

HALIFAX BOARD OF SELECTMEN
SELECTMEN MEETING
TUESDAY, MAY 8, 2018 - 7:30 P.M.
SELECTMEN MEETING ROOM

Meeting came to order at 7:30 p.m. with Selectmen Thomas Millias, Kim R. Roy and Troy E. Garron present.

The following business was discussed:

PLEDGE OF ALLEGIANCE

The Board as well as those attending tonight's meeting stood to recite the Pledge of Allegiance.

AGENDA

Moved by Garron and seconded by Roy, the Board unanimously approved the Agenda for Tuesday, May 8th.

AFFIRMED WARRANTS AND COMMITMENT

Moved by Garron and seconded by Roy, the Board unanimously affirmed approval for the payment of the following warrants and commitment:

Vendor Warrant	# 95	\$ 128.33
Payroll Warrant	# 96	\$ 341,338.59
Vendor Warrant	# 97	\$ 30,755.74
Withholding Warrant	# 98	\$ 124,805.96
Mobile Home Park Fee	# 5	\$ 5,160.00

APPROVED WARRANTS

Moved by Garron and seconded by Roy, the Board unanimously approved payment of the following warrants:

Vendor Warrant	# 99	\$ 80,025.72
School Warrant	# 100	\$ 476,238.98

APPROVED SELECTMEN BILLS

Moved by Garron and seconded by Roy, the Board unanimously approved payment of the following Selectmen bills:

Empire Hyundai (claim/2016 Chevy Tahoe/fire dept./deductible owed).....	\$ 503.22
Empire Hyundai (claim/2016 Chevy Tahoe/fire dept.).....	\$ 8,045.23
National Grid (service/concession stand).....	\$ 20.56
National Grid (service/Town Hall).....	\$ 1,574.46
W.B. Mason (tabs for binders).....	\$ 12.48
Harry B. Harding & Son, Inc. (printing - 5/14/18 warrant & 2017 town report).....	\$ 5,126.40
Michael Gilman Esq. (legal/April)	\$ 220.00

GENERAL MAIL / DISCUSSIONS

SCHEDULED APPOINTMENTS

Kimberly Mahoney - continuation of dog hearing

This is the continuation of the dog hearing involving Kimberly Mahoney. The BOS has met with her several times about her dog and since the Board’s last meeting; the dog escaped from its confinement and bit someone else. The owner has decided to put the dog down. Seelig recommended that the Board close the hearing on this matter.

Garron asked if there was proof that the dog had been put down and Roy said yes.

Moved by Garron and seconded by Roy, the Board unanimously closed the matter on Kimberly Mahoney and her dog.

Roy apologized for the incident of the second bite as this is exactly what the Board was afraid of happening. She further said that it is a very unfortunate situation and is sorry that it needed to end this way.

MAIL / DISCUSSIONS

Flag Day

The Council on Aging will have a Flag Day celebration on June 14th at 11 a.m. for the unveiling a 45 foot x 90 foot flag. All are invited to attend and participate.

Line Item Transfers

Moved by Garron and seconded by Roy, the Board unanimously approved the following line item transfers:

FROM	TO	AMOUNT
Principal Assessor/Appraiser Salary #01-141-5127	Assessors Expense #01-143-5732	\$ 420.00
Insurance #01-193	Law #01-151	\$ 2,815.74

Explore Natural Plymouth

There is a tourist workshop centered around open spaces in Plymouth County in Middleborough on June 15th at the Boston Tavern. Seelig has forwarded it to the Conservation Commission and suggested that ConCom reach out Fisheries and Wildlife to have someone attend as Burrage Pond is a tourist attraction.

Cleanup on Route 36

Bob Bosworth of Twin Lakes wrote stating that the area just north of the Town boat ramp on Route 36 needs to be cleaned up. Seelig has notified the Beautification Committee and the Highway Department to see if anyone is available.

