

October 7, 2014

Present was Scott Bugbee, James Lehan, Jeffrey Palumbo, Jack Hathaway, Town Administrator and Marian Harrington, Executive Assistant.

Scott Bugbee called the meeting to order at 7 p.m. The meeting was held in Room 124, Town Hall. Scott announced that the meeting would be audio and video taped. Jack Hathaway read the agenda contents.

### **LIQUOR LICENSE PUBLIC HEARING – CILLA'S COFFEEHOUSE, 5 LIBERTY LANE**

Present was Mary Ellen Blue, owner and manager of Cilla's, and Brie Hall.

Jeff Palumbo read the public hearing notice. Scott opened the public hearing at 7 p.m.

Brie said they want the license because they would like to be able to serve patrons with a glass of wine, or mimosa or whatever for a group such as a book club, or some type of group event that may want to hold their meeting in their establishment. Liquor will not be served daily..

Scott asked Mary Ellen about TIPS training and she said that this will happen and anyone over 18 serving liquor will be trained. Jim asked if serving alcohol would be a routine event and would you be advertising. Mary Ellen and Brie both said no. It will be for an event such as a book club so that they could have a glass of wine or latte. It will not be part of their menu.

Jeff said the menu mentioned sandwiches etc. What will your typical hours be? He told them this is your opportunity to let the residents know. Brie said this would be a place where people can come and have coffee and donuts, such as mothers waiting for children, etc., and then if you want a sandwich, etc. They said hopefully 6 a.m. to 6 p.m., but possibly later if they are busy. Mary Ellen said she would close around 3 p.m. on Sunday, if it was quiet.

There were no abutters wishing to speak.

Jim Lehan moved to approve an all alcoholic restaurant license. It was seconded by Jeff Palumbo, and **so voted.**

### **ACTION ITEMS**

Jim Lehan moved to approve the 2015 Community Innovative Challenge Grant with the 19 communities associated with SERSG to use this funding for capacity

building within the Southeastern Massachusetts Stormwater Collaborative. It was seconded by Jeff Palumbo, and **so voted.**

Jim Lehan moved to authorize Jack Hathaway to sign the FY'15 Community Innovation Challenge Grant application on behalf of the Board of Selectmen. It was seconded by Jeff Palumbo, and **so voted.**

Jeff Palumbo moved to approve the Norfolk Community League's Jingle Bell Run, to be held on December 6, 2014 beginning at 11 a.m. at the H. Olive Day School. It was seconded by Jim Lehan, and **so voted.**

Jeff Palumbo moved to award the joint salt bid with the Town of Medfield to Morton Salt, Inc., CC delivered at \$59.98/ton; and alternate supplier to Eastern Minerals, CC delivered at \$63.00/ton. It was seconded by Jim Lehan, and **so voted.**

Jim Lehan moved the following appointments: Janyce Conklin, 65 Grove Street, and Connie Jones, 47 Meetinghouse Road to the Cultural Council, both terms to expire June 30, 2017; and Emre Schveighoffer, 7 Berry Lane to the Energy Committee, term to expire June 30, 2017. It was seconded by Jeff Palumbo, and **so voted.**

#### **TOWN ADMINISTRATOR REPORT**

Bob McGhee would like to scrape some roads and asks that if the Board agrees that they allocate funding at town meeting. He will come up with a list of roads, but will possibly need \$20-30,000.

#### **ACCEPTANCE OF MINUTES**

Jeff Palumbo moved to accept the regular and executive session minutes of August 19, 2014 and September 2, 2014. It was seconded by Jim Lehan, and **so voted.**

#### **KEVIN MAGUIRE, PINE CREEK**

Kevin Maguire of Oxbow Partners was present. Also present was Ray Goff, Town Planner; Brian Levey, Esquire, Beveridge & Diamond, PC; Joshua Swerling, Bohler Engineering; and Laura.

Jim made a disclosure that he and Kevin are members of the Mass Bay College Foundation, but do not have financial interests in this.

Kevin said that he had previously met with Jack and Ray regarding the Pine Creek project. He is considering a Chapter 40B on the old Boy Scout parcel. He said it would be 28 ownership units, with 7 being affordable units. It is 34 acres, and a very unique parcel.

Kevin gave the Board a handout, which he also had as a powerpoint, and reviewed it with the Board. They are mostly 3 and 4 bedrooms with a few 2 bedroom. They are 8,500 sq. ft., and 80' wide. He is gearing toward the first time homeowner; but anybody could live in this neighborhood.

Kevin said he needs to contact Susan Jacobson to get on the Affordable Committee's agenda. Jim said he is on the Affordable Committee and they look at \$67,500 for family of 3 or 4. They are \$155-\$175 range for 3-4 bedroom homes. One under construction now is 2,000 sq. ft. Jim and Ray said 1.7 students per housing unit would be the number. Kevin said this is good to know.

Jeff said there is a long history with this property for years, which pre-dates him. He is also on Planning Board. He looks at it as a pedestrian standpoint; would you provide a pathway to access the Freeman-Kennedy school? Kevin said it is on their radar. The Board told him to be careful about Conservation items, and mentioned nearby ball fields to consider.

Scott asked about other properties they worked on. Kevin said he and Laura worked on a place in Wayland. They built it out and it was very, very successful. Kevin is now on the island of Nantucket working toward affordable units. There is not a house under \$700,000 on the island. There is pretty good experience on the ownership side.

