

HALIFAX BOARD OF SELECTMEN  
SELECTMEN MEETING  
TUESDAY, JUNE 26, 2018 - 7:30 P.M.  
SELECTMEN MEETING ROOM

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

Seelig wanted to add a discussion on the police chief search to the agenda

With the above additions, the agenda for Tuesday, June 26<sup>th</sup>, was unanimously approved.

**AFFIRMED WARRANTS, COMMITMENT & BILLS**

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

Vendor Warrant	# 111	\$ 300.00
Withholding Warrant	# 112	\$ 121,556.59
Payroll Warrant	# 113	\$ 642,054.16
Vendor Warrant	# 114	\$ 55,181.99
Withholding Warrant	# 115	\$ 184,675.25
Ambulance Commitment	# 6B	\$ 49,717.00
Payable to: Greenwood Emergency Vehicles		\$ 14,594.50
Payable to: Greenwood Emergency Vehicles		\$ 1,000.00

**APPROVED WARRANTS AND COMMITMENT**

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

Payroll Warrant	# 116	\$ 253,905.48
Vendor Warrant	# 117	\$ 80,273.14
Withholding Warrant	# 118	\$ 84,311.53
Ambulance Commitment	# 6C	\$ 24,149.00

**APPROVED SELECTMEN BILLS**

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

National Grid (service/concession stand).....	\$ 54.09
National Grid (service/Town Hall).....	\$ 1,103.25
W.B. Mason (office supplies).....	\$ 92.67
Terminal Exchange (service/cameras/police station).....	\$ 80.00

**GENERAL MAIL / DISCUSSIONS****395 Plymouth Street (Red Farm House)**

Land use counsel states that the owner can legally apply to increase the permitted number of units in the main structure on the property from four to six. Variances still may be needed for set-backs. The Building Commission will inform the owner and I expect the owner to apply for the necessary permits.

**Zoning - Multi-Family**

Land use counsel has recommended one change in the zoning by-law to help differentiate between multi-family developments and multi-family dwellings. Seelig has put this into the folder for the Annual Town Meeting in May 2019 but this section of the by-law needs more of a complete re-write. Seelig will give a copy of this to the by-law committee once it starts meeting.

**Fieldstone Farms Gazebo Status**

The Building Inspector wrote to the article with a cc to Mr. Clawson about the status of the gazebo (cannot be used until all documentation is provided; this dates from a year ago). No action needed by the Board of Selectmen. Roy asked if someone could go the day of a horse show to see if it is being used and Seelig said yes. Roy said that the Board has been more than generous with Mr. Clawson.

**School Repair Project**

Moved by Millias and seconded by Garron, the Board unanimously approved the contract in the amount of \$13,790 for professional services associated with conducting environmental consulting services in conjunction with asbestos abatement activities for the above project.

**Cranberry Drive Sidewalk**

Ryan Walsh has suggested that the Town install a sidewalk along the northern side of Plymouth Street between the two portions of Cranberry Drive so that pedestrians have a safe place to walk between the two intersections of Cranberry Drive and Plymouth Street. Seelig has passed this along to the Highway Surveyor and will discuss this at an upcoming meeting of the Traffic Safety Committee.

**SCHEDULED APPOINTMENTS****Evergreen Beverage dba Twin Lakes Liquors - continuation of revocation hearing**

The owner remains on schedule with his payments. Seelig recommends that the Board continue the hearing for another two months (August 28<sup>th</sup>).

Moved by Garron and seconded by Millias, the Board unanimously voted to continue the revocation hearing for Evergreen Beverage d/b/a/ Twin Lake Liquor to August 28, 2018.

**GENERAL MAIL / DISCUSSIONS (CONTINUED)****Davis Automotive**

The owner has not continued on their payment plan therefore Seelig is recommending that they schedule a revocation hearing for the Board second meeting in July (the 24<sup>th</sup>).

Virtual Town Hall

Virtual Town Hall has been purchased by another firm, CivicPlus. At present, no changes are required or needed but, if sometime in the future CivicPlus wants the Town to move onto its platform, we will need to figure out what direction the Town should follow for web site development.

PEG Access Channels

There is a bill before the Legislature to require that cable companies ensure that the PEG channels are near the broadcast channels in their channel line ups, provide a “high definition” signal for these broadcasts, and include them in the electronic programming guides (H 2847). Seelig would like to contact Area 58 about its views on this bill.