Electric Gondola

Seelig recently received a call about the possibility of someone operating an electric gondola from the dock at the Monponsett Inn. It does not appear that any special license is needed from the State, but the operator will need to get a permit from the Board of Selectmen along with meeting the Federal and State regulations for boats. No action is needed this evening seeing at a formal request has not been submitted.

Elm Street Parcel for Burrage Pond

Moved by Roy and seconded by Garron, the Board unanimously voted to sign the *Option to Purchase* by the State contracts for the 17.65 acre parcel on Elm Street.

MacDonald Industries Solar

Work continues prepping the area around the two old landfills on the Bridgewater/Halifax line for a solar field. State Senator Pacheco went on a site visit yesterday and Seelig had sent an invite to those who he thought would have an interest in going. Ms. MacDonald is welcome to another site visit at a later time for those who did not attend this one.

Monponsett Pond Water Levels

Jonathan Hobill wrote to Seelig that DEP legal only takes questions from DEP staff. Since the question of the process for suggesting/telling the City of Brockton to send water from Monponsett Pond to Silver Lake when the water levels are high. Seelig would like to query the Central Plymouth County Water District Commission as he want to see how they want to handle it seeing as Brockton had said such request would have to come from them.

Moved by Garron and seconded by Roy, the Board unanimously voted to allow Seelig to talk with Central Plymouth County Water District Commission.

SCHEDULED APPOINTMENTS (CONTINUED)

Kenneth Boudreau – Appointment Youth & Recreation Commission

Mr. Boudreau has indicated an interest to serve on the youth and Recreation Commission. Dick Steele is recommending that he be appointed.

Mr. Boudreau stated that he has been working youth here in Halifax since moving here. He has two children in high school so he is not coaching as much as he used to. He enjoys working with the kids and still runs the Halifax basketball program. Over the years he has been involved in every sporting group here in town and helped out every year on field day when his children were in the elementary school. Sports have been good to his kids and he would like to give back.

Millias said that this is admirable of him and to have people pick up these tasks is huge for the community. Garron said hopefully these young kids will want to give back in the later years. Boudreau did say that Courtney Yost, who he used to coach, has approached him about wanting to give back so she has been helping him coach basketball.

Moved by Roy and seconded by Garron, the Board unanimously voted to appoint Kenneth Boudreau to the Youth and Recreation Commission, term to expire June 30, 2021.

MAIL / DISCUSSIONS (CONTINUED)

Auto Damage Claim – Maryanne Hannon

Maryanne Hannon had submitted a claim in February against the Town for wear and tear on her tires on Bow Street because the road is not paved and is in generally ill condition. MIAA has rejected the claim.

Massachusetts Selectmen's Association

Regional meeting in Plymouth at the East Bay Grille on July 12th from 6 p.m. to 8 p.m. Pre-registration is required.

National Grid and Power Outages

Seelig invited Joe Cardinal from National Grid about how the Town might work with National Grid to reduce the number and severity of power outages from storms and other events. He also invited the Police Chief, Fire Chief, and Highway Surveyor for this discussion on June 12th.

Nip Bottles

When the Beautification Committee met with the Selectmen a couple of weeks ago, “nips” (very small bottles of alcohol) were mentioned as one of the most common objects picked up during previous clean-up days.

Seelig said that Boston has taken some steps to restrict the sale of nips; making “no nips” a stipulation is some of its package storage licenses citing neighborhood complaints. Halifax could do this if there was enough public opinion and complaints about nip bottles. The problem is we have package stores in other towns that border Halifax and there would be way to trace where they came from. Seelig is not sure what the reaction would be from the community should something like this happen. He continued to say that there has been legislation filed that would place a five-cent deposit, similar to the ones on soda and beer cans and bottles, for nips. The Board could send a letter to our legislators and/or send letter to our package stores here in town and ones near our borders to ask what they can do to reduce the “nip litter”. Seelig did write to ABCC asking for their suggestions

Moved by Roy and seconded by Garron, the Board unanimously voted to allow Seelig to send letters to Senator Brady, Halifax packages stores and to other package stores that border Halifax about the litter of “nip” bottles.

