

HALIFAX BOARD OF SELECTMEN  
SELECTMEN MEETING  
TUESDAY, SEPTEMBER 11, 2018 - 7:30 P.M.  
SELECTMEN MEETING ROOM

---

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.

**AFFIRMED WARRANTS AND COMMITMENTS**

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

School Warrant	# 20	\$ 210,801.52
Payroll Warrant	# 21	\$ 352,526.17
Vendor Warrant	# 22	\$ 36,197.04
Withholding Warrant	# 23	\$ 129,650.95
Ambulance Commitment	# 8C	\$ 2,537.00
Mobile Home Park Fee	# 9	\$ 5,160.00

**APPROVED WARRANT**

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

Vendor Warrant	# 24	\$ 178,980.11
----------------	------	---------------

**GENERAL MAIL / DISCUSSIONS**

***Doors – Halifax Elementary School***

Alexander Meade (Halifax School Committee member) explained that the fifteen rear facing doors were ordered incorrectly as the shop drawing that were approved for door dimensions did not take into account the hinges and thresholds this caused the end result of the doors being too skinny and short. The contractor has received one frame that is going to be used as a field modified template, which is being installed today. Scott from Habeeb Associates is going to be here tomorrow to inspect this single door installation and if he is happy and approves it then the remaining fourteen frames will be manufactured at the millwork facility.

Millias asked how wide the doors were and he said the old hinges were recessed and new ones are barrel hinges. Millias also asked if the doors were compromised and are they still the same physical dimensions. He said the doors that were received would not fit in the frames and contractually they only had to replace the doors so as it stands now the Town is going to be getting galvanized door frames installed and new thresholds. Both Millias and Garron were pleased with the solution.

Meade stressed his lack of appreciation how there seems to be three different avenues of communication and everybody has a different story. Roy said this came about because she sent a message to Matt Durkee (head custodian) and Kayne Beaudry (principal) to let them know that an Eagle Scout was starting the amphitheater project on Saturday and that if they saw any debris

or something going on at the work site that was not up to par to please let the BOS know so it could be addressed and when Durkee called her he asked if she heard about the doors.

Meade was surprised that the town was getting feedback from the janitor. With that being said Millias said one would rather solve the problem beforehand before moving forward and Meade agreed.

Reed said that he did a walk thru to with Beaudry and Brian Desantes (vice principal) today and both were very impressed with the amount of work that got done over this past weekend.

Roy asked Meade about some exposed insulation and he said he has not mentioned it to Marty but will when he goes back over there tonight after this meeting. Roy asked to keep them posted.

Reed did want to say that everyone shares the same sediment that we need to get the job done and Summer added yes and done right. Seelig also said this needs to be done right because the Town, the school staff and the selectmen will be living with this longer then the contractors will.

### Recycling Abatements

Moved Millias and seconded by Garron, the Board unanimously voted to abate Bill #129, #709, #1432, #1522, #2071, #2388, #1115, #170, #994, #995, #996, #2589, #1731, #1711, #2092, #1232, #1272, #1203, #1084, #2263, #2605, #2549, #1898, #2427, #1834, #1984, #2379, #816, #1704, #486, #2539, #1985, #1963, #2448, #2481, #2386, #1500, #1257, #1951, #349, #1354, #19, #2410, #2119, #1754, #2173, #2597, #2239, #2287, #1199, #2247, #2283, #224, #2324, #357, #549, #1918, #870, #326, and #2607 based on the fact that the office has received confirmation from their private haulers that they provide recycling service to the residents.

Moved by Garron and seconded by Millias, the Board unanimously voted to abate Bill #2071 based on the fact that no one has resided at the residence for the past two years and no water has been used based on the water meter readings (water bills were submitted from the homeowner).

Moved by Roy and seconded by Millias, the Board unanimously voted to deny abatements for Bill #605, #2627, #367, #948, #2375 and #1304 based on the fact that they were received after the deadline date.

## **SCHEDULED APPOINTMENTS**

### ***Tax Classification Hearing***

At 7:45 p.m., the Board convened a Public Classification Hearing for the purpose of allocating the local property tax levy among the five property classes for Fiscal Year 2019. Present for the hearing was Board of Assessor member, John Shiavone (Thomas Millias is a member but was acting as a member of the Board of Selectmen for this meeting) and Principal Assessor/Appraiser Holly Merry.