Building Maintenance Rebuilding Podium

The Building Maintenance Department plans on building a new podium as the one that the Town has used for a number of years is in poor shape. The Department tried to find out who “owns” it (via inventory lists) but because it has been up in the Great Hall stage, no one has ever claimed it. The Department will move ahead with this project.

Burrage Pond - Town Owned Parcel - Sale of Land – Elm Street

Moved by Garron and seconded by Millias, the Board unanimously voted to sign the *Acceptance of Full Settlement* agreement between the Town of Halifax and the Department of Fish and Game.

Visiting Nurses Association Contract

Moved by Garron and seconded by Millias, the Board unanimously voted to sign the agreement between the Town of Halifax and the Norwell visiting Nurse Association and Hospice for FY2019.

Line Item Transfers

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

FROM	TO	AMOUNT
Insurance #01-193	Law #01-151	\$ 8,000.00
Trash Collection #66-435	Hazardous Waste #66-434	\$ 1,500.00
Treasurer Clerical #01-145-5113	Treasurer Tax Title #01-159	\$ 700.00
Special Needs Tuition #01-311-5324	HES Expenses #01-313-5510	\$ 20,000.00
Special Needs Tuition #01-311-5324	Special Needs Transportation #01-312-5325	\$ 14,000.00

Recycling Grant

Moved by Garron and seconded by Millias, the Board unanimously authorized the Chair, Kim R. Roy, to sign the Sustainable Materials Recovery Program Grant Agreement between the Town of Halifax and the Commonwealth of Massachusetts to be used to publicize “good practices” for recycling.

Council on Aging/Pope's Tavern Project

The parking lot work can be delayed, but not forever so a temporary certificate of occupancy can be issued for a limited period of time, but we would need to do something to meet the parking requirements, especially the handicapped access. Also, Seelig has written to the Congregational Church as a follow up to the CoA/s meeting with them about using the social area for food services during construction. They acknowledged they received the letter but he has not heard anything more.

**SCHEDULED APPOINTMENTS****Powers & Sullivan LLC - interview - audit firm**

Before introducing the audit firm the Board was going to interview Seelig wanted to explain first what they are being interviewed. He said that the Town had a review committee interview three auditing firms including Powers and Sullivan, and they recommended that Powers and Sullivan be hired to do the next three audits for the Town. However, it's up to the Board to make that decision as they are the ones who sign the contract.

Craig Peacock introduced himself to the BOS stating that he is a partner with the firm of Powers and Sullivan and with him was Frank Serreti, who is also a partner.

Roy said that the review committee was quite impressed that they do a lot of municipal work and Peacock said as a firm they have been in business twenty-seven years, of which Serreti and him have been with the firm for a little over twenty-three years. They primarily are a Massachusetts firm and focus on municipal governmental entities, cities, towns, school districts and collaborators. Peacock continued to say that they have a great bench strength in their office, meaning that they have six partners. Since responding to the RFP they now have three managers and three supervisors and everyone is one hundred percent on board with being in the governmental arena. He continued to say that ninety-eight percent of their revenues over the last twenty-five years have been primarily from this arena; this is what they do.

Despite their office being in Wakefield they are down this way quite often as there are a number of clients around here that they work with and primarily work in Massachusetts. Peacock said that they try to stay abreast of all the upcoming issues, and they are constantly working with the GASB to get a feel for the new GASB coming up and what that will mean for changes to a community such as the Town of Halifax's financial statements. Clearly in the first year they will have to gain an understanding of the internal controls, the way things are done within the Town and such, and from thereon they will be able to gain efficiencies in the audit.

They are one hundred percent paperless; reports are done in Excel; and they try to eliminate binders of paper as well so we're scanning everything in. Their team has laptops, routers to the internet and scanners so when they show up they have everything they need. They have never missed a deadline and their management team has worked really hard to develop internal policies and procedures in which multiple sets of eyes see every report - it would go through him and the firm's team in the field as well as Serreti who is back in the office. Peacock thinks the benefit of having six partners is that the town is not just working with him or Serreti but they also collaborate within the office and work together. They all will work with the Town's departments to help make a process more efficient and effective and also they will try to come up with comments that will add value to the process within the Town.

He continued to say that all of their reports come up in draft and they discuss all the management comments long before it would be made into a public document because they have to make sure that their facts are correct. So the bottom line is that they will never blindsides the Town with comments because they are here to work together as a team to assist the Town.

Clearly financial statements are priority number one, but again Peacock said that they work to gain efficiencies that we can add value and assist the Town in making decisions on debt.