Vacation Carryover - Town Administrator

Moved by Roy and seconded by Garron, the Board unanimously voted to allow Seelig to carryover eighty (80) hours of vacation time from Fiscal Year 2018 to Fiscal Year 2019, not including vacation leave accrued during Fiscal Year 2018.

School Repair Project - /Doors/Windows/Siding - Possible Change Order

Seelig has submitted information to the architect, project manager, and contractor asking for a change order for about \$10,000 for additional security devices at some of the doors at the Elementary School as part of this project. He is waiting for the formal documentation for the change order.

Floodplain Maps

The Town received a new set from FEMA in April. There is a meeting about the maps on Wednesday, May 23rd at 1 p.m. in the Kingston Town Hall but I’m waiting for more information about what actually changed so that the Town knows and then property owners can be notified.

Use of Town Hall Green/Historical Society

Moved by Roy and seconded by Garron, the Board unanimously granted the Halifax Historical Society the use of the Town Green on Saturday, May 12th, from 9:00 a.m. to noon for their annual spring plant sale.

Bond Anticipation Note

The Collector-Treasurer will be renewing the BAN for \$4 million on May 18, 2018 with a maturity date of November 15, 2018. The interest paid on the “old” BAN was \$37,555.56. This is connection with the school repair project.

Lions Club Charter Event

The Board is invited to attend a Charter Name Signing renaming the Halifax Lions Club to the Halifax-Pembroke Lions Club. The event will be at the Bryantville Meeting House on June 1st at 7 p.m. with a buffet. Cost is \$10 per person. Please RSVP by May 25th.

Davis Automotive - Fuel Storage & Class II License

Davis Automotive has made sufficient payments to bring themselves back into the payment plan for their back taxes. Seelig recommends that the Board rescind its decision to revoke the Fuel Storage Permit and Class II License said revocation effective on April 25, 2018.

Moved by Roy and seconded by Garron, the Board unanimously rescinded their decision to revoke the Fuel Storage Permit and Class II License said revocation effective on April 25, 2018.

SCHEDULED APPOINTMENTS (CONTINUED)**Benjamin England, Barry Coleman (father) & Andrew Coleman (son) – marijuana facility**

Benjamin England

Barry Coleman began by saying that they represent ChillyFarms and came in this evening to present their business plan on obtaining a cultivation license to produce cannabis for wholesale. He comes from the biotech world and is a huge marijuana advocate and big on the research behind marijuana. He stated that marijuana is an up-and-coming business that he believes helps people.

Millias asked if they are proposing a growing facility and England said it would be wholesaling out to retailers throughout the State.

He continued to say that they had a site but the numbers weren't working so it kind of fell through. They are looking at the industrial park here in Halifax but there is a slight issue with it being near a daycare. He said technically it's not illegal to be within a 500 feet of a daycare and believes it is from kindergarten to 12th grade as a State law. Seelig said under State law that's correct, but towns are allowed to make changes to that. In our case it's five hundred feet where children would be a significant presence. So it's not simply limited to schools.

England said that he guesses that they daycare is under a special permit. Roy questioned what he meant about the daycare having a "special permit" and asked if he was suggesting that they don't renew their special permit. Millias explained that our zoning by laws allows *a service provider directly to the public* in the industrial district or in the industrial zone, and the daycare falls in that category so it does not require a special permit.

England said they also have a couple pieces of land they were looking at but for some odd reason they're not allowed to build on it but maybe if they can get a special permit ... Coleman then said he thinks he's jumping the gun and Roy agreed and said that this is a big deal for the BOS.

Barry Coleman

He said that his son has been in the marijuana business for years - he started in California but is now in Florida. His son knows the business and he is pretty well-known so when he visited him a half a year ago he told him he needs to come to Massachusetts. Coleman graduated with an accounting degree but hated it so he then went into retail business and now runs a business. He stated that they have to build a team first to get the right people in place.

