cost. B. Sparrell second. Vote 3-0.

Chief Cassidy continues to receive guidance from the Department of Local Services regarding ARPA funding. He will reach out the Departments and Committees going forward and will report back based on the feedback provided.

WARRANT:

J. Cronin made a motion to approve the weekly warrant in the amount of \$394,048.00. B. Sparrell second. Vote 3-0.

PUBLIC COMMENT:

J. Cronin noted that the Farmers Market is already proving to be a great, excellent event. He did however receive word from a neighboring resident that parking is becoming a concern. J. Cronin asked T. Ahern to reach out to the Police Chief and determine if temporary “No Parking” signage could be installed.

COMMENTS FROM THE TOWN ADMINISTRATOR:

T. Ahern stated that the first Summer Concert at Goodwill Park will be held on Tuesday June 29th, 2021 at 6:30pm.

T. Ahern will kick off the first Comprehensive Long Range Plan meeting on July 14, 2021 via Zoom.

The Town website now has posted a live survey for 260 Woodland Street including graphics, with 3 possible uses of the site as well as the ability to suggest other uses.

T. Ahern noted that a Request for Proposal (RFP) for the Economic Development Committee seeking support services has been posted and also sent directly to consultants.

At 9:08pm the Board took a comfort break.

At 9:14pm the Board resumed the meeting.

FY21 YEAR END BUDGET (“LINE ITEM”) TRANSFERS:

T. Ahern presented a graphic outlining the line item transfers which are referred to as “standard year end transfers”. He specifically pointed out Trash Removal stating that the Sustainability Coordinator did an analysis and the increase in cost of trash removal is based on the fact that many residents were home during the pandemic and that this trend may continue.

J. Cronin made a motion to remove \$60,000 from the Solid Waste budget and allocate \$60,000 to be funded by the CARES Act. B. Sparrell second. Vote 3-0.

J. Cronin made a motion to approve all line items as presented by T. Ahern minus the \$60,000 previously voted. B. Sparrell second. Vote 3-0.

BOARD BUSINESS:

J. Cronin made a motion to approve the Event Permit for the Lions Club Carnival for July 7-10, 2021. B. Sparrell second. Vote 3-0.

J. Cronin made a motion to award the design and engineering contract for the Blair Square Project to Beals & Thomas in the amount of \$44,500 not to exceed \$51,000 with the stipulation that it be complete to be presented at the 2021 October Town Meeting. T. Hein added a request to be made, that Beals & Thomas attend a Farmers Market as part of their consideration for the design. B. Sparrell second. Vote 3-0.

J. Cronin made a motion to accept a gift from St. Mary's Knights of Columbus #14224 in the amount of \$1,700 for the Metrowest Veterans Emergency Services Funds to assist eligible veterans, account #89543-45272. B. Sparrell. Vote 3-0.

J. Cronin made a motion to approve a Common Victualler's License for Putts & More LLC at 750 Concord Street. B. Sparrell second. Vote 3-0.

J. Cronin made the motion to approve the following appointments for a 1 year term; Robert Fogerty, Assistant Inspector of Buildings; Michael Perkins, Deputy Wiring Inspector; Daniel Brown, Labor Counsel; Mary Bousquet, Treasurer; Kristin Stearley, Assistant Treasurer. Also for a 3 year term; Jennifer Buttaro, Conservation Commission; and John Goeller, Town Forest Committee. B. Sparrell second. Vote 3-0.

OTHER BUSINESS:

J. Cronin noted that due to the holiday next week the Select Board will meet on Tuesday July 5, 2021 and wished everyone a Happy 4th of July.

T. Hein stated that the Town has surpassed 10,000 participants in Zoom meetings. Congratulations and thanks to C. Meo, IT Director for all his hard work.

At 9:28pm J. Cronin made a motion to adjourn. B. Sparrell second. Vote 3-0.

Respectfully submitted;

Margaret Driscoll

Approved 7-26-21