Ms. Merry read the following to the Board.

### ***Five (5) Major Classes - Value and Percentage of Levy by Class***

Class	Value	Percentage of Levy
1. Residential	\$855,080,968	90.7464%
2. Open Space	0	0
3. Commercial	\$57,476,122	6.1000%
4. Industrial	\$15,998,400	1.6979%
5. Personal Property	\$13,717,060	1.4557%

Merry stated that on September 11, 2018 the Board of Assessors voted to recommend a factor of one, having Residential, Commercial and Industrial properties taxed at the same rate. The Town of Halifax has just under 10% of CIP, therefore a split tax rate is not recommended.

Moved by Garron and seconded by Roy, the Board voted as follows in favor of a residential factor of one for Fiscal Year 2019:

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

The Board of Assessors has voted not to recommend adopting the Open Space Discount. This discount is for land that is not developed and excludes Chapter Land, Permanent Conservation Restricted Land and income producing parcels. The Town is not protected by Lien and there is no penalty for charge of use.

The Board of Assessors has voted not to recommend adopting a Residential Exemption. Cities and towns such as Barnstable, Nantucket, Cambridge and Boston with high second home populations and/or resort communities benefit from this exemption. Halifax would not benefit because we do not have a lot of second homes here.

The Board of Assessors has voted not to recommend adopting the Small Commercial Exemption. Halifax has already adopted an exemption from Personal Property for businesses valued at \$3000 or less. This is for communities that have a much higher percentage of Commercial and Industrial properties. The property owner receives the exemption and is not required to pass the discount to the business owner.

Moved by Garron and seconded by Roy, the Board voted as follows to not adopt the *Open Space Discount*, a *Residential Exemption* and the *Small Commercial Exemption*:

Kim R. Roy	-	No
Troy E. Garron	-	No
Thomas Millias	-	Abstained

Moved by Roy and seconded by Garron, the board voted as follows to allow Principal Assessor, Holly Merry, to sign on behalf of the Board's the LA5 form and submit to the Department of Revenue:

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

Seelig asked Merry how much excess levy capacity are they leaving on the table and she said \$711,643. He asked how much does that represent on the tax rate she said the tax rate proposed right is going to be \$17.47 and Seelig said that would be eighty or ninety cents on the tax rate that we are leaving on the table and Merry said yes.

Merry will scan the documents that were sign to the DOR and hopefully they will have a tax rate tomorrow and the tax bills will be sent out October 1<sup>st</sup>.

The BOS thanked Merry and Shiavone for coming in.

#### Dog Killing another Dog Incident

The incident happened last week. A hearing has been scheduled for September 25<sup>th</sup> at 8 p.m. the office has received some reports.

#### Use of Town Green – Boy Scout Bottle/Food Drive

Moved by Garron and seconded by Millias, the Board unanimously approved a request from the Halifax Boy Scouts to use the Town Green on Saturday, November 10<sup>th</sup>, from 9:00 a.m. to 12:00 p.m. for the Boy Scout Troop 39 bottle/food drive.

### Cranberry Drive Sidewalk

The Highway Surveyor has gotten estimates for both the engineering and construction costs to connect the two lobes of Cranberry Drive. The engineering cost would be \$12,840 and \$101,284.47 for the construction. Seelig said the Board could decide not to move forward or move ahead with the engineering portion which would require use of Town or State Chapter 90 funds or an appropriation from Town Meeting. This should be discussed with the Highway Surveyor to decide on the funding source.

Millias mentioned that he would like to see a crosswalk along the street in front of the Town Hall as well as a cross work leading across the street to the other side seeing as many people park at Town Hall and cross over to the other side of the street.

Seelig asked if the BOS wanted move forward on the engineering and talk with Hayward about where financing would come from.

Millias would like to see if Hayward can find the money. Hayward who was in the audience, said he would like to see if the town would pay for it before he goes to the Chapter 90. Roy said that she does not know where it would come from because based on what is on the capital plan we will not know what free cash is looking like for another month or so. Millias suggested waiting until we were further into the year to see what we have for available cash.

