

April 4, 2017

Present is Scott Bugbee, James Lehan, Jack Hathaway, Town Administrator, and Marian Harrington, Executive Assistant. Jeffrey Palumbo was not in attendance.

The meeting was held in Room 124, Town Hall. Scott Bugbee opened the meeting at 7:00 p.m. Scott announced that the meeting was audio and video taped. All present recited the Pledge of Allegiance.

TOWN ADMINISTRATOR REPORT

Report of Warrants

Jack reported that the following warrants have been signed: 3/28/17 - #39V17 for \$85,374.56.

Action Items

Jim Lehan moved to appoint Gary Sullivan II, 6 Berry Lane, and Michelle Quinn, 17 Ridge Road as members of the Cultural Council, terms to expire June 30, 2020. Scott Bugbee seconded, and it was **so voted**.

Jim Lehan moved to grant permission to Three Squares New England to conduct their sixth annual bicycle Ride for Food on Sunday, September 24th between 8 and 10 a.m. Scott Bugbee seconded, and it was **so voted**.

Jack told the Board that we received a 61A request on a piece of property at 110 Park Street, owned by the Slattery's. Jack said that in the past, a very similar P&S came before us for a parcel of property owned by the Slattery's, but it wasn't useful to us. It was all ledge, etc.

Jack said think about right of first refusal. We get to step into the P&S for \$1.4 million. We need to ask CPC if they want to purchase this for open space; and possibly ask the Water division to purchase part of this property. It has the radius to put in a municipal well. We don't get the advantage of everything in the P&S though. Jack said it has a 400' radius and has three parcels, and we could auction them off at market rate and recover some of our \$1.4 million; or market them off for affordable housing.

They discussed possibly doing some testing on the property. Would the Slattery's be amenable? It may be worth the conversation. There are risks in the P&S, too. Jim said he spoke with Cyndi Andrade, and CPC doesn't have the funds and aren't interested because of that. The Board discussed looking at it. CPC could do it because of open space, affordable housing, and water. Jim said we could always do a town meeting before the town meeting. Jim will go to the CPC meeting tomorrow night and discuss this with them.

The Board will discuss this further at a meeting on Monday, April 10th.

Jack considered possibly doing more at town meeting on the Holbrook St. well, because we will need funding. Jim and Scott agreed. They will consider this further.

Jim asked if we got reimbursed from MSBA for the H. Olive Day School roof. Jack said no, Ingrid reported that the MSBA is turning down all projects that have roofs under 30 years old. There are so many submissions this year for repair projects, that they have come to the people and said that next year our roof will be 20 years, and we will be able to get reimbursement for the whole roof. Jim asked if we could wait one more year? Jack said yes, Matt Haffner said he feels the roof will last one more year. So, we haven't got the check from MSBA. Jack will talk with Matt about this.

Jim Lehan moved to open the town meeting warrant to discuss and possibly include: Chapter 61A property at 110 Park Street; and the H. Olive Day School Roof. Scott Bugbee seconded, and it was **so voted**.

Jim asked about the reimbursement on the Freeman/Kennedy School. Jack said we are waiting for Joslin Lesser to send one more submission to MSBA from the Project Manager. Once they file that last document for sub-contractors involved in the project, we should be cut a check.

Discussion Items

The Board discussed the draft town meeting warrant. Jack said town counsel is drafting language on a moratorium for retail sales for marijuana.

Jack said we need to number the warrant, and can do that Monday night.

Town Administrator Update

Jack reviewed all the 40B projects that are in the works. Some have not gone to the permitting Boards as they have not been approved by the State yet, and some are approved and are being processed.

Jack said we have submitted to the State our comments on Lakeland Hills and Lakeland Commons. He said this is the first one that we have had serious, aggressive comments on. He said the property is terrible and three different builders have walked away. He said not that we haven't had negative comments about other projects, but with this one we really had concerns. Jack commented that Lorraine Sweeney also was against this project and spent hours and hours and days of time researching this and putting something together and worked diligently with Ray and Jack on this and submitted her own comments to the State. Lorraine is an engineer, and a former ZBA member as well as an abutter to this project. Jack said that they hope to hear soon.