Kevin said the next step is flushing this out. He will submit a package to Mass Housing and to us. The 30-60 day process where they get comments, which will probably be through the end of the year. He will have conversations with Ray, Conservation, and Boards and get into ZBA in April. That is their hope.

The Board thanked them for coming in.

The Board took a two-minute recess.

### **ENERGY COMMITTEE**

Andy Bakinowski and Lynn Gilleland of the Energy Committee were present.

Andy told the Board he would like to propose a Study Group to evaluate the Stretch Code. He is staying away from climate change issues. He said this is the first cut and if the Board would like to look at it and get back to him with some suggestions, he would like that. We haven't approached it this way before, so if you can't agree, then you don't agree.

Scott said how will we get these members? Andy said however the Board wants to set the members – do you want employees – maybe building members, or do you want others.

Jim supported this. Jeff said that either things become better, or things change and it would be helpful. Andy said this becomes greyer with this coming into play in 2016. Every dynamic and development within the town affects this. We should start now. Jim said we need someone with basic knowledge and has no pre-determined view. Board will try to find residents to participate. Andy said this came out of town meeting.

Discussed the topic list:

1 – Stretch Code. Already discussed.

2 – Energy Manager position. Andy wants to know if there is a direction the town wants to take. Energy Committee wants to be involved with the grant. We need to establish a base line. Jack said Scott is looking into this position.

3 – Lighting Energy Efficiency. Andy said take a look at lighting. Sometimes the lights in town should shut off at 10 p.m. and he will go by at midnight and they are all on. Center of town lights. Maybe take out halogen and do LED. Jim said that he talked with someone in another town and they said the break point may be too far out and it doesn't make sense to do. Logic is okay, but financially it doesn't make sense to do.

Andy said streetlights. LED lights after rebate is about \$165. We need to look at that. The cost to do actual work should be considered. We need to look at the work, but we also need to look at financials.

When they provide rebates on utilities, they can be a flat sum or prescriptive. It is based on total kilowatt hours.

Energy Manager. Jack said we are considering hiring a consultant rather than an employee. Scott Bragdon got job descriptions from other towns, and wanted Andy to work with him.

Andy talked about SRECS. We are missing out on some money. Stephen Hersey is working on this for us (Jack). Jack has spoken to him and he said he would come out and look at us as soon as he is done the project he is working on.

Andy said the system at the school went down this weekend, and he doesn't know why. He talked Toby through it. We are back up and running. The kiosk out in front should have been flatlining and he doesn't know why no one noticed it. Andy is able to check it. It is programmed in, and should have been sent to

someone. He said maybe it went to electricians and not actual school people. He is looking into it.

Andy said with the new public safety building, they would be available to help if you want lighting fixtures looked at. It is the person managing the project, - architect – but he is willing to help and try to save some money.

Andy said when we sided this building, we may have qualified for rebates from Mass Save. It was a missed opportunity. It has to be approved before the work started. It could have been \$1,000 to \$5,000 or \$10,000. Jim said this isn't our area of expertise. He said why didn't you say something? Something was lost in translation as to what was said and what was actually done. Jim said no one's fault and if you see something we could be doing, let us know. We are all on the same team, so help us. Jump in!

Water Department rebates. Andy said there are all kinds of grants that could be had. Jim said that Andy should work with Bob McGhee and see about water efficiency and cutting costs. Andy said there is money out there.

Town Hall conversion to gas. Andy said there could be no out of pocket expenses. We can add the cost to our gas for 20 years. There is also rebates available. Jack will give Michael Harn of Columbia Gas a call and discuss converting Town Hall and Library. Andy said the gas company will not tell us what the maintenance will be of the units. You may want to get an HCAV company to come out and give us an idea of what a maintenance plan would be.

### **FALL TOWN MEETING WARRANT**

Jack reviewed the warrant with the Board. It had changes by Town Counsel, which they discussed. Jack pointed out that the articles submitted by the Zoning Working Committee cannot legally be submitted by them unless it was in our Charter. The Board agreed that we should submit them since the ZWC was appointed by us.

Jack discussed the two Chief's articles. Cole is not maxxed out as far as years, but Chuck is. We will save money by not having to contribute to Chuck's pension.

Jack said that if we do take the treatment plant, we will have to create a budget for it. If the town votes no, we will have to take the paving of the roads component off. Jack said that we need to do some work on this for town meeting, because no one wants to inherit a liability.

### **DISCUSSION ITEMS**

Jack mentioned the Lions Club would like to do the Field of Flags again this year, with help of Fisher House. They would like to be able to use the town hill, and may dominate the hill. Bigger and better project. Contact Chip Fagan, and maybe a military honor guard or something could be there. The Board loved the idea, and hoped possibly Memorial Day.

At 8:45 p.m., Scott Bugbee moved to go into executive session for the purpose of considering the purchase, exchange, lease or value of real estate, if the chair declares that an open meeting will have a detrimental effect on the negotiating position of the public body. 14 Sharon Avenue, Shire Park. Jim Lehan seconded, and it was a roll call vote: Jim Lehan, **aye**; Scott Bugbee, **aye**; and Jeff Palumbo, **aye**.

At 9:15 p.m., Jim Lehan moved to adjourn the meeting. Scott Bugbee seconded, and it was **so voted**.

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

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Jeffrey Palumbo, Clerk