

October 10, 2017

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

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.

### **HOUSING PRODUCTION PLAN (HPP)**

Present was Planning Board members John Weddleton, Walter Byron, Michelle Maheu, and Kevin Kalkut; Affordable Housing members Scott Cousineau, Sandy Smith, and Mark Henney; and Susan Jacobson, Affordable Housing Director.

Lara Kritzer, who works with Jennifer Goldson, was here in Jennifer's place, as she had another commitment tonight. Lara gave a brief synopsis of what they have done, and where they are tonight. She said we have 125 Affordable homes, and need 186 more. We need 311 to be at 10%. The Housing Vision is to keep the town the small town that it is.

Lara explained the Housing Production Plan and the vision, goals and strategies that they have developed. She said that based on the strategies, they developed an Action Plan that will help us actually develop our goals within the plan.

Walter Byron said that the Plan on Southwood shows 68 acres of the 87 acres. Why is a chunk left off? It was decided that the Archdiocese had kept 25 acres to be used for retail years ago, and this was probably an old plan. It should show the whole 87 acres as available.

Walter also questioned the number used for our 10% - 186. He said that 186 is a temporary number until 2020. He felt we should reflect that, or give an estimate. Susan said it would be a guess and DCHD does not want guesses. Jim said that it is mentioned in the article that the figure can change, and that the number is a target number. Susan said that the figure will always change. We can't guess what will come about.

Michelle had a few housekeeping items that she wanted to bring up. She said she knows it is late in the game, but wanted to talk about them. She mentioned schools. She wanted thoughts from the Town to give the Board a consultant to support them with the Action Plan. She knows we don't have a Town Planner right now.

Jack said that we have selected someone as Town Planner, and are going through the references and determining a salary in order to make an offer. We hope to have someone on board within the next few weeks.

John Weddleton said that the Action Plan is excellent, and they are a volunteer board that has been working without a Planner. It is a lot of work and someone like a Planner coming on board at this point is a big step for them.

Lara said the Plan is good for five years. Michele pointed out all the housekeeping flaws she found, such as her name spelled wrong and the board members not accurate, among others. Lara took note and said she would make the changes.

Jack said tonight is about getting the HPP approved. We have several 40B's before the Planning Board now. If the 16 units are approved in January, then we are a safe harbor for a year. One of the goals is to get safe harbor. John said it is a dynamic project. Jim said it is absolutely dynamic. You never know. You think the plan is in place, but things fall off. It is important to keep it managed. John said you need to know the whole process that the State has put us into. You have to keep up. Lara said there is no penalty for not meeting the strategy for your goal. But it gives you points if you do.

Susan Jacobson said after the Town Planner left, she and Jack met and came up with a strategy to keep track of these so they wouldn't lose them without a Planner.

Jim Lehan moved to accept the Housing Production Plan. Jeff Palumbo seconded, and it was **so voted**.

Walter Byron moved to accept the Housing Production Plan as amended. Michelle Maheu seconded, and it was **so voted**.

### **RUN AND GUN RANCH, 123 SEEKONK STREET**

Present was Mike Brogan, owner of Run and Gun Ranch.

The Board asked Mike to come in tonight to discuss the event on June 15<sup>th</sup>. Neighbors had complained that his time ran over, and that is a violation.

Mike told the Board that there were circumstances that led to him going over the time, which Mike said was 15 minutes. He had a girl thrown from a horse which caused the extended 15 minutes. Mike told the Board it rained tremendously, and it took awhile to get the ground ready for the horses to be safe. Around noon, the girl was thrown and he ended the event. Scott said you had to finish, correct. Mike said yes, but it was only 15 minutes.

Jeff asked what is reasonable? He said we don't want to have to talk about a half hour or an hour with the neighbors everytime something happened.

Mike said they would have been done early if it hadn't been for the weather and the injury. He said people have been there for 8 hours, and you have to let them finish the competition. He said it's all about safety. Scott said can you plan for the weather. Mike said he was out there at 6:30 a.m., even though it started at 10. Mike felt he did the right thing. It was 15 minutes.

Jeff suggested that Mike contact the police when something like this happens, and let them know that he is running over, or whatever happened. He doesn't want this to be an ongoing thing.

Jim agreed that the safety of the people was the right thing to do. Mike would have been on time if it hadn't been for the injury.

Jim asked what is acceptable to going over the time limit. Mike said there are 6 stages and at the 4th stage, you can call it. They were in the 6<sup>th</sup> stage and they had to complete it. There was much discussion with the stages of the event, and when you can begin one and end it.

Jim said if there is an issue and an incident happens and you can't control it, what happens. Mike said he has to fit the rules into the stage he's in. Mike explained that the shoots have specific rules they have to follow. Jim said that you also have to abide by the rules of the Entertainment license. Jim said you can't go over by a long time. This event was a shoot. Mike said that can this be determined next year when he comes for the license. He doesn't have any more shoots.

