

Holbrook Board of Selectmen  
Minutes of the Regular Session of  
Wednesday, December 12, 2018

Present: Pamela E. Campanella, Chairman  
Joshua Reilly, Vice-Chairman  
Lindsay Vayda, Clerk  
Richard B. McGaughey, Associate  
Daniel R. Lee, Associate

In attendance: Marjorie E. Godfrey, Assistant Town Administrator  
Luke McFadden, Fire Chief  
William J. Smith, Chief of Police  
Stephan Hooke, Director of Communications  
Lauren Mielke, Deputy Director of Communications  
Christopher Pellitteri, Superintendent of Public Works

The meeting was called to order at 7:00 p.m. by Chairman Campanella 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 Ms. Vayda, second by Mr. Reilly, that the Board of Selectmen accept the minutes of the regular session of Wednesday, November 7, 2018, as printed

VOTE: 5:0

MOTION: By Ms. Vayda, second by Mr. Reilly, that the Board of Selectmen accept the executive session minutes of Wednesday, November 7, 2018, as printed

VOTE: 5:0

MOTION: By Ms. Vayda, second by Mr. Reilly, that the Board of Selectmen accept the minutes of the regular session of Wednesday, November 14, 2018, as printed

VOTE: 4:0:1 (Mr. Lee abstained)

It was announced that:

- The survey of the “32 acre” parcel adjacent to the Town Forest will be complete soon
- The Town Administrator’s Forum will begin on Wednesday, January 16, 2019 at 7:00 pm in the Heritage Room, in order to provide updates on what is going on with projects, and answer any questions residents may have
- There is a vacancy on the Finance Committee. Letters of interest and resumes are due to the Town Administrator by December 31<sup>st</sup>.
- The part-time position of Sealer of Weights and Measures has been posted, with resumes due by December 31<sup>st</sup>.

Director Hooke introduced four Public Safety Telecommunicators from Group A, including Supervisor Kenneth Terrill, and Telecommunicators Nancy Moser, Brian Kerins, and Jim Roach, who were on duty at 8:31 am on November 16, 2018, when a call came in from a young woman trapped on the third floor of a burning residential building in the Town of Rockland. Assistant Communications Director Lauren Mielke read a summary of the incident from Rockland Fire Chief Scott Duffey, recognizing the team

effort and success of these dispatchers in achieving the goal of rescuing the caller, a 16 year old female, from a life or death situation. A certificate of recognition from the Board of Selectmen was read and presented to Group A.

**INTERMUNICIPAL DISPATCH AGREEMENTS:**

Director Hooke explained that the renewal of the dispatch agreements with four towns is before the Board for approval. The first and third years of the agreements include 3% increases in the fees, with the second year increasing more significantly, in association with the new communications building.

**MOTION:** By Ms. Vayda, second by Mr. Reilly, that the Board of Selectmen authorize the Chairman to execute an Agreement for an Intermunicipal Primary Fire Department Dispatch System Between the Town of Whitman, Massachusetts, and the Town of Holbrook, Massachusetts, through June 30, 2022

**VOTE:** 5:0

**MOTION:** By Ms. Vayda, second by Mr. Reilly, that the Board of Selectmen authorize the Chairman to execute an Agreement for an Intermunicipal Primary Fire Department Dispatch System Between the Town of Sharon, Massachusetts, and the Town of Holbrook, Massachusetts, through June 30, 2022

**VOTE:** 5:0

**MOTION:** By Ms. Vayda, second by Mr. Reilly, that the Board of Selectmen authorize the Chairman to execute an Agreement for an Intermunicipal Primary Fire Department Dispatch System Between the Town of Abington, Massachusetts, and the Town of Holbrook, Massachusetts, through June 30, 2022

**VOTE:** 5:0

**MOTION:** By Ms. Vayda, second by Mr. Reilly, that the Board of Selectmen authorize the Chairman to execute an Agreement for an Intermunicipal Primary Fire Department Dispatch System Between the Town of Canton, Massachusetts, and the Town of Holbrook, Massachusetts, through June 30, 2022

**VOTE:** 5:0

The Sealer of Weights and Measures, Leo Donovan, is retiring on December 31<sup>st</sup>. A temporary Sealer is being appointed until the permanent position is filled.

**MOTION:** By Mr. Lee, second by Ms. Vayda, that the Board of Selectmen vote to appoint Eric C. Erskine to the temporary position of Deputy Sealer of Weights and Measures for the Town of Holbrook, with a term to expire when a permanent Sealer of Weights and Measures is sworn in

**VOTE:** 5:0

Superintendent Pellitteri explained that the design of the new water treatment plant for the Towns of Braintree, Randolph and Holbrook is being designed, but is about five years from completion. He recommended that an evaluation of the RANDOLPH/HOLBROOK WATER TREATMENT PLANT be completed, so that we can find out where we need to be to get us through the next five years. John Caruso, the Joint Water Plant Manager, and Helen Gordon from Environmental Partners Group, an

engineering firm, were introduced. Ms. Gordon explained that the treatment plant has some operational challenges. With equipment that is beyond its life expectancy, there is a need for some immediate attention. Some parts are difficult to get, due to the age of the equipment. Environmental Partners could prepare a matrix of recommended repairs that would provide water for the towns and safety for the plant workers. She said it would take about four weeks to put the matrix together.