Lastly Peacock said is that they always open to suggestions and he feels it is exciting to come and work with different people day in and day out.

Garron asked who do they deal with locally and Peacock said down here they work with have Lakeville, Carver, Abington, Plymouth, Marshfield, the Vineyard, down the Cape and they are out west. He continued to say that between the six partners they probably have over a hundred clients at this point and have many audits. They are continually getting emails from their clients about their team and the level of professionalism that they bring. They understand that they are here maybe two weeks out the year and that the Financial Team has their own agendas and work to do so they do not come in and say we need, we need, we need. We are here to work together and to be proactive so weeks in advance before coming they will send selections and such so that the town's teams have time to pull the information needed so it allows us to come in and hit the ground running.

Peacock continued to say that some clients enjoy when we come in for a few days and finish up back at the office, so they are very flexible. The firm is looking to establish a relationship with the Town of Halifax so we get to know each other and learn how the town wants things done.

Roy said that the Financial Team met with both these gentlemen a few weeks ago and they were very impressed by the support that they give the Town because they are driven in the arena of towns and cities and knowing the different things that we're facing they understand how the dynamics of the financial teams work. She continued to say that we got great feedback from the customers that you now service and it is the recommendation of the Financial Team that we appoint Powers and Sullivan as our Auditors for the next three years.

Garron said that it sounds as if they have Plymouth County and the Cape covered, which touches on a lot of towns that we compares ourselves to.

Peacock said that he will be the on-site partner and will work with the team that is in the field to conduct the audit and help along and Serreti will be the partner in our office. Once reports are done, they go through an internal control process on their own to assure that our i's are dotted and our t's are crossed and that all reports meet proper "quality control".

Moved by Garron and seconded by Millias, the Board unanimously appointed Powers & Sullivan LLC to be the Town's next audit team for the next three years.

Roy thanked them for coming in and welcomed them to Halifax. Peacock thanked the BOS and said that they are very excited to work together with the Financial Team.

### **GENERAL MAIL / DISCUSSIONS (CONTINUED)**

#### MacDonald Industries Solar Project

There will be a public presentation and forum on July 30<sup>th</sup> at 7pm in the Great Hall. Publicity for this will be sent out in July.

#### Firefighter Paul Gallagher – 111F

Moved by Garron and seconded by Millias, the Board unanimously voted to place Firefighter/EMT-P Paul Gallagher on 111F status due to an injury sustained while on duty on June 13, 2018.

#### Vacation Carryover - Town Administrator

Board needs to vote on allowing Seelig to carryover ninety-six (96) hours instead of eighty (80) hours that was previously voted (May 8<sup>th</sup>).

Moved by Roy and seconded by Garron, the Board unanimously voted to allow Seelig to carryover ninety-six (96) hours of vacation time from Fiscal Year 2018 to Fiscal Year 2019, not including vacation leave accrued during Fiscal Year 2018.

### Opioid Litigation

The office has received more information from one of the firms, Rodman, Roadman & Sandman, handling this multi-community lawsuit. This has been brought to the Board and the Chiefs a few months ago and there was no interest in having Halifax participate.

### School Project Possible Change Order

Some termite damage was found in the framing when some of the siding was removed. This is old damage, no current termites, and the school has a program of eradication. There may be a change order to replace the damaged framing with new framing. No action needed right now.

### State Zoning Bills

The MMA is advocating passage of H 4290 that would make some changes to the State's zoning statutes without setting up zoning standards. The most significant change in Halifax would be that some types of zoning amendments (smart growth) could be approved by a simple majority at Town Meeting. In addition, some similar special permits could be granted by a simple majority vote by the permit granting authority (so 3 votes instead of 4 votes in Halifax).

### Fire/EMS/Shared Services/Plympton

There will be a meeting with Plympton on July 12<sup>th</sup> at 6pm in the Great Hall.

### Lindy's Store

As of this afternoon, the owners had not pulled a demolition permit to remove the materials added on to the building, nor pulled a permit to restore what had been taken out. The Building Commissioner Piccirilli, who was present tonight, stated that he received a phone call from the tenant on the 2<sup>nd</sup> floor. There are two doors egresses but one is blocked. He has a meeting with the owners tomorrow and he gave him two options to either remove the material that was added or pull a permit. Roy asked how can we get them to do this in a timely fashion and Piccirilli said we could fine them or take them to court.

### Police Chief Search

Roy said that the intern Sam is working on the police chief job description and will be pulling information from the ten towns. The thought is to hire a consulting firm to help with the hiring.