Jim asked about barrel races. Mike has said he has 5 more, and they are all indoors. They are all 10 a.m. to 6 p.m. They are short. Last week barrel races took 2 hours. He won't go over.

Mike mentioned the Sunday miniature horse show. He said it wasn't planned. He said it was supposed to be held at Kevin O'Loughlin's property on Miller Street, but it didn't work there and they called and asked Mike if he could hold it on his property. Mike said yes. He said it was last minute and they had no where else to go. It was not anticipated or covered. Mike said it was the floater that he asked to have. The Board said the license doesn't cover it. Scott said the license is for shoots and barrel races. Mike said his original application said horse shows. The Board said this is an education. They specifically said no shoots, but didn't consider another event such as a show. The Board assumed because the license was for shoots and barrel races, the floaters would cover

barrel races. Mike said if you look at what he said on his application, it said horse shows.

Mike explained that a miniature horse show is like a dog show. He said they are judged by appearance, and obstacle course, etc. They don't ride them; they are like big dogs. He said it was awesome. It was indoors and the speaker was inside. He said if they went outside to do the cart or obstacles, there were no speakers. It started around maybe 9 a.m. People can show at any time. The trailers come around 7:30. The event started around 10. Much smaller crowd than with the shoots and barrel races.

Jack said that we had a quick conversation about the floaters. We need to put some rules around the floaters, and discuss it for next years license.

Tara Comendul, said the event started at 8 a.m. She said the inside rink is 30' from her property. Time violation is major to them because they could hear all the noise and loudspeakers.

Karen Clark provided the Board with an advertisement for a summer blast at the farm that stated it started at 8 a.m. and the event finished after 6 p.m. Scott asked if he produced that. Mike said no. That is a classification for every type of class/event. Mike said that this was originally at Kevin's property, and then transferred to his property. Scott said you cannot start amplifying before 10 a.m. Mike said okay, his mistake. Wasn't sure that amplifiers were used.

Jim said he reviewed the minutes about the floaters and Mike was correct. They were not for rain days, but for anything. Mike said he specifically said no rain dates. Jeff said he remembered the floaters for anything but shoots, and no rain dates.

Jim said he agrees that you have to follow the times and no times before 10 a.m. or after 6 p.m. They understood the injury, and said that was 15 minutes well spent because he handled it correctly. Jim said unless there are extenuating circumstances, you have to follow the requirements of the license.

Jeff said a mechanism needs to be in place for a floater. Police should be notified if town offices are closed, and they can communicate it back to Jack or the Board of Selectmen chair. He is afraid that all kinds of events can be happening. Some may be fine, but others may not. We need to manage what is happening there. We need your help to do this. Jim said Police is a good mechanism. Mike said that when he calls there, he wants it to be recorded and in the log. It was agreed that Mike would call Jack and send all four an email on a weekend. Anything that comes up that is different should be relayed to the Board.

Tris Carpenter stated he has a problem with the Entertainment License that states that the Board approves two dates as floaters.

Karen Clark said she spoke for people who weren't familiar with this. She read a lengthy statement that she wrote, and a copy is incorporated in the minutes here. She felt that these violations to the License should have consequences attached. Karen stated that there were numerous shoots.

Mike said there were 12. Of 22, he had 12.

Jeff said there could be different approaches to violations and fines, etc. He said they would be affected by the previous season's successes. Jim agrees with Mrs. Clark that there should be consequences and feels we need to put consequences to this, whatever they may be. We need to view violations. What do you mean by that? Some of these can be subjective. We have to deem fair, consequences to it, and not subjective – can or cannot say if it is a violation. We should work on this and think how we will do this. Quantifiable, measured defined. Some things are cut and dry. We will figure this out and make it fair to all. We will incorporate it into next year's license, as the events for this year are almost over. Jim thought floaters were for barrels and shoots. We need to clarify that it won't be a shoot, but doesn't necessarily mean a barrel race.

Jim asked if you could give us a list of possible events? Mike said no. It's too lengthy. Scott agreed.

Jack told the residents present that he wanted to make it clear to them that shooting firearms is something a homeowner has the right to do on their own property and not within 500' of abutting property. He said that many residents are calling the police to complain. A homeowner does not need permission. Jack also felt that some of the gunshots they hear are not necessarily from Run and Gun. He told them that he was walking property on Stop River and the noise from the shooting at the Walpole Gun Club was much louder than Run and Gun ever was. He said they have to consider a person's right to use firearms before calling the police.

The Board will reflect comments into next years license. Jim said they need to formalize language for remaining events. This is under advisement in order to that reflect certain times in this years license, and get something out to Mike.

### **75 CLEVELAND STREET**

Catherine Troutman, 6 Churchill Road told the Board that she would like to ask the Board to consider purchasing this property. The family home was built in

1807. This property abuts Conservation land that cannot be accessed by road. Purchasing this property would allow you to access it. This is 61A property.

Catherine said if this property was purchased by a contractor, all the issues that come with Chapter 40 B would happen - more schools, fire, water, etc. She talked with CPC and they suggested she come before us to discuss.

