

Holbrook Board of Selectmen
Minutes of the Regular Session of
Wednesday, January 9, 2019

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

In attendance: Timothy J. Gordon, Town Administrator
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: By Ms. Vayda, second by Mr. Reilly, to accept the minutes of the regular session of Wednesday, November 28, 2018, as printed

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

MINUTES: By Ms. Vayda, second by Mr. Reilly, to accept the minutes of the executive session of Wednesday, November 28, 2018, as printed

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

Mr. Gordon announced that:

- The Friends of the Holbrook Public Library, Inc. are holding a book sale on Sunday, January 27th and Monday, January 28th. Donations of gently used books, DVDs and music CDs are needed.
- A position for a Public Works Craftsperson/Laborer – Grade II has been posted.
- Positions are available for Full-Time and Part-Time Regional Public Safety Telecommunicators for the Regional Emergency Communications Center.
- The Finance Committee is currently meeting with departments to discuss requests for FY2020.
- One bid was received in response to the Request for Proposals on the sale of the former South School. It was from R E Company, Inc., proposing a 55-condo project, and offering \$1,010,000.
- The Town Administrator Forum on January 16th has been rescheduled to February 6th.
- Updated Zoning maps, to include the new overlay district, are being produced.
- The Town's webpage is going to be revamped, and each department will be responsible for its page.
- The Capital Improvement Planning Committee will meet on January 22nd with department heads.

Police Officer Devin Callinan and his family were present. Chief William Smith introduced Officer Callinan, who graduated from the academy on December 20th. Town Clerk Jeanmarie Tarara swore in Officer Callinan to the Holbrook Police Department.

Following the retirement of the former Sealer of Weights and Measures, Leo Donovan, the position was posted. One person applied, and was recommended for appointment. Mr. Eric Erskine is the Sealer in Braintree, and the Assistant Building Inspector in Holbrook.

MOTION: By Mr. Lee, second by Mr. Reilly, that the Board of Selectmen appoint Eric C. Erskine to the position of Sealer of Weights and Measures for the Town of Holbrook, effective immediately, with a term to expire on June 30, 2019

VOTE: 5:0

Mr. Erskine was introduced and explained the duties of the Sealer, including inspecting scales, oil trucks and gas station pumps. He performs routine inspections and responds to complaints of residents.

Chief Smith explained that in response to a Supreme Court case, he recommends that the Board of Selectmen vote to amend the Public Participation in Meetings section of the agenda. He recommended adding to the policy, in order to protect both the Town and the Police Department should someone's behavior require that they be removed from the meeting.

MOTION: By Mr. Lee, second by Mr. Reilly, that the Board of Selectmen vote to amend the Public Participation in Meetings Policy, as voted on March 23, 2004, by adding sections 6, 7 and 8, as presented and recommended by Police Chief William Smith, as follows:

- 6) All Citizens who exhibit disrespectful or unruly behavior will be asked to leave the meeting room and building.
- 7) Any Citizens who relay any type of threat, either verbally or physically, will be removed from the meeting room and building.
- 8) The Safety of the Board and Meeting Attendees will be taken very seriously, and behavior that compromises their Safety will not be tolerated, and will be dealt with accordingly.

VOTE: 5:0

Director Hooke recommended that the Board approve the hiring of a new Public Safety Telecommunicator for the Communications Department.

MOTION: By Ms. Vayda, second by Mr. Reilly, that the Board of Selectmen accept the recommendation of Communications Director Stephan Hooke, and approve the hiring of Daniel Eshner as a Full-Time Permanent Public Safety Telecommunicator / Dispatcher for the Town of Holbrook Regional Emergency Communications Center, effective immediately

VOTE: 5:0

The Chairman reminded everyone present that the discussion about the "32 acres" of tax title property adjacent to the Town Forest must remain orderly. Options before the Board were discussed, including that the Board could take custody of the parcel from the Treasurer/Collector; it could be sold or sold with a conservation restriction; it could be sub-divided, with some portion of the land being transferred to the Town Forest and some being auctioned off. Chairman Campanella advocated in favor of keeping the parcel as part of the Town Forest. Mr. Gordon said the survey of the property showed that there are 27.9 acres, with 4.4 acres being "disturbable". It was discussed that an option available is to subdivide it, with 4.4 acres being auctioned and 23.5 acres being added to the Town Forest.

