

March 26, 2018

Present was: Scott Bugbee, Jim Lehan, Jack Hathaway, Town Administrator, Scott Brandon, Human Resource Director and Susan Jacobson.

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. Jack Hathaway read the agenda.

Jack shared the Discussion/Action Items.

Scott said that the Governor has been busy with his pen and he wanted to discuss a policy that has been created and come into law. It is the "Town of Pregnant Workers Fairness Act Policy". Scott discussed the particulars of the law. Scott used the laws direct policy wording. It has been posted at all Town locations and all employees have been sent a copy of the new policy.

Scott Bugbee asked who would approve what the pregnant worker may need in accommodations. Scott said that they would work together to make sure the needs were met.

Jim Lehan moved to approve the Town of Norfolk Pregnant Workers Fairness Act Policy. It was seconded, by Scott Bugbee and **so voted**. All were in favor.

Scott said there is also something coming through with regard to equal pay for women. They have to remove the salary from all applications. There are also suggestions to do salary audits, Scott said they may have done this in past for teachers, DPW and now the law would like you to look at school food workers versus custodians. These positions don't require a lot of educations and they feel they are similar jobs. They may need to look at Clerical vs. DPW workers. Scott is getting legal advice on this policy and will move forward after he receives that advice. Scott Bugbee asked if there was a deadline. Scott said you do not have to do it, but if you do it, it may provide some additional protections. That is why they are encouraging you to do it.

The Workplace Safety Act this new law requires Municipalities to follow OSHA regulations. They will be doing audits. He believes the biggest areas of concern are Police, Fire and DPW. We do have some in place but we are going to make sure we have everything that is required. Ultimately this would be helpful but it will take some time to get there.

Jim said many of these procedures and policies are already in place. Scott will be working the Chiefs to make sure they confirm and are see what specifically is required by law.

Report of the Warrants:

- 03/16/2018 - #19PS18 - \$784,493.75
- 03/20/2018 - #38VS18 - \$39,412.73; #38V18 - \$330,609.83

Jim Lehan moved to approve the Warrants of 3/16/2018 – 3/20-2018. Jeff Palumbo seconded, and it was **so voted**. All were in favor.

Jim Lehan moved to approve the Three Squares Race on 9/23/2018. Jeff Palumbo seconded, and it was **so voted**. All were in favor.

Abbyville:

Jim said there will be no further discussion on the bridge. There was a small meeting last week with one member from each board, the developer and the Developer's Attorney. Everything is on hold and we are going to vote additional funding to hire an LSP. This professional will work for the ZBA along with input from the Conservation Commissions.

Jim said the bridge will not be in the way. Jack said that the Developer agreed to the Town hiring the LSP and he will contribute \$10,000 toward the fee. The Town will go to the Advisory Board to request additional funding.

Jack said we are still meeting with the utilities companies we need to continue to move forward and have to determine which bridge project goes forward. Jim said we do not know how long it will take and until they reach the level of satisfaction that everything else is fine they will not move forward.

Lawrence Wilson 22 Lawrence Street

They have no understanding of what is on the property and they have heard there is some pollution coming out of the capped area. They understand that certain things that the town was supposed to do and they did not follow up.

Jack asked what the town did not follow up on. Larry said that the Conservation Commission did work with the Mann family. Jack said that after they did the work they took it to Town Meeting and the residents voted no. There were DEP requests but that is not the town. Jack said that the Land Use Boards are looking into this matter. Mr. Wilson said that a resident found this material and if they did not find it the town would not have known.

Jim Lehan said we do not know and he cannot speak for other boards. This process is between the MANN property owners and DEP. When the Board brought it forward to the residents for a vote they voted no.

He wants the Board to think about the down- stream piece there is an area where there could potentially be a well. Jack said they have met with consultants and discussed a potential well, but down the road he is not sure a well will ever go there.

Jim said we have a new well that will be coming on within the next year. Jim said they will not put a well where there is any concern to public health.

Mr. Wilson said the ball was dropped by the Town and it appears no one was looking. Jack said that they have gone to the residents at Town Meeting and they were not supported. Jim said that this is private property. Jack asked what he would like the town to do. He would like the town to go to the State and get funding. Jim said we did exactly that and got funding to clean up Southwood. \$7 million dollars was allocated to clean up that site and the State has not come through with that funding and it sits exactly the way it did 8-10 years ago.

Jim said the voters at Town Meeting voted **no when the town brought forward a vote for funding to** clean up the Buckley and Mann property. The Board also brought zoning changes to put the town in a better position for when and if 40 B projects arrived. This was also voted down at Town Meeting by the

residents. It is the residents right to vote and they decide how the town will spend its funding. None of the Boards can spend any funding or making changes without yes votes from residents.

Jim said this approval belongs to the ZBA and we have inserted ourselves into the project because they believe there is nothing more important than public safety.

Brian Kahalee Cranberry Meadow Road

He said there was question about the developer working the property. Jim said he was there by intent with the Board of Health Inspector. They were doing testing with the Board of Health Inspector. Brian wanted to know if moving forward if a cease and desist could be extended to the developer to keep him off the site. Jim said that decision would fall under ZBA.

Brian said they are being told to have their water checked and that there should be some kind of stay until everyone has had the opportunity to do their due diligence.

Jim said he would urge everyone to test their well water every three years.

Jim said the LSP will work for the Town and the agreement will be the same that was used for the Southwood property. All results will be confirmed by our LSP. Brian said he has the most to lose and they all are losing and it is a very scary situation for all of the neighbors.

The developer should understand that there is concern and back off because of the concerns.

Dave Diamond/3 Brett's Farm Road

Dave spoke at the Conservation Committee and the Zoning Board of Appeals, he said they are very pleased that we are hiring an LSP and he would like to recommend that we look at LSP specializations one is a human health risk assessor (Dave read the definition what he/she specializes in).

