

Holbrook Board of Selectmen

Minutes of the Regular Session of

Wednesday, September 2, 2015

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

In attendance: Edward J. O'Brien, Interim Town Administrator
Marjorie E. Godfrey, Assistant Town Administrator
William Smith, Chief of Police
Luke McFadden, Fire Chief

The meeting was called to order at 7:00 p.m. by Chairman Moore, in the Selectman Noel C. King 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. Sheehan, second by Mr. Moriarty, to accept the minutes of the regular session of July 22, 2015, as printed

VOTE: 4:0

Mr. O'Brien reported that:

- Another complaint has been received about 115 Union Street. The issues are being addressed by the Building Department and Board of Health. The homeowner will be taken to court.
- A complaint about dumping on a property on Technical Park Drive has been referred to the Building Department and Board of Health.
- A complaint about a loose dog on Cedarhill Terrace has been referred to the Police Department and Animal Control Officer.
- Residents can drop off yard waste at the old landfill off Maple Ave. on the Saturdays of September 5 and 19 and October 3 and 17, from 8:00 am – 12:30 pm.
- There is a vacancy on the Capital Improvement Planning Committee for a citizen at large.
- The Surrounding Community Negotiating Team has started meeting about the potential Brockton Casino. The Metropolitan Area Planning Council (MAPC) may conduct a study.
- The Permanent Cable Television Advisory Committee will be meeting on September 9th to begin the process of renewing the Comcast License Agreement. An attorney will be chosen soon to work with the committee.
- There was an article in the newspaper about Randolph inviting the DEP to the transfer station site on Phillips Road in Holbrook. A delegation did go, but they did not enter the site. A DEP decision on the site is expected by September 10th. Town Counsel has advised that anyone wanting to enter the site, must contact the Town in advance, in order to prevent injuries.

EARLY HEADSTART childcare providers were present asking for the Board's support, in the form of a letter. They provide care to 24 children from newborn – 3 years of age. They are Holbrook residents, and the business is located in Holbrook. They have been advised that the services for the Holbrook children are going to be moved to Randolph at the end of the month, which will put them out of business. Ms. Ylma Damiron represented the group.

Chairman Moore indicated that the Board would support the request wholeheartedly, in order to save the jobs and support services for the residents of the Town. A letter of support will be issued prior to the group's meeting with the decision makers on September 8th.

BETA Group, Inc. sent an agreement for professional services for pavement management support, which was discussed at a recent Board meeting.

MOTION: By Mr. Sheehan, second by Mr. Moriarty, that the Board of Selectmen approve an Agreement for Professional Services between the Town of Holbrook and BETA Group, Inc. for two tasks, including Task 1 – Pavement Management Support Services and Task 2 – Crack Seal – Preparation of Contract Book, for a total fee of \$18,000 for the two services

VOTE: 4:0

Mr. Robert Caparella was present with his proposed manager, Ms. Susan McGrory, asking for a COMMON VICTUALLER'S LICENSE and an ALL ALCOHOL RESTAURANT LICENSE in the name of Robert Caparella dba The Connection, for the premises located at 40 Union Street. The legal notice, published in the *Patriot Ledger* on August 15, 2015, was read.

MOTION: At 7:16 pm, by Mr. Moriarty, second by Mr. Sheehan, to open the hearing for the license applications of Robert Caparella dba The Connection, 40 Union Street

VOTE: 3:0:1 (Mr. McGaughey abstained)

Mr. Caparella introduced himself and his manager, Ms. Susan McGrory, and explained that they will operate a full service restaurant serving breakfast, lunch and dinner. He would like the restaurant hours to include 6:00 am to midnight, with alcohol served from 11:00 am – 11:00 pm, Monday – Saturday, and 10:00 am – 11 pm on Sunday when brunch will be offered. The restaurant will also accommodate small functions. The Chairman asked if anyone present had any comments, and no one responded.

MOTION: By Mr. Moriarty, second by Mr. Sheehan, to approve the All Alcohol Restaurant License and the Common Victualler's License for Robert Caparella dba The Connection (Susan McGrory, Manager), 40 Union Street, with the restaurant hours to be 6:00 am – 11:00 pm, and alcohol to be served 11:00 am – 11:00 pm, Monday – Saturday, and from 10:00 am – 11:00 pm on Sunday

VOTE: 3:0:1 (Mr. McGaughey abstained)

Jack Walsh, representing CLEAN EARTH, INC., spoke about the potential use of the landfill and future opportunities to develop the land. Clean Earth would like the Board to approve an agreement allowing them to study the landfill to determine whether it is a viable location for Clean Earth to level off the low areas with soil. The Town will receive a nominal payment during the course of the agreement, and the cost of the work to be done under the agreement will be paid by the proponent. Mr. Walsh said the landfill area includes about 11 acres. It may be possible to build a dog park, a ball field, an industrial park, or something else, on the land after it is level.

MOTION: By Mr. Moore, second by Mr. Sheehan, that the Board of Selectmen approve the License to Enter and Use Real Property with Clean Earth, Inc., for a term of 18 months from the

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date of this license, plus a single six month extension, with consideration to be paid by the Licensee in the amount of One Thousand Dollars a month

VOTE: 3:0:1 (Mr. Moriarty abstained)

The Quincy Department of Planning and Community Development forwarded an agreement between the QUINCY HOME CONSORTIUM AND THE NEIGHBORHOOD HOUSING SERVICES OF THE SOUTH SHORE, INC. to conduct Housing Rehabilitation activities in Holbrook. The amount available for Holbrook is \$52,563.46, with Neighborhood Housing receiving 20% for its administration fee.

MOTION: By Mr. Moriarty, second by Mr. Sheehan, to authorize the Chairman & the Interim Town Administrator to execute the Agreement Between the Quincy Home Consortium and the Neighborhood Housing Service of the South Shore, Inc. to conduct Housing Rehab Activities for the Town of Holbrook

VOTE: 4:0

Mr. Moore said the Town Administrator Search Committee expects to complete the process of narrowing the 31 candidates down to about 5 finalists, most likely by September 15th.

Interim Town Administrator Edward O'Brien's employment agreement was a 3-month agreement, expiring on September 10th. The Board considered extending it by one month.

MOTION: By Mr. Moore, second by Mr. Sheehan, to extend the employment agreement of Interim Town Administrator Edward O'Brien for a month, expiring on October 10, 2015

VOTE: 4:0

The Board discussed having the dedication of the new meeting room as the Selectman Noel C. King Meeting Room at a regular meeting on Wednesday, October 14th. The portrait in the 1st floor meeting room will be moved to the new room, a reprint of a biographical cover story in the *Holbrook Sun* will be framed and hung near the portrait, and a plaque indicating the name of the room will be hung. Veterans' organizations, civic groups, and Holbrook's state delegation will be invited. Mr. McGaughey suggested that Ms. Ellen Walsh and Mr. Robert McKenna be invited to help with planning the ceremonies.

Mr. Moore thanked the member of the Holbrook Police Department who assisted an elderly resident near the Public Safety Building recently with storing her trash barrels.

Chief Smith said there are two upcoming retirements from the Police Department. The new list of candidates will not be certified until about November 1st.

Chief McFadden said that the new Police recruits have been also spending time with the Fire Department, so that they understand the operations of the Department.

MOTION: At 8:05 pm, by Mr. Sheehan, second by Mr. Moriarty, to adjourn the meeting

VOTE: 4:0

Documents:
Neighborhood Housing contract, BETA Group, Inc.
Agreement, Clean Earth, Inc. License agreement,
Caparella license applications

Daniel F. Moriarty, III, Clerk