It was discussed that there may be trails on the 4.4 acres, and that other land in Conservation could be sold instead. Mr. Lee said that the people voted to keep the Treasurer an elected position because they do not want politics involved in the decisions that should be made, and have always been made, by the Treasurer. Mr. Digirolamo discussed the tax revenue, including \$1.4 million in real estate taxes, plus excise taxes, which could be generated annually by selling the 4.4 acres. There are \$109,000 in back taxes, including the late fees, due on this parcel. Mr. Gordon said the Town needs to encourage development and be pro-business, and \$1.4 million is approximately 5% of the Town's tax levy. It was explained that due to Holbrook's location, it is not easy to attract businesses, and dividing the property would save 85% of the parcel for the Town Forest, increase the size of the Town Forest, and allow the Town to also generate much needed revenue from the portion that would be sold.

MOTION: By Mr. Lee, second by Mr. McGaughey, that the Board of Selectmen recommend to the Town Treasurer that Parcel #05-002, commonly referred to as the "32 acres", be subdivided into two separate lots, Lot 1 would be 4.4 acres as depicted on the survey. This lot would be auctioned off by the Treasurer. The remaining lot, Lot 2, would be 23.5 acres. The Town of Holbrook would maintain ownership of Lot 2 for conservation purposes

DISCUSSION:

Residents in the audience spoke, including Angela Krim of 65 Adams St. who said that the \$1.4 million per year cannot be guaranteed, Robbie Mankus of 160 Plymouth Street who asked that we stop destroying the land, Alison Bowden of 17 Hillview Ave. who spoke about the effect of carbon and the drinking water, Patrick Duggan of 21 Fern Road who said that the Town took a vote on the parcel at town meeting and that the residents have voted to keep the Treasurer elected and separate. Barbara Davis spoke about the town meeting vote. Patricia Greely of Weymouth Street spoke about the town meeting vote and offered corrections to statements she heard this evening. Nilton Barbosa of 1 Ohan Circle said that the Board showed a lack of research. Mr. Reilly said the town meeting vote on the parcel was 116 to 16, and the compromise of dividing the property satisfies the will of town meeting to preserve the forest and the development. Some Girl Scouts spoke in favor of keeping the entire parcel for the Town Forest. A lady from the audience said that the town meeting vote was confusing, and she is in favor of not allowing building on the 4 acres. It was discussed that the rock formation, which cannot be moved, must be preserved. Chairman Campanella said the Board needs to find out where everything is on the 4 acres, and discussion took place about another survey.

The MOTION on the table (above) was re-read

VOTE: 2:2:0 (Mr. Lee & Mr. McGaughey in favor. Ms. Campanella & Ms. Vayda against. Mr. Reilly abstained.)

MOTION: By Ms. Vayda, second by Ms. Campanella, that the Board of Selectmen transfer the custodianship of tax title property from the Treasurer/Collector to the Board of Selectmen as it relates to Parcel 05-002, known as the "32 acre" parcel off of Weymouth Street

VOTE: 2:3 (Ms. Campanella & Ms. Vayda in favor; Mr. Lee, Mr. Reilly & Mr. McGaughey against)

This subject will be revisited in about a month.

Chief Smith said he would like to accompany the person who surveys the property. He is very familiar with the Town Forest and the location of the rock.

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Department Updates:

Chief Smith – Visited the JFK School and gave out badges and swore in students as junior police officers. There will be a blood drive on Saturday, February 2nd, at the Police Station, for the benefit of Dana Farber. Seven officers have signed up for the Sergeant’s Assessment Center, and five have signed up for the Deputy Chief’s Assessment Center.

Chief McFadden – Two new FF/Paramedics have been welcomed to the Department. FF/EMT Steve Duggan was promoted to Lieutenant a week ago. Lt. Eric Beltramini and FF/Paramedics Matt Gray and Patrick Campbell were commended for their heroic efforts in the Christmas day rescue at an Avon Fire.

Supt. Pellitteri – Philip Malm is retiring at the end of the month from the Public Works Department, two employees are out on injury, the Joint Water pump station repairs are ongoing, and the pump motors are being repaired. Environmental Partners Group is performing the evaluation of the treatment plant.

Treasurer/Collector Digirolamo – The Assistant Treasurer resigned, and the position will be posted. The Treasurer has been spending time with taxpayers who are questioning their bills.

Director Hooke – Text to 911 is active, and someone with a medical emergency was located after texting only 1 letter to 911. As far as the use of Text to 911 is concerned, residents are asked to “call if you can, and text if you can’t”.

Under Citizen Concerns, Ms. Katie Goldrick asked about getting a copy of the set of plans for the use of the “32 acres” by the developer.

MOTION: At 10:00 pm, made and seconded, to adjourn the meeting

VOTE: 5:0

Lindsay Vayda, Clerk

Documents:

Minutes

Eric Erskine resume

Recommendation of Chief Smith

on public participation in meetings policy