Jim discussed Safe Harbor, as there has been a lot of talk that it can stop a 40B. Jim said it does not prevent 40B's. It buys you time. You have up to a year, but it does not stop the project altogether. The only way you can get rid of 40B's is to hit 10%. We are at 4%. We will not meet criteria for Safe Harbor so that is not an option for us. ZBA has hired special counsel as well as town counsel to work on these projects for us. Even with the projects we have in place now, still put us too low and we will not hit 10%. Jim said instead of being hit with one large project, we are being hit with many smaller projects. This is probably more manageable.

Jim discussed Medfield, and why that didn't get approved.

Kevin Kalkut, Overlea Road said he didn't think people thought that Safe Harbors would be the stop all, but rather to give them time to prepare for the project. It would be like a delay.

Jim said that we are considering water for all these projects. We are not doing this in a vacuum, and people should know that much time and hours has been put into considering these. He said schools are a consideration. He is more interested in King Philip. Jack said Ingrid came to him and said that they are concerned about H Olive Day School, because the K, 1 and 2 are steadily growing. Jim said that Freeman-Kennedy School has extra classrooms, so if we have to, you can move the entire second grade to the F/K School.

Budget

Jack did not review the budget in detail tonight because Jeff was not present.

King Philip Budget –

Jack said the budget meeting is Monday, April 10th at 7 p.m. at the KP High Library. Need to discuss their \$3million budget deficit. How it affects all three towns. If that budget is approved, our share would be \$1.1M. Wrentham would be \$1.7.

Jim said that the meeting on the 10th is important. We are running out of time, because in two weeks we have to have a balanced budget. We are at a point now that we can balance the budget, but it'll be a challenge if this comes into play.

Jack reported that our Chief Assessor Loraine Fields resigned. They are moving to South Carolina. We also lost our Data Collector. He suddenly resigned a week ago as well. Jack said that we have a Finance Director in place – Todd Lindmark. Assessors and Treasurers Office are under the Finance Director.

Jack said that the people from Vision came out today. They had a good discussion, and we are in good shape. It was a good meeting.

Jack said that he was working on his goals, which translate into the Board's goals.

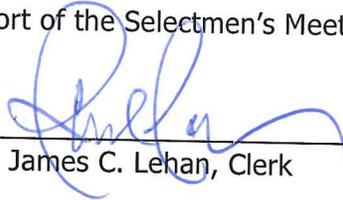
The Board discussed old Town Hall and what to do with it. Suggestions were to tear it down and create a larger parking lot. Rehab with CPC funds, and use it for space for someone; possibly school administration? Sell it, but not a good idea as it is the only piece of land in town that we own. Rehab the garage in the back? Move the Water Department in there? The building is becoming a hazard, and something needs to be done. Jack said that Matt has a container that he is moving all the records into that are stored in old Town Hall, and then we could tear it down. Jack will ask Bob give us a number to tear down the building.

Jack has a few capital items that he may push to the fall. DPW needs to replace plows. One plow takes six months to receive, but we will have to order it now so they have it for winter. Jack will run through the financial scenarios and see if it works.

Jack told the Board that we recently had a State inspection of our ALS services. The ambulances and Engine 2 were part of this. Engine 2 has been certified as ALS vehicle since we purchased it. We have a heart monitor and drugs on this engine. Jack explained how it works. The Office of Emergency Medical Services (OEMS) says Ambulance 2 isn't fully equipped. It is fully equipped, if the Engine 2 is available. Scott asked why we don't fully equip both ambulances. Equip all three vehicles with everything required. Jack said because we don't have the personnel. It ends up being an issue. Chief Bushnell asked the Board to support this and ask Director Miller at OEMS for a waiver. We have also reached out to Senator Ross, and will be meeting with him next week. Scott asked if the State could come up with scenarios that put anything at risk. This is a State issue, not a County issue. We are trying to put the patient first, not the paramedic. The Board sent a letter to Director Miller at OEMS in support of our vehicles and ALS services.

At 8:50 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 April 4, 2017.



James C. Lehan, Clerk