

Holbrook Board of Selectmen

Minutes of the Regular Session of

Wednesday, March 4, 2015

Present: Timothy J. Gordon, Chairman
Matthew V. Moore, Vice-Chairman
Kevin J. Sheehan, Clerk
Richard B. McGaughey, Associate
Daniel F. Moriarty, III, Associate

In attendance: Benjamin Ecord, Superintendent of Public Works
Paul Digirolamo, Town Treasurer/Collector
William Smith, Acting Chief of Police
Marjorie E. Godfrey, Assistant Town Administrator

The meeting was called to order at 7:00 p.m. by Chairman Gordon, in the Selectmen's Meeting Room, Holbrook Town Hall, Floor 3R, 50 North Franklin Street, Holbrook, MA 02343, and began with the Pledge of Allegiance.

MINUTES:

MOTION: By Mr. Moriarty, second by Mr. Moore, to approve the minutes of the regular session of February 11, 2015, as printed

VOTE: 5:0

It was announced that:

- o A BULKY WASTE Collection has been scheduled for the week of April 6, 2015 and a BULKY WASTE/WHITE GOODS Collection has been scheduled for the week of May 11, 2015
- o YARD WASTE Collections have been scheduled for the weeks of April 27 and June 1, 2015.
- o Planning of the MEMORIAL DAY PARADE is ongoing at this time. A 5K ROAD RACE is being planned for the same day in conjunction with the Recreation Department.
- o The discussion on the 2008 DEP Administrative CONSENT ORDER on the landfill was postponed.
- o The responses to the Request for Qualifications (RFQ) for the SOLAR FARM at the landfill will be discussed at an upcoming meeting.

Selectman Sheehan is the Board's representative on the CAPITAL IMPROVEMENT PLANNING COMMITTEE. Unfortunately, he is unable to continue in that position at this time. Selectman Moriarty indicated that he is willing to assume the position.

MOTION: By Mr. Moore, second by Mr. McGaughey, that the Board of Selectmen appoint Selectman Daniel Moriarty, III, to serve as the Selectmen's Representative on the Capital Improvement Planning Committee, with a term to expire on June 30, 2015

VOTE: 5:0

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NEW PRE-K to 12 SCHOOL PROJECT:

Mr. Gordon explained that the Permanent School Building Committee recently chose the Construction Manager for the new school project, and town counsel has advised that the Selectmen need to take two votes. Mr. Moriarty indicated that he will be abstaining from these votes due to a conflict related to his employer.

MOTION: By Mr. Moore, second by Mr. Sheehan, that the Board of Selectmen award the Owner-Construction Manager Agreement for the New Holbrook PreK-12 School to Consigli Construction Corp, Inc. 72 Sumner Street, Milford, MA 01757

VOTE: 4:0:1 (Mr. Moriarty)

MOTION: By Mr. Moore, second by Mr. Sheehan, that the Board of Selectmen authorize Chairman Timothy J. Gordon to execute the Owner-Construction Manager Agreement between the Town of Holbrook and Consigli Construction Corp., Inc. on behalf of the Board of Selectmen

VOTE: 4:0:1 (Mr. Moriarty)

The Permanent School Building Committee requested that the Board of Selectmen consider waiving all permit and inspection fees for the New PreK-12 School Project.

MOTION: By Mr. Moore, second by Mr. Sheehan, that the Board of Selectmen waive all building permit and inspection fees, including those for the plumbing, electrical, gas and occupancy permits for the new Holbrook PreK-12 School Project

VOTE: 5:0

Town Treasurer/Collector Paul Digirolamo:

- o Advised that he will be refinancing approximately \$4.48 million worth of bonds for water projects, sewer projects, and the Public Safety Building, and will be back to the Board at another meeting. There will also be approximately \$4.6 in new bonds issued related to water projects and water meters.
- o Presented a list of delinquent taxpayers. Of 182 notices mailed, 124 responses have been received, with over \$400,000 collected so far of the \$3+ million outstanding.
- o Discussion took place relative to the interest rates on borrowing, and the advantage of borrowing sooner to take advantage of the low rates.

Superintendent of Public Works Benjamin Ecord reported that his department has been busy with snow removal and widening the streets. The Snow & Ice budget is in deficit at this time by an estimated \$376,000.

Acting Chief of Police William J. Smith reported that the new recruits will be starting the academy on March 9th and March 26th. The National Grid bill at the Public Safety Building has risen sharply due to the supplier costs through National Grid.

MIXED USE ZONING OVERLAY DISTRICT:

Present: Mark Bobrowski, Esq.

R. Wayne Crandlemere, Chairman & Michael Reith – Planning Board members

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Mr. Bobrowski introduced himself and explained the process of studying the area around the Town center in conjunction with RKG, a planning firm, and working with the Planning Board to come up with a map of the area where the overlay district will be located. The new district will be superimposed over the underlying B1, B2 and R3 districts, and the underlying districts will also stay in place. This will allow property owners more opportunities, and create additional density around the Town center. Once a property is built upon under the overlay zoning, it will stay under that zoning. Projects will be subject to site plan approval for mixed use. Conditions can be established, but the project cannot be denied. The goal is to have residential on top of first floor retail. Mr. Bobrowski reviewed the draft documents prepared for the town meeting article. He will incorporate a few changes mentioned during this discussion, and submit the article for the warrant. It was discussed that this zoning will provide more flexibility to developers and allow those with innovative ideas to come before the Planning Board. The Mixed-Use Overlay District will go north on North Franklin Street, south to the High School and Longmeadow Drive, west down Union Street to Weston Ave., and east to the Methodist Church or Belcher Street. The Planning Board will hold a public hearing on the finalized version of the zoning change.

7:35 pm: Mr. Moore left the meeting

MOTION: Made and seconded to recess the meeting until 8:00 pm.

VOTE: 4:0

Resident Joseph Yeb explained that he has a proposal for an Eagle Scout project to be located in the grassy area on the Public Library's property, between the building and the sign. He would like to install stone pavers and granite benches to create an outdoor seating area, as his way of giving back to the Library. Because the nearest entrance to the Library is a locked emergency door that is not easily monitored by the Library staff, he proposed creating a path from the main entrance on Plymouth Street, across the grass to the area where the benches would be located.

Mr. Yeb was thanked for his service to the Scouts and the Town, and Mr. Gordon said he admired his ambition and drive. Mr. Ecord mentioned that the area may have to be handicap accessible. This project will be reviewed again at the next meeting. In the meantime, Mr. Yeb will coordinate with the Building Inspector and Mr. Ecord. The Library Director and the Library Trustees will be invited to the meeting.

MOTION: At 8:00 pm, by Mr. Sheehan, second by Mr. Moriarty, to adjourn the meeting

VOTE: 4:0

Kevin J. Sheehan

Documents: Agenda, minutes, Construction Manager Agreement with Consigli Construction Co, Inc., PSBC request to waive fees, draft zoning by-law, Landfill Consent Order