### Dunkin Donuts

DD will provide a donation to the Youth Soccer Association on June 29<sup>th</sup> at their ribbon cutting ceremony.

### Road Cut – 28 McClelland Street

Moved by Millias and seconded by Roy, the Board unanimously approved Permit #2018-46 issued to Columbia Gas of Massachusetts for a 4' x 6' road cut tie in & 4' x 30' road cut trench to install new service at the above location.

### Affirm Road Cut – 34 White Island Road

Moved by Garron and seconded by Millias, the Board unanimously affirmed approval of Permit #2018-40 issued to Columbia Gas of Massachusetts for a 4' x 6' road cut tie in & 4' x 6' road cut trench to install new service at the above location.

Affirm Road Cut – 27 Annawon Drive

Moved by Garron and seconded by Millias, the Board unanimously affirmed approval of Permit #2018-41 issued to Columbia Gas of Massachusetts for a 4' x 6' road cut tie in & 4' x 35' road cut trench to install new service at the above location.

**SCHEDULED APPOINTMENTS (CONTINUED)****Zoning By-Law Committee**

Seelig said that the committee is here to officially to make appointments and discuss what the committee's charge is and the areas of the zoning by-laws that should be reviewed.

Gordon Andrews from the Planning Board, Mark Millias from the Planning Board and the Building Inspector/Zoning Enforcement Officer Rob Piccirilli were all present. Seelig said that Alan Dias from the Board of Health is also interested as well some other individuals who were not able to make it this evening so when the Board makes appointments he will give them those names.

T Millias said that he also will be a member of the committee. He stated that you can't do major by-law review projects all at once therefore you need to start someplace and suggested starting with the most egregious by-law, work on that one and then move on to something else. He said that you can't go to a town meeting and try to overwhelm people with a lot of zoning by-law changes because everyone is glazed over with all the changes and 'when in doubt, say no. He thinks they need to pick a direction, figure out what the committee wants to do, clean up the language and present something that makes sense and something that everybody seems to be in agreement with. He also recommended that they involve some counsel in this, because usually when you get in trouble with by-laws it's because you did something wrong when you put it together. Counsel can give some direction and hopefully counsel knows the most recent case law and how events have evolved in different cases.

Roy said that there were several items that were talked about when they (BOS) had joint meetings with the Zoning and Planning Board so besides the multi-family she suggested rank them in order of priority and M. Millias agreed with her.

Piccirilli said that we have in-law apartments that are confusing and suggested having a standard list of what they want and what do we want going forward. He asked that if it is going to be called it a single-family dwelling and there is going to be shared space is it considered an "in-law" or So do we still want in-law apartments or do we want to just allow duplexes and two-family homes. This is what they need to discuss and which direction the Town wants to go. He also said there is the concern that if it is going to be rented out, how do we enforce it and how do we protect anybody that might be in that section.

M. Millias said that he does not want their first meeting to be an entire discussion on what we're going to discuss and Roy had to disagree as she thinks that they need to identify all of the things that changing before moving forward. He then said that if they cannot all agree on what they are going to discuss then they will never get anywhere so if then could have one by-law beforehand they could work on that.

Roy said that the committee is being created by the Board of Selectmen therefore thinks that it would be helpful for the BOS to give them direction.

Andrews asked if this was going to be a one-time committee or continue year after year and Roy said she sees this as on-going.

T. Millias said that his intent was never to do one thing but to address the things most convoluted.

Garron does not see them solving issues in one sitting or one even one year and asked them what issues have come before their Boards that they have had problems with. M. Millias said that signage is an issue as it is incredibly confusing but does not think it is the most pressing issue hence that does not have to be their first undertaking and that multi-family would be far more important to tackle first.

Roy said that she hears a lot about how gray the in-law by-law is.

M. Millias said that they all agree that there are multiple things and they we can't be addressed in one year that's why he would like to get more focused. He is concerned that if they can't all agree on what those things are now then they never are going to get anything done and he would like to insure that time is well spent.

Andrews said that he has been on the committee before and there were three members who served on other Boards, so in addition to those expressing interest he would love to see somebody from the general public on the committee because if the general public doesn't have a concern with any of these by-laws there is no need to change them.

T. Millias said the other thing that needs to be looked at is special permits that are tied to the applicant, such as the "in-law".

Garron asked if the in-law dies or the house is no longer there does the permit transfer over and Seelig said no.

