

Holbrook Board of Selectmen

Minutes of the Regular Session of

Tuesday, December 18, 2012

Present: Timothy J. Gordon, Chairman
Kevin J. Sheehan, Clerk
Richard B. McGaughey, Associate
Matthew V. Moore, Associate

Absent: Brinsley A. Fuller, Vice-Chairman

In attendance: William J. Phelan, Town Administrator
Marjorie E. Godfrey, Assistant Town Administrator

The meeting was called to order at 7:00 pm by Chairman Gordon, in the Selectmen's Meeting Room, 50 North Franklin Street, Holbrook, MA 02343, and began with the Pledge of Allegiance.

It was announced that the curbside pickup of Christmas trees will be conducted during the week of January 7, 2013, on a homeowner's regular trash day.

TOWN ADMINISTRATOR'S REPORT:

Mr. Phelan reported that the architect that has been selected for the design of the SENIOR CENTER renovation, TBA Architects, has met with the Council on Aging. The location at 227 Plymouth Street is a concern for some of the COA members. They have asked that the designer look at renovating the current building on Jewel Road also. The current building is too small to provide the programs they want to run, and there is no private area to meet with individuals. It may be possible to remove the fence between the current location and the Public Library. Recommendations will be received in a few weeks.

Mr. Phelan said that consideration is being given to upgrade the TOWN HALL PHONE SYSTEM using the technology upgrade money appropriated at town meeting.

The Norfolk County Sheriff's Department is continuing work in the FORMER FIRE STATION on weekends.

A consultant, who does not sell the equipment needed, is being used to give the town a report on the IT needs at the town hall. Disaster recovery needs are being considered.

Mr. Phelan and Mr. Gordon attended a meeting today with Kleinfelder, an engineering company, in order to further explore the Mass. Water Resources Authority (MWRA) option and others for solving the town's WATER SUPPLY ISSUE. All options are still being considered, and there are complicated scenarios that include not just the cost, but the relationships between the parties. On January 10, 2013, the MWRA will report to the Joint Water Board, and the information to move forward should be available. The MWRA would be based on consumption (usage). The cost allocation of a Tri Town Plant has still not been determined. Braintree has not made any decisions at this time. The shelf life of a plant is 20 – 25 years. Pipes in the ground last a lot longer, and the MWRA already has piping to Braintree.

Mr. Wayne Darragh, the town's Community Development Consultant from Community Opportunities Group (COG), was present for a COMMUNITY DEVELOPMENT PUBLIC HEARING.

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MOTION: At 7:15 pm, by Mr. McGaughey, second by Mr. Sheehan, to open the hearing to discuss a proposed Federal FY2013 grant application to the Massachusetts Community Development Block Grant (CDBG) Program, report on the progress of current grants, and discuss community development and housing needs and issues facing the town.

VOTE: 4:0

The hearing notice was read and a sign in sheet was passed for those in attendance to complete. Mr. Darragh explained that the town has not been awarded a CDBG grant since FY2005. He explained that the process has changed since the last grant. Holbrook would be a CDF 1 community, competing for about \$13.5 million of available funding. Mr. Darragh advised that he will explain the ways funding can be utilized, but the Board will make the decision of what project it would like to apply for. He provided a status report on the current housing rehab program, which is continuing from the 2005 grant. When the office is done with 3 more units, the program income fund will have a balance of approximately \$90,000. If more than \$100,000 is left, a future grant would be reduced by the amount over \$100,000. That money can be used for office expenses and for a grant application. The new grant application is due Friday, February 15, 2013, so a decision should be made by the Board by the end of January to allow time for the preparation of the application. The application identifies the needs of the community, and how the needs will be met.