Garron asked is it dangerous not having a sidewalk between the two streets and Hayward said they can walk on the grass but it would be nice to have a sidewalk. With that being said Hayward brought up the point that if they do the sidewalk then everyone else is going to want the same for their neighborhood. That was Garron's point is it a want or necessary item. Hayward said it is not a necessary thing but it would be nice to have as it would connect the subdivision.

### Gordon J. Riker Wheels Park Sign Donation

The Town received a sign donation from Jake Okerfelt to replace the damaged sign. Seelig recommended that the Board approve the donation and ask that the Highway Department install it.

Moved by Garron and seconded Millias, the Board unanimously voted to by accept the generous sign donation.

### Fire Department Grant

Chief Viveiros has announced that the Fire Department received a \$136,000 federal grant from FEMA for twenty-one self-contained breathing apparatus. This will be supplemented by Town funds from the Fire Department budget.

### Minimum Wage

Even though the town is not bound by MA minimum wage law, with the changes in the MA minimum wage law the town will see some wage pressure on the low end of the Town's wages being either just below or not much above the MA minimum wage law. This will be something for W & P to work on, but the Board should play a role in managing this situation.

## **SCHEDULE APPOINTMENT (CONTINUED)**

### ***Stop Signs at Laurel & Circuit Street***

Residents of Laurel and Circuit Street came in this evening to request four stops signs at the above intersection. The highway surveyor, Traffic Safety Committee, residents of Circuit and Laurel Street and Old Colony Planning Council representative, Ray Guarino were in attendance.

Highway Surveyor Hayward began by saying that in order to put up a 4-way stop sign a qualified engineering study would need to be done as there are laws and rules in place when putting signs up. He continued to say there has never been an accident at this intersection and if one was to drive at slow rate, which you are supposed to be doing, you can see everything in that area. Hayward said that stop signs are not used to stop speeding and that he can cut more limbs down to make the intersection more visible. He does not think placing 4-way stop signs is justified.

Guarino agreed with what Hayward has said; you do not want to use stop signs for speed control. For a 4-way stop you need a threshold of a certain amount of traffic and OCPC can do a car count at no cost to the Town, but he does not think there is a lot of volume on those streets. If the town wanted to do a study for a 4-way stop sign then there would be engineering costs. He drove up and down the street and agreed there is a sight barrier and the guidelines for MECDE states that you do have the option if there is limited sight distance but it is up to the discretion of the engineer. He suggested that if one road has more traffic than the other then you can put a stop sign on the minor road. He also said that warning signs stating that there is an intersection ahead can be put up on Circuit Street.

Chief Broderick said everything that has been said is accurate. In a perfect if everyone went the right speed there would not be any concern. His department does what they can in that area and will continue to do so. There is not a lot of traffic so to have a cruiser up there for traffic control would be of little consequence.

Roy asked if the traffic study committee has talked about it and Seelig said they were here about a year ago. Chief said that talked about a lot of different options and the answers were kind of the same.

Millias asked what the engineering cost would be and Guarino said it would be a few thousand dollars.

Roy said before spending money we need to verify the count and Seelig said the count will not allow a 4-way stop sign but a count is not needed for a 2-way. He said that should a 2-way sign be put up it should be at Laurel seeing as there is less traffic than Circuit. Millias said the 2-way is not perfect but it is a solution.

Seelig asked the Highway Surveyor if the BOS revised their vote from year ago (voted a 4-way stop; 2 signs on Circuit and 2 on Laurel) to stop signs at either direction on Laurel would he be willing to put the signs up. Hayward said he would like to look at it some more and is looking at yield signs or something to that effect on Laurel. He added that if they were to put stop signs at this location then everyone will be asking for the same at all the 4-way intersections and right now it cost \$1,500 to do one intersection.

Seelig said that if we start getting requests then they can bring it to the May Town Meeting (2019) and it will be up to the voters to approve or not. Roy did not feel comfortable doing that because if it is a necessary thing then do it but if we start setting a precedence putting them up if not necessary then we are going to get many requests. Seelig felt when you have a 4-way intersection that is not providing indications as to who should proceed then you have a bad situation and agreed with not putting signs up if not necessary but with this case some signage is appropriate. The Board asked if there were any other areas in town that poses problems and both Hayward and Chief Broderick said all the streets off Lingan and Annawon. Again they are low volume and low speed and the approach site is better than what is on Circuit and Laurel.

