

Holbrook Board of Selectmen

Minutes of the Regular Session of

Wednesday, August 28, 2013

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

In attendance: William J. Phelan, Town Administrator
Benjamin Ecord, Superintendent of Public Works
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, Holbrook Town Hall, 1st Floor, 50 North Franklin Street, Holbrook, MA 02343, and began with the Pledge of Allegiance.

MINUTES:

MOTION: By Mr. Moore, second by Mr. McGaughey, to accept the minutes of the regular session of Wednesday, August 14, 2013, as printed

VOTE: 4:0

MOTION: By Mr. Sheehan, second by Mr. Moore, to accept the minutes of the executive session of Wednesday, August 14, 2013, as printed

VOTE: 4:0

Ms. DEBORAH RICHMOND, 32 Clover Road, explained that she received a notice from the Building Inspector stating that she is running a business, a boarding house, out of her home, which is in a residential zone. Ms. Richmond said she has two friends living with her to help her out because she has been unemployed, and she wants copies of the complaints received by the Building Department. Mr. Phelan will meet with Ms. Richmond and Building Inspector Daniel Moriarty on Tuesday, September 3rd, at 6:00 p.m. to get a complete explanation of the situation.

JOINT MEETING WITH THE HOUSING AUTHORITY TO APPOINT 2 MEMBERS:

Selectmen Chairman Timothy Gordon recused himself, and left the room. Selectman Sheehan was the Acting Chairman.

Mr. Sheehan read the joint meeting notice that was posted.

Present from the Housing Authority: William D. Marble, Chairman and Nancy Gordon, Executive Director

MOTION: By Mr. Sheehan, second by Mr. Moore, to open the joint meeting with the Housing Authority for the purpose of appointing two residents to fill vacancies on the Housing Authority

VOTE: 4:0

Candidate Sara Stinson was present. Mr. Thomas Mulry could not attend the meeting.

Mr. Marble explained that Mr. John Huxley passed away, Mr. Leo Fuller moved out of town and resigned, the State appointment has not been filled by the State following the resignation of that member, and Mr. William Powers is ill and could not attend this meeting. Therefore, four of the remaining six members of the combined boards in attendance were participating in this vote.

MOTION: By Mr. Sheehan, second by Mr. Moore, that Thomas W. Mulry and Sara C. Stinson be appointed to fill vacancies on the Holbrook Housing Authority until the Annual Town Election in April 2014

ROLL CALL VOTE: Mr. Moore – Yes
Mr. McGaughey – Yes
Mr. Sheehan – Yes
Mr. Marble – Yes

MOTION: At 7:14 p.m., to adjourn the joint meeting
VOTE: 4:0

Mrs. Gordon and Mr. Marble left the room.
Mr. Gordon returned to the room at 7:15 p.m.

T AND D CLASSIC CARS, INC. (DAVID MCALPINE, TREASURER):

MOTION: At 7:17 p.m., by Mr. Moore, second by Mr. McGaughey, to re-open the public hearing on the application of T and D Classic Cars, Inc. (David McAlpine, Treasurer) for a Class II License for the Sale of Second-Hand Motor Vehicles at 782 Plymouth Street
VOTE: 4:0

Mr. McAlpine introduced himself and explained that he has had older collectible cars, but would also like to buy and sell higher end late model cars. He will bring them in at night and sell them by appointment only. Mr. McAlpine said that, at times, the cars may be left out over night. He asked for approval to have ten (10) cars on the property.

MOTION: By Mr. Gordon, second by Mr. Sheehan, to approve the application of T and D Classic Cars, Inc. (David McAlpine, Treasurer) for a License to Buy, Sell, Exchange or Assemble Second Hand Motor Vehicles or Parts Thereof at 782 Plymouth Street, limiting the number of vehicles to ten (10)
VOTE: 4:0

21 NORTH FRANKLIN STREET:

Historical Commission members present:

Edna Bowers, Chairman; Carol McDonald; Sara Stinson; Richard Dean
George O'Neil, AIA and Timothy Stinson, P.E., were present
The E. Everett Holbrook (French) House, located at 21 North Franklin Street, on the corner of Plymouth Street in Holbrook Square, has been the subject of discussions because it is up for sale and could be slated for demolition for a parking lot for an adjacent strip mall. The Town has been gathering information to determine whether it is feasible for the Town to purchase the property.