Mr. Darragh described some of the types of projects that could be completed with CDBG funding, including housing rehab, rehabilitating a neighborhood, a downtown, or community facilities, handicapped accessibility improvements, and social service programs. It was discussed that a senior center or housing rehab could be the project, but housing rehab would now be limited to a target area. It is now necessary to meet a national objective by either providing a benefit to low and moderate income people, aiding in the prevention or elimination of slums or blight, or meeting a critical community need, e.g. a disaster. A senior center would meet the objective because it serves low to moderate income residents. Mr. Phelan suggested that the area around Brookville center is in need of sidewalks and is not handicap compliant. Mr. Darragh advised that there must be bid ready construction documents on any project of over \$100,000. Mr. Darragh and Mr. Phelan will meet to compile a list of realistic projects to bring back to the Board.

MOTION: At 7:38 pm, by Mr. Moore, second by Mr. McGaughey, to continue the hearing on the CDBG program grant application until the first meeting in January, 2013

VOTE: 4:0

HEARING – WILLIAM B. DALTON POST, AMERICAN LEGION DBA DALTON POST:

MOTION: At 7:40 pm, by Mr. Moore, second by Mr. Sheehan, to open the public hearing on the renewal of the All Alcohol Club, Common Victualler, and Entertainment Licenses in the name of the Building Association of the William B. Dalton Post, American Legion dba Dalton Club, 777 Plymouth Street

VOTE: 4:0

Present: John Kearney, Commander of the Post
Gary Newton, Treasurer

The hearing notice was read.

Mr. Phelan explained that the Dalton Post's alcohol renewal application was incomplete because the Building Inspector and Fire Chief could not issue the required Fire Safety Inspection Certificate due to

the renovations that have been underway without permits. It was explained that the Selectmen have to take some action to make sure the Club complies. Mr. Phelan said rather than not renew the Club, we are having this hearing to come to some solution in between, because renewing is not possible without the inspection sign off.

Building Inspector Daniel Moriarty said an architect has prepared a new plan that was just received today. He explained he has had some disagreements with the architect's plans, and a state inspector has agreed with Mr. Moriarty. The use is "for assembly" where alcohol is served. He explained that they will get an occupancy permit after all the work is done, but an inspection is mandated annually in the Building Code.

Mr. Kearney explained that they have had a problem with water downstairs where the members lounge has been located. They would like to move the members' hall upstairs. They only pulled things apart to see if they could be repaired. Now they need a handicap ramp, and there is an issue over sprinklers. Renewing and suspending the license was discussed. Mr. Kearney asked if there could be a temporary occupancy allowed so that they could keep the members' area open.

Various alternatives, including renewing and suspending the license pending an inspection certificate, and not renewing the license was discussed. Applying for one day special licenses was mentioned. At the end of the discussion, all parties agreed that denying the renewal of the license at this time, and the Club coming back with a new application in 2013 would be the solution at this time.

MOTION: By Mr. Moore, second by Mr. McGaughey, to deny the renewal of the All Alcohol Club License in the name of the Building Association of the William B. Dalton Post, American Legion dba Dalton Club, 777 Plymouth Street

VOTE: 4:0

Mr. Kearney, when asked about the common victualler and entertainment licenses, indicated that they should not be renewed at this time.

MOTION: By Mr. Moore, second by Mr. Sheehan, to deny the renewal of the common victualler and entertainment licenses for the Dalton Club

VOTE: 4:0

Mr. David Proule, the Business Manager for BLUE HILLS REGIONAL SCHOOL DISTRICT, explained that the School District has requested that an article be placed on the special town meeting warrant in Holbrook asking that Blue Hills be allowed to establish a STABILIZATION FUND to be used for capital planning. Currently, they have a line item for capital equipment and projects, but the money must be used or it is gone. A stabilization fund would allow them to save money for projects, like windows, an athletic field, a pool project, without having to come to the towns for additional funding for a project. The Selectmen mentioned that although the public schools may have to be cut in tough times, Blue Hills always has an increase, and that the towns have greater control if Blue Hills does not have such a fund. James Taggart, a member of the Holbrook Finance Committee, said that the town's Blue Hills' assessment did go down this year, and the cost per student is approximately the same as the local school district's cost per student. Holbrook is the third highest enrollment, behind Randolph and Braintree, and the cost is approx. \$11,000 per student. Five per cent of the overall assessment from the prior year would be put in stabilization if Blue Hills is allowed to create this fund. Mr. Proule said he will be at Holbrook's special town meeting, along with the Superintendent and Holbrook's Representative to the District School Committee.