Roy asked who else in on his team besides his two sons and the lawyer and Coleman stated he has a friend who is a psychologist for the DEA and he is going to get him the right security people.

Roy explained to Coleman that the Board has met with another company who came in with a team and did a whole presentation about what their team represented and how they were going to secure their facility – but it seems to her that they are at the infancy of this project. B. Coleman said that they have in mind what to do and it is all outlined in the presentation (material on the table). He continued to say that his son is the expert; he knows how much a kilowatts it's going to take for the electricity and how to recycle the water and he (B. Coleman) is just the business person of the operation.

The team consists of the following people: Andrew Coleman (Chief Operating Officer, master cultivator), Benjamin England (President, automated systems expert), Roger England (business advisor), Barry Coleman (CEO), Justin Coleman (CFO), a friend and their attorney.

Roy asked if Andrew (the CEO) was the one who has the most experience with actually running a facility and B. Coleman said yes. She then asked if he created and ran a cannabis growing facility and B. Coleman answered yes in California. Roy then asked for how many years and he said a few years.

Millias asked what exactly was he looking for from the BOS because if they are asking them to entertain this idea he could not go too far with it because he needs specifics.

B. Coleman said the boys want to start very slowly, only cultivating at a retail location until they really understand what is going on with the State. He understands this is major undertaking and is new for any town. He wants to go to a town that wants them and he too wants to be part of the town. He is trying to get a feel as to whether Halifax is interested because it is an expensive proposition i.e. lights, air conditioning, etc. This will be an in-the-house-cultivation, nobody's going to know that it is there and there will be a filtration systems so there will be no smell.

Garron asked how big of an operation is he intending to start and B. Coleman said only a tier 1 cultivation facility. Seelig then asked how many square feet and he said it is going to be a thousand square feet the first year.

Millias said that was relatively small and B. Coleman agreed stating that they are starting out small (10,000 square feet). Roy then asked if they planned to expand and B. Coleman said they are hoping to double their canopy within three years and then from there they potentially want to take it to a tier 2 license.

Roy asked if they adhere to the same rules as other growers do where you change your clothing before you go in and B. Coleman said absolutely. She then asked if they had a plan for water filtration and B. Coleman said basically they will use their system to take their run-off, put it in an RO system and recycle the water. This is a very efficient system and they will not be using a ton of water. He said the lighting will use a lot of energy and the first thing he thought of was putting energy back into the system so they are in contact with a Vision Solar to do something with them.

Roy asked if they were going to expose the roof and use natural sun and B. Coleman said no.

B. Coleman said he would to find a property that he could grow in as prices are outrageous so finding something within our budget is tough. Millias asked if he is looking for a building that's already up in the industrial park and he said that is goal but they are not opposed to putting up their own steel building and added that DMC Racing may be willing to split their building in half for him.

B. Coleman Barry said that they do not want to take anything away from the community or hurt the day care but want to bring things to the community such as community events to bring people together. Their intention is to tread lightly and not rile up anything.

Millias said that they all have commented publicly many times in the past and each Board member voted against it, however, they are bowing to the will of the people and that's what it's all about but keep in mind this Board is looking out for the best interest of the Town. The BOS have entertained a host agreement from another growing facility, so we're not opposed to putting something together, but personally Millias said he cannot give them a whole lot of direction until he is presented with something specific.

B. Coleman understood what Millias was saying and said that they just wanted to get a feel from the town to see what the BOS's thoughts were and if there is a possibility of this happening.

England said their lawyer wanted come this evening by he did not want to make it so official.

Garron said that we need to talk about specifics such as the size of the building, the security, lights on the outside, traffic flow because these are the things that are important as it affects people's lives.