Supt. Pellitteri stressed that there is no issue with the quality of the water, and Mr. Caruso concurred. The cloudiness being experienced is due to function, not quality. Air is getting into the system at some point, but it does not affect the quality of the water. A plan is already in place to hook the towns up to a water source if it were ever necessary.

The Board indicated support for Environmental Partners Group to proceed with the Comprehensive Performance Evaluation of the Randolph/Holbrook Water Treatment Plant.

**FY2019 TAX CLASSIFICATION HEARING:**

Present: Patrick Harring, Principal Assessor; Pamela Holt, Assistant Assessor

**MOTION:** At 7:40 pm, by Mr. Reilly, second by Ms. Vayda, to open the Tax Classification Hearing to allocate the Fiscal Year 2019 local property tax levy

**VOTE:** 5:0

Mr. Harring reviewed the information presented, and explained that the real estate sales in 2017 were used to calculate the fair market value of properties as of January 1, 2018. The total taxable assessed value in Holbrook increased by 7.55%. The Selectmen set tax policy and allocate the taxes between the classes of property by setting the "shift". The Board of Assessors recommends keeping the shift at 1.67, which is the same as it was set in FY2018. Mr. Harring explained the Residential Exemption and the Small Commercial Exemption, neither of which is recommended by the Board of Assessors.

**MOTION:** By Mr. Reilly, second by Mr. Lee, that the Board of Selectmen vote to classify the Town of Holbrook under the Classification Act at a Factor of 1.67 for Fiscal Year 2019

**VOTE:** 5:0

**MOTION:** By Mr. Reilly, second by Mr. McGaughey, that the Board of Selectmen vote not to adopt the Residential Exemption or the Small Commercial Exemption for Fiscal Year 2019

**VOTE:** 5:0

**MOTION:** By Mr. Reilly, second by Mr. McGaughey, that the Holbrook Board of Selectmen execute the hard copy of the FY2019 LA-5, so that it can be uploaded into Gateway

**VOTE:** 5:0

**MOTION:** By Mr. Reilly, second by Ms. Vayda, that the Holbrook Board of Selectmen authorize Principal Assessor Patrick Harring to sign all FY2019 Gateway forms on behalf of the Board of Selectmen

**VOTE:** 5:0

**MOTION:** At 8:03 pm, by Mr. Reilly, second by Ms. Vayda, that the Board of Selectmen close the FY2019 Tax Classification Hearing

**VOTE:** 5:0

ANNUAL LICENSE RENEWALS:

MOTION: By Mr. Lee, second by Mr. Reilly, that the Board of Selectmen approve the renewal of the following licenses effective January 1, 2019 through January 1, 2020 provided that all taxes, fees, assessments, betterments and any other municipal charges are paid to date.

Used Car Dealer's License – Class II:

1. Richard Savary, Pine Hill Service Station, Inc.
2. MIKMAR, Inc. dba Regal Motors, Mike Liuzzi
3. O'Brien Car Care, Inc., William J. O'Brien, President
4. David J. Salvaggio, Pro-Built Transmissions, Inc. dba Weymouth Street Auto Sales
5. T and D Classic Cars, Inc., David McAlpine, Treasurer
6. Basic Auto Rental, Inc. dba PJ's Auto Sales, Robert Cunha
7. Revitalize Auto Reconditioning, Inc.
8. Redline Capital LLC dba Redline Motors

Motor Vehicle Junk License – Class III:

1. Stephen Hill dba Holbrook Auto Body

VOTE: 5:0

MOTION: By Mr. Lee, second by Mr. Reilly, that the Board of Selectmen approve the renewal of the following Livery Licenses effective January 1, 2019 through December 31, 2019 provided that all taxes, fees, assessments, betterments and any other municipal charges are paid to date.

1. John Messia dba Mr. John's Limousine Service
2. Kevin McGrath dba Colonial Livery Service of Holbrook

VOTE: 5:0

MOTION: By Mr. Lee, second by Ms. Vayda, that the Board of Selectmen approve the renewal of the following Common Victualler Licenses effective January 1, 2019 through December 31, 2019 provided that all taxes, fees, assessments, betterments and any other municipal charges are paid to date.

1. Evangelos Yiannousas, Highland Pizza & Calzone, Inc. dba Vinny's Pizzeria & Ice Cream
2. Sparta Food Services, Inc. dba Holbrook House of Pizza
3. Stanney's of Holbrook, Inc.
4. Marylou's News, Inc.
5. Karlina, Inc. dba Corner Grill and Pizzeria
6. Thomas Palmer dba T's Cafe
7. Brookville Restaurant Group LLC dba Brookville House of Pizza
8. Boston Pie, Inc. dba Domino's
9. Robert Caparella dba The Connection
10. Northeast Foods LLC dba Burger King
11. MEEDO, Inc. dba Sara's Pizza Parlor
12. South Franklin Donuts, Inc. dba Dunkin Donuts
13. Holbrook Donuts, LLC dba Dunkin Donuts
14. Sweet Tooth LLC dba Coldstone & Planet Smoothies
15. ANG Pizza, Inc. dba LEGGOS

VOTE: 5:0

MOTION: By Mr. Lee, second by Mr. Reilly, that the Board of Selectmen approve the renewal of the following All Alcohol Package Store Licenses, effective January 1, 2019 through December 31,

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2019 provided that all taxes, fees, assessments, betterments and any other municipal charges are paid to date.