Dave said the point is you would have a fresh look and a current look and the most recent standards from February of 2017. Dave said that a number of people used the property and there were hot spots from when the golf course project was being considered. He would like the Selectmen to make this information available to whoever is going to be hired. There are a number of people looking to get their wells tested.

Dave said that they are all willing to help they would like to work with the Board of Health they just want to be helpful. Jim said that they should share that with the ZBA because they will be hiring the LSP.

Margaret Kahaly Cranberry Road

She spoke with Jim on the phone about her well and she wondered about Mr. Bakinowski and his presentation. She is wondering if his presentation will still be shared. Jack said Mr. Bakinowski has requested that the ZBA Board allow him to make his presentation.

Sandra Myette 8 Eric Road

She said they are not meeting the ZBA until May 2nd she wanted to know if we are meeting with the developer. She wondered what is happening between now and May 2nd. Jim and Jack said that everything is on hold. The Developer is doing additional testing and the town is going to hire the LSP and have them re-test and run whatever testing is deemed necessary.

She asked who the LSP would be working for. Jack said that he would be working for the ZBA. She wants the residents to be able to guide the LSP to certain areas. Or could the town walk the site with residents. Jim said they need to bring this to the ZBA. At this point there are no other scheduled meetings with the developer or one person from each board.

Peg Bedard Lawrence Street

Peg asked if the whole project is on hold. Jack said they are continuing to move forward with the hiring of the LSP. That is what will drive the schedule. Once he/she is hired the ZBA will determine what direction to go moving forward.

Dave Dimond Bretts Farm Road

Dave said they are going to have the wells tests done under a different test format. Dave said the prevalence of cancer is higher. The residents may pitch in for funding. Jim said that he lived in Noon Hill and there was an issue and they had to hook up to town water. He lives on Fredrickson and had a neighbor who had an oil leak and had to hook up to water as well. Dave said he wanted us to be creative so that we can get done what needs to get done. Human Health Risk they are very few places that will do that test. Dave said some do not use well water for things other than laundry and bathing but some use it for everything. Jim said if anything is found in the well testing the Board of Health should be notified.

Jack reviewed the Warrant and went through each article with a quick description. Jack said some capital items may get pushed off until fall and article 10 may get move to fall because of budget constraints.

The Town Planner has submitted some changes to the affordable specificity toward when the affordable unit will be scheduled to be built. The prior language was vague.

Rich will speak about Article 22 and 23

Article 24 There is a used car lot across from Eagle Brook and they have an opportunity for a car company with an office building. The name of the company is Carvana. They sell cars over the internet. They will deliver the cars from this particular spot. They are requesting to amend this so they can have some cars on site and do some prep work. But this will not be a car lot with flags and 50 cars to look at. A class II license will still be required and the Selectmen will be able to decide if they wish to license this property.

Article 29 and 30 has been submitted by the same petitioner. Article 29 is to direct the BOS to open the town hall from 9-5 Monday – Friday. Jack said he spoke with Town Counsel and he felt this would be a non-binding referendum. Article 30 is the same petitioner requesting to create a recall petition.

Jack asked if there was anything they would like to change or remove or so he can get this to Town Counsel for final form.

Bonds should be moved forward. Jim said that you want the largest audience for the petitioner articles he would like it move forward so that many people can speak to it.

Jim said some of the boilerplate articles can be moved forward.

Town Budget

Jack spoke about the budget and what are they are still working on. KP is the driving factor and we won't have 1.3 Almost 1.4 million dollars in revenues. \$500,000 of local receipts expected. \$100,000 of state aid a bit more maybe. That is being driven because the assessments are going down.

1.4 million Of new revenue that is better than we had a few weeks ago. We had discussed taking \$300,000 of free cash so it is budget neutral from last year. We are not able to take 0 from free cash. Primarily because we are at the end of the King Philip budget we are funding half the king Philip increase this year. Wrentham is down 3% and Plainville has fewer students even though there percentage is close to ours. Jack said that there is still some more work they can do to get the budget down to a more manageable number. Jack said Todd has done the bulk of the work we have some increases in next year's facilities budget preparing for the new police stations. Facilities are utilities, maintenance inspections of elevators. Increase in solar power generation the solar field by the DPW when we create electricity we are charged a fee but we get a credit on our electric bills over twenty years we will see an increase that budget should be closer to \$160,000 it was less over the last two years.

The facilities department took over the school maintenance Jack said Matt has a very strong team Eric and Matt M. have done a great job Eric is an HVAC and Matt is a jack of all trades. They are along with Matt great assets to the town.

Jim said that under general government he spoke with Jack and he thinks it will be helpful if that general government number encompasses some very large numbers.

Jim said that KP's budget is down to 3.8 percent they have had two revisions lower health insurance cost and lowering the transportation cost. Their health insurance has dropped to a 2 to 3 percent.

Jim said again that it's the best budget he's seen in some time. Jim said it is special education driving the cost and they are rebuilding some programs back that they lost over the years.

The new Superintendent that they hired has a special education background. Jim said there is still some refinement to go. Jim read out loud percentages and the wealth factor built in we are hit with the higher number even though Wrentham has more students. Jim said Jack needed to speak with Jen and then go back to KP and see what they can come up with. Jack said it is frustrating to put a budget together when KP does not have numbers prepared. Jack said without a regional school system it is a much easier process.

Jack said that Sue provided the Advisory Board Schedule. Jack read the dates and who will be attending each meeting.

Jim Lehan moved to adjourn at 8:30 p.m. It was seconded, by Jeff Palumbo **and so voted**. All were in favor.

Meeting adjourned at 8:30 PM.



Jim Lehan, Vice-Chair