Mr. Stinson reported that during a recent walk-through of the property, no asbestos was observed. It is recommended that the building be tested for lead. This walk-through was part of a preliminary assessment to observe the condition of the building. A report of their observations, recommendations, and photographs, was compiled by George O'Neil, AIA, and distributed to the Board of Selectmen. Mr. O'Neil reviewed the information that was submitted, and said that some of what would need to be done would be dependent on how the building would be used. There is a lot of moisture in the basement, and the building needs to be evaluated structurally. A foundation is needed under the back part of the structure, and fire separation may need to be done, depending on the use of the building. He explained that, if the cost of the renovations exceeds 30% of the value of the building, the building would have to be made entirely accessible, depending on the use of it. There could be a ramp, widened doorways, hardware, and bathrooms, etc., required. The Town would work with the Architectural Access Board. The building would need a heating system and a power upgrade. The millwork on the first and second floors is in good condition, but requires scraping and painting. The floor and wall coverings are not in good shape. The egresses from the second and third floors are not sufficient. Mr. O'Neil said it is a Greek-Revival home, and, in his opinion, it is a vital piece of history and a vital part of Holbrook Square, which warrants saving. Mr. O'Neil and Mr. Stinson were thanked for their work. The Board discussed holding a public hearing and bringing the issue before town meeting.

Mr. Gordon asked about any progress on locating funding to begin the process of REZONING, or going before the Finance Committee for funding. Mr. Phelan said that there may be money available from the Community Development budget. Otherwise, it was recommended that the Reserve Fund be considered. Mr. Phelan will speak to Atty. Bobrowski about beginning the work with the available funding, and then appropriating the rest at a town meeting.

Stephanie Trowbridge, the Chairperson of the LOCAL CULTURAL COUNCIL (LCC), requested that the Board appoint a new member to the LCC.

MOTION: By Mr. Moore, second by Mr. Sheehan, that the Board of Selectmen appoint Brandy Sandborg to the Local Cultural Council with a term to expire on August 28, 2016

VOTE: 4:0

Mr. Ecord provided an update on the ongoing PUBLIC WORKS PROJECTS. Currently, a water main project is beginning, the patio at the Sumner Field is being installed, tree trimming is being done, the new exercise equipment at the Sumner Field has been installed, and two new ornamental streetlights have been ordered in fiberglass to replace two damaged ones. There is a preconstruction meeting for the sewer project next week. T L Edwards will be paving on Beach and North Shore Roads, and then Weymouth Street. The sidewalk on South Street will be done in a couple of weeks. Four of the summer help employees have finished for the year. The old traffic lights on South Street in Brookville have been taken down. More security lighting for the Sumner Field is coming. The swings and fiber chips for under them, near the new patio, were discussed.

Mr. Phelan reported that the Town acquired the foreclosed property at 7 ARNOLD STREET today. A neighbor wants the overhanging trees cut, and now that the Town owns the property, that work can proceed.

Mr. Sheehan mentioned that the circular area on the front of the Public Library has rotted out and there is a hole that should be taken care of.

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Mr. Ecord thanked Mr. Alan Kerr for his time and the use of his equipment at the Sumner Field. Mr. Kerr did the final preparations to get the patio area ready for Mr. Stephen Macauley to pour the concrete. Yards of Pleasure was thanked for the donation of stone for the project.

It was noted that a fence has been erected around the property next to the Prime Gas Station on North Franklin Street.

Mr. Phelan said that a representative from the Sheriff's Department said that the Department will be resuming the renovation of the former fire station adjacent to the Town Hall soon.

MOTION: At 8:03 pm, by Mr. Gordon, second by Mr. Moore, to adjourn the meeting

VOTE: 4:0

Kevin J. Sheehan, Clerk

Documents:

Agenda

Minutes

Notice of joint meeting and letters of interest

Application for Class II Auto License

Preliminary Conditions Assessment (21 N. Franklin St.)

Request for appointment to LCC