1. Gregg Lake Associates, Inc. dba Highland Liquors
2. Sendhi Corp. dba Holbrook Food Mart
3. S & H Community Package, Inc. dba Holbrook Community Package
4. HaHai Liquors, Inc. dba Holbrook Liquors

VOTE: 5:0

MOTION: By Mr. Lee, second by Mr. Reilly, that the Board of Selectmen approve the renewal of the following Wine & Malt Beverage Package Store Licenses, effective January 1, 2019 through December 31, 2019 provided that all taxes, fees, assessments, betterments and any other municipal charges are paid to date.

1. Ayat Corp. dba T Square Food Shop
2. DB Express, Inc. dba Fastlane Convenience
3. ASP Convenience, Inc. dba Clerks Variety Store
4. Holbrook Beer & Wine, Inc. dba Holbrook Center Package Store

VOTE: 5:0

MOTION: By Mr. Lee, second by Mr. Reilly, that the Board of Selectmen approve the renewal of the following licenses effective January 1, 2019 through December 31, 2019 provided all taxes, fees, assessments, betterments and any other municipal charges are paid to date:

The Wine & Malt Beverage Package Store & Common Victualler Licenses in the name of:

1. MRV Corporation dba On The Way General Store

The Wine & Malt Beverage Restaurant and Common Victualler Licenses in the name of:

1. Union Street Lanes, LLC

The All Alcohol Club, Common Victualler, and Entertainment Licenses in the name of:

1. Building Association of Father Francis X. Bransfield Council, Knights of Columbus #5046

The All Alcohol Restaurant, Common Victualler, Entertainment, and Automatic Amusement Device Licenses in the name of:

1. Lg Jian, Inc. dba Golden Pacific Restaurant

The All Alcohol Restaurant, Common Victualler, and Entertainment Licenses in the name of:

1. Halfway Cafe, Inc. dba The Brook Kitchen & Tap
2. The Patriot Group, Inc. dba Liberty Publick House

The All Alcohol Restaurant and Common Victualler Licenses in the name of:

1. JD Smith Corp. dba Smith's Restaurant

The Entertainment License in the name of:

1. JD Smith, Inc. dba Smith's Catering

The All Alcohol Restaurant License in the name of:

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1. Michael Caparella dba The Connection Cafe  
VOTE: 4:0:1 (Mr. McGaughey abstained)

Department Updates:

Chief McFadden – One new firefighter will start after Christmas; Holbrook Fire is a drop off location for Toys for Tots; the new ambulance has been ordered

Director Hooke – One unfilled full-time position has been posted; a regional dispatch center in Norfolk has been visited and feedback gathered. Others will be visited for ideas and suggestions.

Treasurer/Collector Digirolamo – Water bills are due; the survey of 320 Weymouth Street will be filed with the Registry of Deeds when it is done, so that the conservation restriction can be placed; tax bills will go out before the end of the month.

Supt. Pellitteri – thanked Public Works’ employees Daniel Mulry and Jeremy O’Brien for their work on the Christmas lights; a guard rail has been installed after a recent accident; there was a water main break on N. Franklin St. and a culvert collapsed on South Street.

Chief Smith – the winter parking ban is in effect from November 30<sup>th</sup> – April 15<sup>th</sup>, with no on street parking from midnight to 6 am; the department will get two hand-held radar guns with a \$5,000 grant.

CITIZEN CONCERNS:

Selectman Lee said that he has been getting messages about Old Castle on Spring Street using a front end loader at night, the doors being open, and a humming noise at 11 pm and 3 am on a daily basis, and that nothing is getting done about the situation. He asked that the Board of Selectmen take action. It was discussed that a sound study should be done and fines put in place. Lisa DeMarco Topping, an Avon resident who lives nearby, said that the sound person for Old Castle, Mr. Dave Coate, said there are no sound barriers in the building. Mr. Lee said that a sound test should be done, and Town Counsel should be consulted.

It was reported that 84 Lumber, also on Spring Street, was operating forklifts Sunday at 10:30 am.

Resident Patricia Greely said that she does not want to see the “32 acres” sold. It was discussed that the Board should find out its options relative to the “32 acres” and have a meeting about it.

MOTION: At 8:36 pm, made and seconded, to adjourn the meeting

VOTE: 5:0

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Lindsay Vayda, Clerk

Documents:

Intermunicipal Agreements

Environmental Partners – Proposed Evaluation

License renewal list

Minutes

Certificate of Recognition – Dispatchers

Classification Hearing Notes