

July 7, 2014

Present was: Scott Bugbee, James Lehan, Jeff Palumbo, Jack Hathaway, Town Administrator and Susan Jacobson. Marian Harrington was not in attendance.

The meeting was held in Room 124, Town Hall. Scott Bugbee opened the meeting at 7:02 p.m., and announced that the meeting will be audio and video taped. Jack Hathaway read the agenda contents.

Public Hearing – Dedham Street Realty LLC -242 Dedham Street – Flammable Storage License

Jeff Palumbo read the Public Hearing Notice to the audience.

Present were John Primpas, and Chris and Bill Garoupolos, the owners of this property and they are looking to amend the original license to install a larger storage tank. This will allow them to be more competitive and not get deliveries every other day. It cost less to haul it to the station and you can control pricing better.

Jim asked Chief Bushnell what is storage capacity of Daley's gas tanks. Chief Bushnell said he believed it was around 30,000. He asked if there was an issue with the expanded tanks. The Chief said the increase really doesn't have an impact. Chief Bushnell went into the description and safety of the underground tanks. Jeff said that he believed there was a meeting tomorrow night with the Planning Board and wondered how many islands are going to be located within the station. The prior owner requested five pumps. They are downsizing the building and eliminating one of the pumps and they are trying to add a one-way entrance and a one-way exit to allow a better flow of traffic.

Michael Dunn, an abutter was in the audience. He owns the land next to the proposed site. He questioned whether or not the larger tanks would have an impact on his property. Mr. Primpas said they are wider. He said they may do two bigger tanks. Jim asked if they were any closer to his property than what was shown on the prior plan. Jim asked if it will be placed away from his property. The applicants all agreed.

Jim Lehan moved to close the hearing. Jeff Palumbo seconded, and it was **so voted**.

Jim Lehan moved to approve the larger storage tanks. Jeff Palumbo seconded, and it was **so voted**.

The 7:10 p.m. Executive Session was cancelled.

SCOTT BRAGDON, HUMAN RESOURCE DIRECTOR

Scott was in to discuss policy changes, DPW Director Contract and issuing an additional taxi license.

Scott asked for a small change to the Human Resource Policy suggested by Chief Bushnell. The Call Firefighters are special employees and should not be receiving the same raises as regular employees. This has caused some Call Firefighters to make more per hour than Full Time Firefighters. The policy change states that Chief Bushnell will set the pay rate for Call Firefighters annually to be approved by the Human Resource Director or the Town Administrator.

Jim Lehan moved to allow the policy change requested by Scott Bragdon. Jeff Palumbo seconded, and it was **so voted**.

Scott introduced a new Anti-Bullying policy. This policy would allow employees to bring forward a complaint if they felt they were mistreated. The policy would cover all employees.

Jim Lehan moved to allow the Anti-Bullying policy to be included into the Town's policies. Jeff Palumbo seconded, and it was **so voted**.

Scott came before the board to request a fourth license for **On Time Taxi**. **On Time Taxi** was the first taxi company licensed in Norfolk. He has three taxi licenses and he has requested a fourth. Our policy currently allows four. Scott said he does service other towns, but he cannot solicit in other towns unless he has permission. Scott has not received any complaints on the service.

Jeff asked what his business address was. Scott said it is out of his home in Norwood.

Jeff Palumbo moved to grant a fourth license to **On Time Taxi**. Jim Lehan seconded, and it was **so voted**.

Jack said that Scott and the Insurance Committee did a great job renewing all of the insurance policies. There were several grants and rebates with changes they were able to make.

TOWN ADMINISTRATOR REPORT

Action Items

Residents would like to hold a block party on Mirror Lake Avenue on August 10th from 10:00 a.m. – 6:00 p.m. Jack said they anticipate 50 to 100 residents. Chief Stone has approved this as long as the tables and chairs can be moved quickly for emergency vehicles.

Jeff Palumbo moved to approve the block party with the Chief's requirements. Jim Lehan seconded, and it was **so voted**.

The Girl Scouts would like to use Town Hill on September 16th from 6 p.m. to 7:30 p.m. for a Jamboree and Picnic.

Jim Lehan moved to allow the Girl Scouts to use Town Hill on September 16th from 6 p.m. to 7:30 p.m. Jeff Palumbo seconded, and it was **so voted**.

Jack would like the Board to consider a request by the Hockomock Area YMCA to use a portion of Norfolk roads to hold their bike rides as part of their Annual Triathlon on Sunday, July 20th between 8 a.m. and 10 a.m. Chief Stone will work out the details with the YMCA.