Hayward said that he has put up speed signs in that area. Millias said stop signs gets your attention more than speed signs and whether it is 25 mph or 40 mph people are going to drive what they drive.

Hayward said if it is warranted then he is fine with it and Garron said even though there have been no accidents at this location if it save one life or prevent one form happening than it is worth it. Hayward agrees with Garron but that is why they have the guides for them to go by.

Sharron Smith - 495 Laurel Street

Where this was brought up last October what warranted stop signs being installed at entrance of Laurel and Circuit Street? Seelig said that those signs were put up because the streets intersect with a main road.

Ken Vinton - 96 Circuit Street

His problem is speeding that usually happens from the third house in on Circuit all the way down to Laurel Street and thinks if signs were put up it will create more problems than what it worth. He sent a letter to the Board stating a 20 mph to be the maximum speed but 25 mph was put up. He has been here since 1978 and never recalls an accident at the intersection.

Steffen Ghelfi - 496 Laurel Street

He agreed with Vinton on the speeding but not the signs. There should be no confusing when you see a stop sign you stop. He too does not understand why there are stop signs at the end of Circuit and Laurel as they were never there before and basically it is a no brainer as everyone who lives there knows to stop before going onto Route 106. He has been here since 1996 and this has nothing to do with speed but with the visibility and that there is no right of way. The residents that live on these streets know to go slow because they live there but there are people who don't live there and are no familiar with the area. There is lots of traffic more than ever with people going to the bog to walk their dogs. Roy asked if he thinks the numbers for the car count will come in more than what is expected and Ghelfi said he does not think they need to do a count because that number that is required will never be reached. We have been lucky that there have been no accidents and should there be one the town will be appalled. Roy does not think the town will be appalled in a sense by law it may not qualify for a 4 way stop but if does qualify for 2-way stop then that is something that needs to be looked at. Hayward said if it does not qualify for a 4-way stop and the town puts the signs up we could get sued for putting up signs and causing an accident.

Smith thought that if there was not a clear view a 4-way is warranted because there is an area where you cannot see until you are through the intersection.

Guarino said that the approach they take is do no harm and what Hayward says is true if you do put a 4-way stop there and it is not warranted and a bad crash does happen the town is increasing their liability. When you come to an intersection and there is no traffic control no one knows who has the right of way but if you put up 2-way stops signs there now is an indication of who does. The way he is reading it if you do look at the METCD it does state that the 2-way stop is warranted because of the restricted sight on the Laurel street approach.

Millias said that he would be more inclined to see a 2-way stop and not a 4-way at the intersection because lots of people do not know what to do at a 4-way stop.

Name and address was inaudible

Yes there have never been any serious accidents but there have been numerous times she has heard screeching of brakes in the thirty years she has lived on the street. When one is coming up the hill on Laurel Street and a vehicle is coming from the right on Circuit Street drivers do not see each other until they are in the middle of the intersection because it is not a direct angle as it is skewed.

Roy said seeing that a 4-way stop is much difficult thing to achieve is everyone here comfortable with a 2-way stop. Ghelfi said he wants the four and Hayward said is comfortable with the two.

Phil Salvatore - 475 Laurel Street

He appreciates the two stop signs at the bottom of Circuit and Laurel. The speed limits signs seem to be small making them hard to see therefore almost useless. It is the out of towners who are speeding on the street.

The people who are utilizing the bog for fishing and walking dogs they are not bad, it is the people using the high T area or the pit for off-roading who are speeding and this happens all hours of the day and night.

Sgt. Benner said that unfortunately there are no gates because someone went down there and removed the gates from the posts.

One person mentioned that this past spring someone from the electrical company put gates up and two days later someone cut it off with sawzall. Roy asked if we could contact the company to fix the gate and Benner said they can come down and repair it but they cannot have a cruiser there 24 hours a day to prevent it from happening again as it only takes ten minutes with determined people to be cut again.

