

September 13, 2016

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

The meeting was held in Room 214, Town Hall. Jeff Palumbo opened the meeting at 7:06 p.m. Jeff announced that the meeting was video taped. Jack read the agenda contents.

LIP – 25 ROCKWOOD ROAD

Jack said he and Ray Goff had a meeting this week with Bisher Hashem, the developer.

Jack said that regarding the LIP at 25 Rockwood Road, he spoke with Ray who felt that Bisher is going to withdraw his application. Bisher had heard some feedback from several parties including himself and Ray. Density was one.

Bisher was willing to walk away from the project because he didn't want to end up in a contentious situation or appear to be contentious with the town. If he had to convert to the 40B, it would appear to be a contentious appearance. He is going down the traditional 40B path and work with the Board and other boards in creating this path. He told Ray today that he will give us a memo formally withdrawing his application. We gave him feedback about concerns with the project such as density and garages being up against the residences, etc. He is going to look at the economics and see if he can scale down the units. We should hear back from him within a week or so. It was a good meeting.

Jeff said he was surprised to hear this, because he thought it was a good meeting with Bisher a couple weeks ago. He said that he thought the Board sounded favorable.

Jack said he was a little surprised too. He said that Bisher is working on this, but he had never done a LIP before and the timing between a LIP and a 40B was concern to him. Bisher is not scrapping the project; he is still planning to come back to us with a first rate project that we will be happy with.

Jim said he compliments Bisher for this. He said Bisher has always been very sensitive to the town, and he feels that Bisher is doing that here. He admires him for that, and said it must be hard to take a step back and go a different direction.

Scott agreed as well that he was surprised and looked forward to going through this with him. We all voted this and hoped to go forward with him.

Jeff said this is the end of 25 Rockwood for now. Jack said yes, we will wait for his withdrawal letter.

Jack said that they got news today from Dept. of Public Health that several mosquitoes in Norfolk have tested positive for West Nile Virus. Jack did a reverse 911 call to residents informing them and that people should wear long pants, shirts, and spray when outside. The drought has helped control the mosquitoes.

Jack reported that the Police Department held a mini celebration for Officer David Holt on August 30th, as it was his last day of full time employment. He and his wife Judy, who retired 3 or 4 years ago from teaching in the Norfolk Schools were town employees for years. David was a 32-year employee. The Board wished him the best.

Jack said he and Ray Goff have been working to get Meetinghouse Road completed. He is working with Mr. Marini and Bob McGhee to see who can do it cheaper. We have enough funds to do the roadway and do the granite curbing. Mr. Marini will bring it out to the curbing. They discussed sidewalks to 5' instead of 8' because it is residential there and not commercial. They discussed lighting so that it is not as lit as a commercial zone would be. There is progress there. The settlement with Mr. Borelli was \$210,000. Jim asked if we are trying to save, or are we using all this money. Jack said we won't turn the money over to him until it is complete. Jim said what if it is done at \$185,000, does it flow to free cash? Jack said we would be able to use the funds for the reason it was in the gift fund – road work. Jim asked if it was used for town hall feasibility. No.

Jack said he and Scott attended the groundbreaking for Bisher Hashem's project at 106-108 Main Street, which is Boyds Crossing. The next day was a training session with the Fire Dept., and they burned the house there on the property. There were 7 burns, and several towns such as Norwood and Wrentham attended. Peter Petrushik organized the whole day and it was very productive. Bisher came in and tore down the whole house so that there was no safety hazard.

Jack is working on taking the funds at Shire Park. The roadway is still owned by the developer, but is willing to turn the bond over to the town. Hopefully, it will cover it, but Jack is skeptical because the Planning Board reduced the bond in 2010. Jack will let the Board know what comes of this. It won't be enough to do the entire road.

Jack announced the annual Lions Golf Tournament held on Monday at New England Country Club at 9:30 a.m. Still looking for members to play.

Jack discussed the P&S for the Braun property on Holbrook Street. Jack mentioned the contingencies and said there is a non-refundable deposit of \$10-15,000 because we are holding up the project for a few years. The funds are in the Water Dept. budget, because this is a well. This needs town meeting approval.

Jack told the Board that Matt Haffner is the new facilities manager at school and municipal. He is overseeing a big project at the H. Olive Day school. An underground tank project. The tank is out, and a temporary tank is there. A small tank will be there all winter, and the new tank will be installed after winter. The cost was \$30,000 and he stayed under budget.

Jack said we need to focus on the H. Olive Day roof. It needs replacement. We have a \$125,000 grant that was acquired by Rep. Dooley, who helped us with that. The addition is the worst. Jim can't understand how that can be. He said it can't be more than 18 years old. Jack said he can have Matt come in and discuss.

Betsey Whitney, Valley Street was here to see if the Southwood zoning would be on the town meeting warrant. She asked questions about the wells and what needed to be done in order for the project to move forward. Jim Lehan answered her questions. The Committee wanted to be sure they had protection without compromising the project. If we can close the loopholes, we have come a long way within the last 45 days, and they all thought this project was dead, and it's not. They were all surprised that he got it done.

Betsey asked about affordables. Do we have assurances that we would get the number of affordables we wanted. The Board felt that they were satisfied we will.

She also asked about Deed restriction consideration – what protection did we have?

These are two major issues. Jim said we wanted assurances that the affordables would come to fruition of the 220 units. We get our 20% no matter what.

This will be voted as an overlay district at the end. Jack said he submitted everything we asked and we have to go through it all and have it looked at by counsel to make it as tight as possible. Will bring it to the Zoning Working Committee and get their decision.

WARRANT DISCUSSION

Jack did a review of the warrant.

Jack said he will bring capital to the next meeting.

Scott Bugbee moved to close the warrant with the caveat to add back in the CPC article for funding to restore and preserve historical documents. Jim Lehan seconded, and it was **so voted**.

Jack mentioned a possible dangerous dog hearing at our next meeting. The Sheehan dog, Noon Hill Avenue attacked a dog causing severe injuries. This is the fourth offense and violated a restraining order.

The Board discussed doing an event for public safety. They suggested putting on a meal or something similar. Jack mentioned that Bikram Singh of Norfolk Wine and Spirits would like to donate. The Board suggested he could help donate for food for public safety. It was suggested to have food and drink in the Library, and have the scouts present public safety plans and visuals of both buildings in public safety building.

Jim Lehan moved to make Scott Bugbee the event manager. Jeff Palumbo seconded, and it was **so voted**.

The Board will choose a date for this event. It was suggested to do it at the shift change, between 2 and 4 p.m. to allow for all shifts.

At 8:37 p.m., Scott Bugbee 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 September 13, 2016.

James Lehan, Clerk