Present: Benjamin Ecord, the Supervisor of Public Works who has been the Acting Superintendent for over a year
Members of Mr. Ecord's family
Thomas R. Cummings, the retired Superintendent of Public Works
Employees of the Dept. of Public Works

Mr. Gordon said it was an honor to be part of the Board that is choosing the new SUPERINTENDENT of PUBLIC WORKS. He explained that Mr. Ecord has been doing a phenomenal job, and the Board was happy to promote him to the position of Superintendent of Public Works. Mr. Fuller, who could not attend this meeting, sent in a letter expressing his support for Mr. Ecord and the great work he has done. Members of the Board also spoke individually and noted that it has been a smooth transition.

Mr. Ecord was sworn in to the position by Town Clerk Jeanmarie Tarara. Mr. Cummings spoke about originally hiring Mr. Ecord and all the years Mr. Ecord has worked for the town, and congratulated him.

ANNUAL LICENSE RENEWALS:

Mr. Phelan said the issues with the fence and the trash at the UNION STREET PUB that the neighbors have complained about are being addressed. The renewal application is complete. He asked that the Board approve it at this time, and the licensee can be brought in for a hearing if necessary. He noted that the owner has made a good faith effort.

MOTION: By Mr. Moore, second by Mr. Sheehan, to move that the Board of Selectmen approve the renewal of the All Alcohol Restaurant, Common Victualler, and Automatic Amusement Device Licenses in the name of 73-77 Union Street, Inc. dba THE UNION STREET PUB, effective January 1, 2013 through December 31, 2013, provided all taxes, fees, assessments, betterments and any other municipal charges are paid to date

VOTE: 4:0

MOTION: By Mr. Moore, second by Mr. Sheehan, to move that the Board of Selectmen approve the renewal of the Common Victualler and Wine & Malt Beverage Package Store Licenses in the name of Elizabeth Aiello dba COTTAGE VARIETY, effective January 1, 2013 through December 31, 2013, provided all taxes, fees, assessments, betterments and any other municipal charges are paid to date

VOTE: 4:0

MOTION: By Mr. Moore, second by Mr. Sheehan, to move that the Board of Selectmen approve the renewal of the Class II Auto Dealers License in the name of N.D. Autos, Inc. (Masoud S. Buisir, President) dba Barga Motors, effective January 1, 2013 through January 1, 2014, provided all taxes, fees, assessments, betterments, and any other municipal charges are paid to date

VOTE: 4:0

Kevin Costa, the Chairman of the Town Government Study Committee (TGSC), recently sent the final version of the PROPOSED TOWN CHARTER to the Selectmen's office. Mr. Phelan said that he expected the TGSC to come back to the Board of Selectmen to discuss the Board's requested changes, and any other changes that may have been made recently, but members of the TGSC present at this meeting, indicated that the TGSC changed 8 of the 11 requests the Board had and consider the document to be final.

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The Board read the title of each article on the SPECIAL TOWN MEETING WARRANT and noted that some changes recommended by town counsel have been made to the previous draft version of the document.

MOTION: By Mr. Moore, second by Mr. Sheehan, to approve the warrant, as amended, for the special town meeting of Wednesday, January 16, 2013

VOTE: 4:0

The memorandum of suggested changes to the proposed CHARTER by town counsel will be forwarded to Mr. Costa of the Town Government Study Committee for the Committee's consideration.

ADJOURN:

MOTION: At 9:10 pm, to adjourn the meeting

VOTE: 4:0

Kevin J. Sheehan, Clerk

Documents:

Agenda

Announcement – Christmas tree pick-up

CDBG hearing notice

Mr. Fuller's comments re: Mr. Ecord

Draft STM warrant

Memo from town counsel re: charter

Dalton Post hearing notice & letter to Club

Blue Hills STM article request

Draft license renewal motions