Jeff Palumbo moved to allow the YMCA to use a portion of Norfolk roads to hold the Triathlon. Jim Lehan seconded, and it was **so voted**.

Discussion Items

Update on Zoning Working Committee

The exclusive topic of this afternoons meeting was the former Southwood Property. Developer George Valone spoke with the committee. He has purchased the land with contingencies. Jack said that the two big issues with developing this property are - what percentage of this property will be residential and what that effect will be on the town budget. The developer is looking to potentially build 700 units. Many of the units will be two bedroom or smaller. The other issue is the sequencing of building an assisted living, medical facility, health club, yoga room and two restaurants. Can he guarantee that the commercial units be built so we do not end up with just the residential portion of the project.

Jack felt that the committee was committed to working on this project. Jim said that he met with Mr. Valone and that there is a restriction on that property and it requires an act of Legislature to remove that restriction. He felt it was in all of our best interest to remove that. The developer has a meeting August 5, 2014 to meet with the Speaker of the House. Mr. Valone has asked that the Board of Selectmen to put together a letter asking that this restriction be removed. We cannot do anything with this property as long as that restriction is there. Jim would like the Board to vote to prepare a letter to have the restriction removed.

Jeff Palumbo moved to allow the Board of Selectmen to prepare a letter to send to the Legislature. Scott Bugbee seconded, and it was **so voted**.

Jim felt that the conversation was moving forward and they are trying to find the common ground. The critical point is the financial consideration. Mr. Valone is going to return with a first run of numbers and what the project will be. We need to be on the plus side not the negative side. Jack said that he and Ray are going to take a look at the MWRA, but it may have a large impact. Jim feels like water is going to be his biggest hurdle.

Buckley & Mann

Jack said that he and Ray Goff met with Tom Di Placido. Tom listened to the feedback from the round table discussion. Based on that, he made some changes to the plan he is proposing. Jack said that he was impressed by his concepts. Jack felt that there

was a lot of improvement from Plan A to Plan B. Water is an issue for that development as well.

Irrigation Systems

Jack said that we had a resident complain about not using the water for sprinklers. This resident challenged us and wanted to know how we were going to fix it. We continue to look for new sources of water. We are working on trying to get a third municipal well up and running. Jack said that even if we had more water available to us, the DEP does not want residents using water for lawn purposes.

Jim said every community in the State has a water ban if they are permitted by DEP. Our bylaws are very clear you cannot water your lawns or use an irrigation system if you do not have a well. Jim said we have a bylaw that we ignore. He said that we have 300 or 400 systems that are on town water with an irrigation system. There is no inspection process. Jack said he agrees to a point we are not ticketing people but we have a rate structure that penalizes them. If they are the higher water users, then the town is charging them for the additional water usage. They are disconnected if it does not have a backflow system. Jack said he is looking for direction. Jim said if we can identify where they are we should inspect them. Scott wondered if we could get the number of systems in town. Jim does not want to knock on doors and getting everyone worked up on irrigation systems.

CPC Article Request

Jim said that he would like the Board to consider requesting bringing forth some articles for conversation. He would like to see CPC give money to Conservation. He would like to start with something like maps and boards that identify properties. CPC is the bank. Let the people that have the responsibilities get it done. Give the funds to Conservation so they can get the job done.

Scott Bugbee will work with CPC and attend the meeting to bring this forward.

Jeff Palumbo wants to finish the boards and committee appointments.

Jim said that the Finance Department does a great job, and he wondered when Jack might know some Free Cash numbers. Jack said that Julie has done a great job. The Free Cash will be certified before the next meeting.

DPW Director

Jack said we are looking to approve Bob McGhee's contract. Jack provided the Board with copies of the contract for review.

Jim Lehan moved to approve the DPW Director's Contract. Jeff Palumbo seconded, and it was **so voted**.

Jim said Bob McGhee is doing a great job. Jack said that it has become interesting watching Ray and Bob working together. They work very well together and it is interesting to watch them challenge each other.

Jim said that he went and discussed the issue with Mr. Roche about securing the dam on Highland Lake. Jim is meeting Mr. Roche on the site tomorrow. Jack would like to attend. They will meet at the Town Hall at 9 a.m.

At 8:35 p.m., Jim Lehan moved to adjourn the meeting. Jeff Palumbo seconded, and it was **so voted**.

This is a true and accurate report of the Selectmen's Meeting of July 7, 2014.

Jeffrey Palumbo, Clerk