Roy said as a Board they did not support marijuana. It is not that she is against legal marijuana, but she is concerned that there are not enough laws in place to monitor people who are driving under the influence. She continued to say that when the BOS was approached by the first company that was interested in having a grow facility in Halifax her big thing was having confidence in the people who are running the business and that they are going to have the answers when the Board ask them – that's key for her because having a marijuana facility here in Halifax is something that she wants to be proud of. And to what Garron said about the traffic and security, those are the things that you need to think about so when you come back you have those answers. She suggested that the watch the presentation (on YouTube/Area 58) from the Four Daughters so they can see the kind of presentation that they gave and the reactions from the residents.

B. Coleman said he has a history of running businesses as he helped Kohl's Department Store come to the Northeast and he knows how to work with communities as he built a business himself. He thinks it will be tough for the boys to do this without some guidance. His son is the expert in this field but not so much in dealing with a community so that is the area where he can help. Roy said it's great that his son has experience in this field.

Roy said that is fine but right now she wants to set the tone so that he understands what the Board wants because if we're going to move forward with this then there has to be complete confidence in your ability to run a class A business and that you have command over all the things that they have questions about. She again suggested that he look at the four Daughters presentation because she thinks it is going to give him an idea of the team that came in and what they presented. England said he understands what Roy is saying and that they are very serious about this. Millias added that they want to feel good about this because they don't want it to fail.

Garron is concerned about who is going to be on-site, who is going to be running the facility, who is going to be responsible if something goes wrong etc. He asked who do they refer to if someone is living in California, Florida or Connecticut and who is going to be an authority figure on site. England said him as the president and Andrew Coleman as chief operating officer will be the ones running the show.

B. Coleman understood what Garron was saying and said that is why they are not doing any retail yet because he does not think the State is ready for it. Massachusetts is the first State in the whole northeast that is the least conservative of all the States which is great. Personally he does not smoke marijuana but he is in favor for it. He thinks alcohol is worse than marijuana and Millias said that anything can be abused and B. Coleman agreed.

Roy said that she knows that there are things in place that minimize the smell but there can't be a bit of smell that is why we need to know the location so that we can have public forums for those residents that live close by. The other thing he needs to think about is what kind of jobs are you going to create – local jobs as those are the things the Board wants to know about.

England said they toured a 60,000 square foot facility, that was very well put together and professional and basically there was no smell. Yes when you come in the front door there is a little bit but you wouldn't be able to tell it's a cultivation facility as there are no giant sign advertising the facility. Again he said that they are here tonight to talk about who's going to be running the team.

Millias said if they put together a presentation he is willing to listen to it and it is up to them to sell to the BOS that they got a handle on it and cover all the bases (such as knowing what they are doing and have a location). England said that they can certainly put something professional together.

Seelig said that no has come in to make a proposal on that. The way things stand right now with the cultivation or any manufacturing is that they are allowed in the industrial district. There is a proposal before Town Meeting next week to extend the special permit process into the commercial district and we will see if the residents want to go down that road or not. Roy said that at this point the Board is not comfortable with retail but we are with cultivation. B. Coleman understood and said that they know they have to do a presentation and that is when their lawyer would come as he already has done a few medical ones in the State.

Roy wanted to make him aware that they would have to do a public forum before bringing it to a Town Meeting.

Seelig wanted to clarify what has happened so far with the Four Daughters. He said that there was a public forum and that was not the qualification forum that the Cannabis Control Commission requires because at that point the regulations weren't even in place. The Board would probably want a similar public forum to get some input before they move ahead with ChillyFarms. Then the BOS would probably do a host community agreement and then ChillyFarms would start putting together the application for the State, you hold your own public forum which would meet the State's requirements.

Roy explained that we would have a public forum for the residents so we would talk about this proposal in more detail; how many jobs; how would you handle the security; smell etc. and once that is done we can have a sense whether or not the residents are open to it and if so then we move forward.