Garron asked if they would willing to the BOS halfway with a 2-way two stop signs as it is a step in the right direction and if in the future there is an increase in traffic flow that warrants another sets of stop signs than it can be revisited.

Guarino wanted to mention should stops signs go up the town will have to look at painting stop lines and fog lines so that people at night can see where the road is because it is misaligned.

Roy does not feel comfortable doing something that they legally cannot do. Ghelfi does not see the legality and Roy said that we have two experts saying that there is. She is comfortable with doing the 2-way stop. Ghelfi said how about a yield on Circuit and stop signs on Laurel and Roy said that would be confusing and the 2-way stop sign is one step above what is there now.

Moved by Garron and seconded by Millias, the Board unanimously voted to place a stop sign on Circuit Street heading north bound into the intersection and a stop sign on Circuit Street heading south bound into the intersection.

#### Fieldstone Farms Building Permits

As of Friday, the Building Commissioner was still working with the owner and the engineers of the disputed buildings, especially the two-story gazebo, to ensure that all necessary guarantees are given that the uses for these buildings will remain residential unless they meet the State Building Code's requirements for non-residential buildings. Seelig should have more information for the next BOS meeting.

#### Recycling Contract

The contract with Waste Management needs to be revised due to the market conditions for recycling, increasing the base processing fee from \$80 to \$90 per ton. Seelig has talked with Sue Johnson at the Recycling Center and she stated that there is no other vendor out there right now.

Moved by Garron and seconded by Millias, the Board unanimously allowed the Chair, Kim R. Roy, to sign the two copies of the revised recycling contract.

#### CoA Project - Congregational Church

A bit late, but the CoA received a letter from the Congregational Church indicating that it would not be able to provide space for CoA activities in connection with the proposed Pope's Tavern construction project.

#### Release of Executive Session Minutes

Moved by Millias and seconded by Garron, the Board unanimously voted to release the following Executive Session minutes:

January 28, 2018	negotiations
February 13, 2018	grievance
February 13, 2018	negotiations
March 20, 2018	negotiations
March 27, 2018	negotiations

### Police Chief Assessment Center

Seelig wanted to talk with the Board about documents that Badgequest asked to get returned to them. He stated that Roy has been reviewing the Essential Tasks Analysis and the Police Department/Position Profile and asked Garron and Millias if they wanted to leave it to her to do a review of them and then send them along to Badgequest. Garron thought the majority of the things listed are accurate and the areas of importance to him are leadership skills, communication skills, management and supervising. Seelig will send the documents to Badgequest.

### COA Brainstorming Session

Kimberly King would like the Town to hold a brainstorming session about possible options for the COA including building a regional center (Seelig assumes with Plympton) or adding a wing to the School Library for the CoA with some of those facilities being used for COA programs/services and more integration between generations. Seelig said at some point we will need to have a meeting of this sort. Roy appreciates Kim's wanting to participate but she thinks the people who will need to have that conversation would be the Building Committee, the COA and BOS before going out to the public. Seelig is working with the Building Committee to see what happened from May 2017 to August 2018 in terms of the costs for the project.

### Floodplain Maps

FEMA has notified the Town about the appeals period for the new floodplain maps. From what Seelig remembers from the workshop he attended, the changes are limited to a few lots around Silver Lake. Seelig said he can bring this to the Board for further review at the Board's next meeting. Garron said that if they are reasonable he has no interest to go back over them.

### Monponsett Pond/Brockton Resource Management Plan/Scope of Work

Camp Dresser McGee has issued the final scope of work. Seelig has gone through it briefly and does have some concerns. There is no appeals period so he will bring this back to the Board at their next meeting.

### ADA Grant

There had been discussion about trying to obtain an ADA grant to help fund the handicapped ramp at the Town Hall or to defray the costs for any Pope's Tavern project. As it turns out, the Town needs to have completed an ADA self-evaluation/transition plan before applying for a construction grant. The ADA grant program allows communities to apply for a grant for the self-evaluation/transition plan, which Seelig is working on. This will not help with the ramp, but might help with other projects.

### **MEETING ADJOURNED**

There being no further business, moved by Garron and seconded by Millias, the Board unanimously voted to adjourn the meeting at 8:45 p.m.

-----  
 Thomas Millias  
 Clerk  
 /pjm