Piccirilli said to Garron's point, somebody comes in and buys a house and have spent some to put an in-law apartment on it, the idea of the renewal is to say 'okay Mr. Smith, you want to now purchase this house and you want to become the holder of that special permit.' We're not going to deny you that as long as you are continuing what was granted in the first place. Now it is part of the renewal and they have the opportunity to come in and say 'hey, this isn't quite what the special permit was granted for. So it gives you that process of looking at what was permitted to make sure that it is maintained through the timeline.

Garron pointed out that when someone buys a house with an in-law they bought it based on the value of the house because the addition was on it so if you were to rip it down you're taking money out of their pocket.

At this point Seelig asked if it is agreeable to the Board they could make the appointments. He mentioned that Seelig Peter Parcellin (not present) from ZBA and Alan Dias (not present) from BOH were interested on being on the committee.

Moved by Garron and seconded by Roy, the Board voted as follows:

Kim R. Roy	Yes
Troy E. Garron	Yes
Thomas Millias	Abstained

to appoint the following individuals to the Zoning By-Law Committee, terms to expire June 30, 2019:

- Alan Dias
- Robert Piccirilli
- Gordon R. Andrews
- Mark Millias
- Thomas Millias
- Peter Parcellin
- Daniel Borsari

T. Millias recommend that they meet twice a month because they never get anything done once a month but that is up to them.

Seelig is going to send out a “doodle pole” to all the members and give a variety of dates and times that are available for them to meet and they all can work it out among themselves.

M. Millias asked if the meeting could be videotaped and Seelig said that he will contact Area 58.

T. Millias stated that if people are watching the meeting maybe it will entice somebody to show up. With that being said Seelig will try and the committee space here in the Selectmen’s Meeting Room as the cameras are already set up.

### **Frankie Rabuffetti – Eagle Scout project**

Frankie came before the Board to get approval for his Eagle Scout project. He stated that he is an Eagle Candidate for Troop 139 and his project will be replacing the fencing at the Blacksmith Shop. He also plans on taking out the shrubs and putting only mulch as it will be less maintenance. He has gotten approval from John Shea.

Roy asked what his timeline was and he said it is very tight as he will be turning eighteen in August. His plan is to start the beginning of July with the hope to be done by the middle of July. Roy asked if Mr. Shea was okay with the mulching and if he has seen the final version and Frankie said yes to both questions.

Moved by Garron and seconded by Millias, the Board unanimously approved Frankie Rabuffetti Eagle Scout project of the removal of the existing fence and replacing it with new fence at the Blacksmith Shop and removal of the existing shrubs and replacing with mulch and authorize the Chair to sign a form that was submitted from Frankie.

### **GENERAL MAIL / DISCUSSIONS (CONTINUED)**

#### Harbor to the Bay Charity Bike Ride

Moved by Garron and seconded by Millias, the Board unanimously voted to authorize the Harbor to the Bay Charity Bike Ride to use the Halifax Boat Ramp parking lot located on Route 58 as a pit stop for their ride on Saturday September 15<sup>th</sup>.

#### Live Entertainment – Lisa Ghelfi

Moved by Garron and seconded by Millias, the Board unanimously approved Permit #2018-48 to Lisa Ghelfi for live entertainment at 496 Laurel Street on Saturday, July 28<sup>th</sup>, from 3:00 p.m. to 9:00 p.m.

#### Live Entertainment – Brianna Coarr

Moved by Garron and seconded by Millias, the Board unanimously approved Permit #2018-45 to Brianna Coarr for live entertainment at 30 Cedar Street on Wednesday, June 27<sup>th</sup>, from 6:30 p.m. to 9:00 p.m.

#### Live Entertainment – Rosemarie Salvatore – 7-Eleven

Moved by Garron and seconded by Millias, the Board unanimously approved Permit #2018-47 to Rosemarie Salvatore of 7-Eleven for live entertainment at 337 Plymouth Street on Wednesday, July 11<sup>th</sup>, from 11:00 a.m. to 4:00 p.m.

#### Reappointments – Holidays in Halifax and Y&R

Moved by Garron and seconded by Millias, the Board unanimously reappointed Tania Masa to the Holidays in Halifax Committee and Bruce Pulliam to the Youth & Recreation Commission contingent on Mr. Pulliam completing all requirements from the Town and the State.

**MEETING ADJOURNED**

There being no further business, moved by Garron and seconded by Millias, the Board unanimously voted to adjourn the meeting at 9:20 p.m.

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Thomas Millias  
Clerk

/pjm