Seelig recommended that they look at that public forum that Four Daughters put together to see what was presented from them and when they are ready, contact the office and the forum can be set up. This can be at a regular BOS meeting or on another night specifically on that subject. He continued to say that it would be helpful if they had a location of where the facility would be so that the BOS can get the word out to the abutters to let them know this may be happening in their neighborhood.

Roy asked that before they have the public forum could maybe just two of them come back in before the Board and give them an update on the location and they can also get feedback from the BOS and B. Coleman was fine with that. She continued to say that the Board appreciates them providing a business plan but if you don't have a location it's hard to talk specifics.

Roy said in the packet they submitted it listed a particular building that had a metal roof cover and it was steel-framed. England said yes they had a piece of property in mind and met with the owner but it did not work out.

He stated that there are quite a few properties around here but they are expensive – two acres of land is \$500,000. Roy said maybe it would be cheaper just to do the metal building and England said a metal structure is not out of the question. Roy said it is not a problem not having the location at this time. There's a big difference if they had the property and came unprepared; that would be a problem.

Millias said that the BOS entertained the presentation so that part of it is done it is just coming back with specifics. He asked if they need two acres or is it they want it and England said they don't need exactly two acres and could do it on an acre but all he has seen are two industrial lots that are fairly hard to be built on and continued to say that they have a couple of spots they have been looking at in the industrial park, one that is out of their size and the other a little too small.

Roy asked how many feet does it have to be from the daycare and Seelig said five-hundred. B. Coleman said they are not going with the location where the day care center as they do not want to start off on the wrong foot and he does not want to do an uphill battle getting different special permits and does not want getting the moms up in arms.

Roy stated that wherever the facility is the security portion is important and again said for them to go on You Tube/Area 58 and look at the Four Daughter's presentation. England said reviewing the presentation will be a huge help to them. Millias said they (Four Daughters) did an exceptionally good job and that it is a good model to go by.

B. Coleman asked what the next step was and Millias said for them to try and get more specific and then they all can meet again.

The Board thanked them for coming in.

MAIL / DISCUSSIONS (CONTINUED)

Purchase of Chapter 61A Properties - Wood Street

Seelig has not heard anything back from the appraiser. There is an article printed in the warrant for Town Meeting with the hope that something can be accomplished.

Monponsett Pond - Aluminum Sulfate Treatment Contract

One bid was received from SOLitude for \$106,025. Seelig recommend that the Board award the contract to SOLitude. SOLitude expects to get the work done next week. As a side note, the DEP returned the revised contract for the "319" money allowing the Town to use it for the treatment.

Moved by Roy and seconded by Garron, the Board unanimously voted to sign the contract with SOLitude for the treatment of the Monponsett Pond.

Solar Farm - Franklin Street

Bowker LLC has sent a check for \$7,500 for the Town's solar finance advisor and Town Counsel to review the proposed PILOT.

Solar Farm - Summit Street

SunConnect has sent a check for \$7,500 for a possible revised PILOT agreement for the Summit Street project.

Four Daughters Host Community Agreement

Moved by Roy and seconded by Garron, the Board unanimously voted to sign the Host Community Agreement with Four Daughters for the grow facility.

Review of the Annual Town Meeting Warrant

Article 1

Reports of the various Boards and Committees

Article 2

Various recommendations for changes to the W&P by-laws. Roy said she is going to present the 2% and the grade changes.

Article 3

Two percent increase for elected officials.

Article 4

Seelig said that this article is pretty much as what is printed in the warrant. There will be few line items that will be changed and a few will be held if the W&P Articles are approved.

Article 5

This is the revolving account. Roy said she can present.

Article 6

Reserve funds transfer. This is a Finance Committee article.

Articles 7-12

Two percent increases for each of the unions and for the fire and police chiefs.

Roy will do fire & Fire Chief; Millias will do Highway/Cemetery; Garron will do Patrol Officers, Sergeants & Police Chief.

Article 13

Traditional Article for the County Cooperative Extension Service that Garron always presents.