Jim said that the abutting property is not Conservation. It is open space. Once it has a Conservation Restriction, it takes an act of God to get it out. It is open space. We spent \$450,000 to purchase this.

An Inland Restriction Wetlands by the State changes the use of this property. You could have access to Weeber property, maybe a parking lot, and/or right of way.

Jim said he is on the Affordable Housing Trust and would like to preserve the house, and he has someone who will be talking to Mr. Weeber. Jim said the Trust has interest in this, but he is speaking only for himself.

Jim said that the Board of Selectmen has nothing to do with this other than to accept the 61A process. Jim asked if this could make the Fall Town Meeting? Jack said no. The warrant is closed, and the Advisory Committee is almost done and has to go to print.

We will check with the Historical Commission to see if the house is on the Historic Register, and see who is interested in taking a tour of the house.

## **TOWN ADMINISTRATOR REPORT**

### **Report of Warrants**

Jack reported that the following warrants have been signed: 9/29/17 - #07P18/07PS18/07SA18 for \$754,756.22; 10/3/17 - #14V18 for \$1,315,768.43; and 10/3/17 - #14VS18 for \$75,445.23. Jim moved to approve as mentioned. Jeff Palumbo seconded, and it was **so voted**.

### **Action Items**

Jack asked the Board to reaffirm the appointment of Anne Marie Duggan as the Treasurer-Collector. We went through an interview process, and the Finance Director appointed Anne Marie who has been the Assistant Treasurer for ten years. Jack said per bylaws, it has to be approved by the Board. Jim Lehan moved to appoint Anne Marie Duggan as Treasurer-Collector. Jeff Palumbo seconded, and it was **so voted**.

Jim Lehan moved to award the Joint Salt Bid with the Town of Medfield to Eastern Minerals – CC Salt at \$45.20/ton and Mid-American Salt LLC – CC Salt at \$51.44/ton, as alternate. Jeff Palumbo seconded, and it was **so voted**.

The Board reviewed the Stabilization amount for the town meeting article. Jim would like an amount to take us to \$2 million. Jack said he thinks we will have plenty for capital. He is looking at police vehicle, fire vehicle, voting booths. The Board agreed to use a figure taking us to \$2 million in the Stabilization Fund.

Jim said they will be meeting tomorrow night with other two towns at KP. Wrentham and Plainville will tell us what they think they can afford, and we will send a message to KP, and bring them into the process.

### **Discussion Items**

Jack told the Board that we had a fair amount of damage at the Freeman/Kennedy school to two fields. A truck driving late at night on the fields was caught on camera. It was captured, but very vague and not identifiable because it was dark. It was not a locked area, but there are other areas to access even if we locked it. Jeff would like to look into more surveillance. Jim said Recreation has been looking at that, but they have been looking more at Pond Street than Freeman/Kennedy.

Jack said he had a meeting with Dr. Allardi about space needs. They are starting to feel the crunch of space at the HOD school. Lots of growth in pre-K class sizes. We can't not offer it because if a child has special needs or IEP, we have to offer it at age 3. So you have to have a classroom surrounding them. The spike is on the Special Ed side. Freeman/Kennedy has high growth in 3 and 4<sup>th</sup> grades. In 3 years they will be at full capacity. They will bring students that were being outdistricted back in house. So they are looking at different options. Is a third school site the right answer? They didn't think so. Rather have fewer sites than more. To add on, you need more administrative staff. At HOD there is no land space. Freeman/Kennedy school is more obvious. They had to have room for expansion in that model. They considered moving pre-K to Freeman/Kennedy as they are half day students and won't have an impact on the cafeteria and gym. It wouldn't be another whole grade. Cost is \$9,500 for the architect for a conceptual plan. We have to bring this to town meeting.

Jack gave the board an update on what has been happening with the Public Safety Building.

There are change orders, ledge issues and taking up a lot of Jack, Matt and Bob Bullock's time. There is a transition with the new guy, but it isn't going well. We had issues with the old Project Manager, so it is difficult for the new Project

Manager to adjust. Jack discussed this with Town Counsel today about hiring an outside employee to do site work.

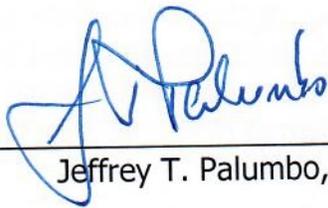
### **ACCEPTANCE OF MINUTES**

Jeff Palumbo moved to accept the minutes of August 15, 2017; September 12, 2017; and September 28, 2017 – regular and executive session. Jim Lehan seconded, and it was **so voted**.

The Board discussed upcoming meetings, and decided not to meet on November 7<sup>th</sup>, as scheduled.

At 9:52 p.m., Jeff Palumbo moved to adjourn the meeting. Jim Lehan seconded, and it was **so voted**.

This is a true and accurate report of the Selectmen's Meeting of October 10, 2017.



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Jeffrey T. Palumbo, Clerk