Article 14

This is Chapter 90 money. Seelig said we are going to appropriate \$90,000 to help with Chapter 90 money to build a new salt shed. The State has appropriated two hundred million dollars so will be able to act on this article.

Article 15

Annual Article for the roads.

Article 16

Large hooklift.

Article 17

Passing over

Article 18

Pneumatic jack stands for vehicle maintenance.

Article 19

Cab over engine truck for the Cemetery Department.

Article 20

To retire the debt on the water tower.

Article 21

For the Assessor's recertification.

Article 22

Additional money for the Conservation Commission. If ConCom is not there to present Roy will do it.

Article 23

Two new copiers for the Town Hall. It is proposed by Town Administrator but the BOS is going to have to make the actual motion. Seelig will be happy to discuss the Article.

Article 24

Two police cars

Article 25

Rehab & equip engine 1. Roy will make the motion.

Article 26

Jaws of Life. Roy will make the motion

Article 27

F450-2 door Rallyebrat flat Deck Truck. Roy will make the motion.

Article 28

Repair and replace a hook lift system on the old forest fire truck.

Article 29

Purchase a ford F250 truck for M&SBC. M&SBC will present.

Article 30

Repair three garage doors at the Highway Barn. M&SBC will present.

Article 31

Replace windows at the Highway Barn. M&SBC will present.

Article 32

Repair & replace the HVAC units at the Police Station. M&SBC will present.

Article 33

Pump staging for building repair work. M&SBC will present.

Article 34

Solar lights to illuminate the flag poles. M&SBC will present.

Article 35

Purchase and install a swap shed & shelving at the Recycling Center. Highway Surveyor will present.

Article 36

Purchase & installation of a compactor at the Recycling Center. Highway Surveyor will present.

Article 37 - 39

These are petition Articles. Seelig recommended that even though the BOS may not be in favor of the Articles that the BOS make the motion to move the process along.

Article 40

Roy said unless there is someone from Health Imperatives to speak on this Article she would like to pass over it. Seelig said that if the Board is going to move to pass over it then he will need to talk with John Shea as he is the person who put the first signature on the petition. He did say the Board could say that they are not recommending this Article and Roy was fine with that and did not have a problem with moving the Article. Seelig will also ask John Shea if he is willing to make the motion and see if he or someone from the organization will be able to speak on the Article.

Article 41

Three street lights on Kestrel lane. This is a petition Article and the Board was willing to put it on if a petition was submitted on time. Millias said that they will move it for the purpose of discussion to debate.

Article 42

Seelig would like to get \$20,000 from the stabilization fund so that there is money available if we need a match for a grant we might get. This Article is for studies and/or projects for Monponsett ponds. Roy is going to move the Article and Seelig will speak to it.

Article 43

Seelig still needs to talk with Scott about how much money is needed to repair the light over at the Library Parking lot. Roy is going to move it.

Article 44 & 46

These are PILOTS (Franklin St. #44 & River St. #46) agreements authorizing the BOS and Board of Assessor's to negotiate a PILOT. This is the first step in the process but we need Town Meeting to approve it. Millias will pass over these two Articles.

Article 45 & 47

This is if we had a PILOT Agreement already in place for Franklin & River Street then this would be the next step to have Town Meeting approve the agreement. We do not have one at this time for either location. Millias will pass over these two Articles.

Article 48

Elm Street property. This is authorization for the Town to sell 17.65 acres to the Commonwealth of Massachusetts/department of fish and Game. Millias will move the Article.

Article 49

The dog park. Passing over this article.

Article 50

The State wants us to use premiums to pay for the costs of bonds. Roy will move and explain.

Article 51

Increasing the number of members on the Beautification Committee. Seelig said that the Beautification is not sure if they want to move forward with this as they are concerned about not getting quorum for their meetings. It will be the committee's motion as to whether they want to pass over it or not.

Article 52

Marijuana sale tax of 3%. Town meeting in 2017 approved 2% sale tax. Since then the State raised the allowable maximum to 3%. This Article is authorizing the town to get the 3%. The board is going to make the motion and Seelig will explain it.

Article 53

This is a petition Article that would allow the recreational marijuana establishments, cultivation growing and retail in the commercial district. The Planning Board is recommending it. Roy said she does not think the BOS is for this and Millias said they could say the Board does not recommend. Garron said he was absolutely against the selling of marijuana here in town. Seelig said that we allow it in the industrial and this Article if passed will be in the commercial district. Roy asked could they just say they do not recommending without giving a reason and Millias said that would be the easiest thing to say.

Article 54

Estate lots. Town Meeting had voted to eliminate the need for a special permit for estate lots but never took out a certain paragraph. This is more of a house keeping to keep this section of the by-law up to date with the rest of the part of the by-law. Millias will move and explain this Article.

Article 55

The by-law was changed that required multifamily developments to be one family on one lot not like Twin Lakes and Halifax Meadows are. Planning Board specifically said that this was done to prevent condos from continually being built here in Halifax. The problem now is multifamily developments are difficult to build with this provision in here. Seelig thinks this part of the by-law needs to be cleaned up. Roy said that she will move this Article if Seelig could speak on it.

Article 56

When I2 was created at a Town Meeting it was done so that alternate energy systems could not be done at the old landfill. Millias said he thinks that was done because potentially the thought was that wind mills could go in there. Seelig said the State now state you have to allow alternative energy systems in communities so we have to rezone and bring the by-law into compliance with the State statute. Millias will move this Article.

Article 57

Mudfest Article. This separates commercial indoor and outdoor events. We are not changing the zoning on indoor commercial amusements. The text is changed in Section 6 and Section 15 lists all the restrictions. Roy will move it and Seelig will explain it.

Article 58 & 60

Renewal process for in-law apartments. Both Article s are somewhat related to each other so either you do one thing or the other and the Planning Board recommended we pass over Article 58 and go with Article 60 which is a less cumbersome or a renewal process. Roy will make the motion to pass over Article 58 and explain.

Article 59

This Article is in regards to whether the special permit for in-law apartments follow the applicant or the property? Given Seelig's discussions with Kopelman & Paige the best thing is to have the permit follow the property. Roy will make the motion and Seelig will explain the Article.

Article 61 & 62

Accept Bourne Drive, Danson Road and Heron Road. These are carryovers from previous Town meetings. Seelig is recommending that the BOS take no action on these two Articles and pass over them.

Review of the Special Town Meeting*Article 1*

To bring the Town in compliance with the environmental laws concerning underground storage tanks. Roy will move and explain the Article.

Article 2

Remove and reinstall wireless access points and cameras at HES. Passing over

Article 3

Fiber optic cables at HES.

Article 4

Assessment center for the hiring of a new police chief. Garron will make the motion.

Article 5

Network hardware for various departments. Seelig will move it.

Article 6

Snow and ice. Seelig put this Article on it on because at the time highway did not think they would need additional money for snow and ice. Roy will move it and Seelig will ask the Highway Surveyor if he wants to explain it.

Article 7

To purchase numerous parcels of land. An appraisal has not been done yet but if we have one by Town Meeting he will talk with the BOS and the Finance Committee. Millias is moving the Article.

Article 8

Fire suppression system at HES. Passing over. Roy will move to pass over.

Article 9

Electricity bill for FY 2018. Rates came in higher than what was budgeted. Roy will move it and Seelig will explain.

Article 10

FY 2017 mileage for Seelig. Roy will move the Article.

Article 11

FY 2017 Data Processing bill from Terminal Exchange that was not brought in until after the fiscal year.

MEETING ADJOURNED

There being no further business, moved by Garron and seconded by Roy, the Board unanimously voted to adjourn the meeting at 9:22 p.m.

Thomas Millias
Clerk

/pjm