

Holbrook Board of Selectmen
Minutes of the Regular Session of
Wednesday, January 23, 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
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.

The minutes were postponed to the next meeting.

Mr. Gordon reported that:

- The Capital Improvement Planning Committee held its first meeting of the year and heard the requests of the department heads.
- The Finance Committee subcommittees are meeting with departments and the annual budget process is continuing.

Members of the Middle-High School CIVICS CLUB, and Advisor Mary Clougher, were present to discuss their Kid Candidate Proposal. The students presented information on the success they have had in limiting tobacco use in Holbrook and surrounding towns by testifying about tobacco. This year they are working with the Executive Director of the Senate Office of Education and Civic Engagement to bring the Kid Governor Program to Massachusetts for fifth grade students. They would like to restructure Student Government Day to revolve around one theme, with voting and elections being the theme this year for fourth and fifth grade students. They would like to create a Kid Candidate Program for Holbrook, in which middle school students would campaign and run for the Board of Selectmen and School Committee.

MOTION: By Mr. Lee, and seconded by Mr. Reilly, to support and approve the student candidate elected by the student body to represent the students as a student member of the Board of Selectmen

VOTE: 5:0

7:17 pm – Public Hearing on the request of T.L. Edwards, Inc. for an Earth Removal Permit for property located off High Street, per Town By-Laws Section 6-1

The legal notice published in the Patriot Ledger on January 8, 2019 was read.

Present: Mr. Terry Edwards & Bill Self, representing Mr. Edwards

MOTION: By Mr. Lee, second by Mr. Reilly, to open the hearing on the application of T.L. Edwards, Inc. for an Earth Removal Permit for the parcels just read in the legal notice
VOTE: 5:0

Mr. Self said the property being discussed is about 20.5 acres of the former Brooks Lumber property where the paved and improved part of the property is, and to the rear of that, and going to the east toward Randolph. There will be a 200-foot natural buffer left, which will be higher than the area where the work will be done. The work is in preparation for future development, which would go through the usual approval process through Town boards. The traffic pattern to get to Bodwell Street in Avon was discussed, using High Street or East Spring to get to Harrison Boulevard. There will be some blasting, which will be overseen by the Fire Department as necessary. The hours would be 7 am to 4 pm, but would not be a full-time operation.

Mr. Gordon explained that there needs to be a fee calculated, and some discussion has taken place about negotiating a parcel of land for a public works facility. He will bring something to the Board about that when further discussions have taken place. The value runs between 15 – 25 cents per cubic yard, roughly \$80,000 - \$120,000 ball park, based on the yardage they intend to remove. If not, then there will need to be a fee schedule set up.

Mr. Self discussed how the number of cubic yards removed are calculated for the tipping fee by comparing the elevations that were existing at the beginning, compared to the elevations after a stage of the project is completed. It is estimated that the project will include 615,000 – 616,000 cubic yards.

Mr. Edwards said the payment schedule will be whatever the Town decides. It could be monthly, based on the volume of a truck load, or yearly, if the Town prefers. The amount would be reconciled annually.
Public comments & questions:

Bob Pillare, East High Street, Avon, spoke in support of Mr. Edwards as a developer. Mr. Edwards explained that the soil removal could take 3 or 4 years. They would like to develop the front section and bring a project to the Planning Board for a road and the sewer. There could be 50 trucks in a day, but it would be worked as trucks are available, not daily. There are 117 acres all together, with only 20.5 being affected, so there will be a place for animals to relocate to.

Anthony Famolare, 16 Stratford Ave, Avon, asked about the effect of runoff on his property. There will be a buffer, and the soil removal will be at a lower elevation. The future development will be industrial and will go through the local boards for approval at that time.

Diane Famolare, 16 Stratford Ave, Avon, was told that the zoning of the land would have to go out to a vote of the residents of Holbrook to change it from an industrial zone. The 200-foot buffer was explained again, and that the area to be cleared will be down hill from the buffer. Her property is higher than the 20.5 acres, and the top soil and grass will be put back in place.

Nilton Barbosa, 1 Ohan Circle: Thinks there could be a risk to accepting a parcel of land in exchange for the fee to accommodate one person.

Andrea Boudreau, 81 Acorn Drive, Randolph: There will be 700 to 1,000 feet from her house that will be undisturbed by this work.

Chris Nickerson, 1 Laut Circle: He would like to see the work completed full-time to shorten the duration of the project. Mr. Edwards explained that they have to use what they remove. They make stone out of rock, and cannot store that much ahead of when they can use it.

Ed Burns, 115 Woodlawn Road, Holbrook, asked about the wetlands, and was told that Mr. Edwards has no intention of getting close to the wetlands in the area of the property close to Woodlawn Road.

Ruth Sullivan, 6 Stratford Ave., said she has never had a drop of water in her basement in 21 years.

Anthony Famolare was as told that Mr. Edwards decided on a 200-foot buffer, which is double what most towns require. Mr. Edwards offered to put an earth barrier the height of his house behind his house if he wants.

Barbara Gaynor, 24 Woodland Road, would like no work allowed on Saturday. She asked about the future plans for development, and was told they would all have to go through the Planning Board when proposed.

MOTION: By Mr. Lee, NO SECOND, that the Board of Selectmen grant the permit for the Removal of Earth to T. L. Edwards, Inc. for the location off High Street, lot numbers 32-101-00-0, 39-001-00-0, 39-001-01-0, 39-003-00-0, 38-001-00, 45-001-00-0

Discussion: Ms. Vayda asked about conditions and when they are placed. Mr. Gordon suggested that the Planning Board consider the conditions. He will get together with Mr. Self and Mr. Edwards to get on the Planning Board agenda informally.

Mr. Lee withdrew his MOTION.

MOTION: By Ms. Campanella, second by Mr. Vayda, to move to close the public hearing on the application of T.L. Edwards for an Earth Removal Permit, to be put on a future agenda

Discussion: About whether to close the hearing or continue it. Mr. Gordon said the Board can close the hearing and deliberate afterward.

VOTE: 5:0

Mr. Gordon explained that there has been a change in the Owner's Project Manager's contract for the Tri Town Water Treatment Plant project. This amendment changes the agreement to allow the Tri Town Board to make changes that reduce the cost.

MOTION: By Mr. Lee, second by Ms. Vayda, that the Board of Selectmen execute Extra Services Request No. 1 of the Contract Between the Tri-Town Water Board and Environmental Partners Group, Inc for Water Treatment Plant OPM Services. The total fee for the three towns is not to exceed \$132,845. Holbrook's 16% share of the fee is not to exceed \$21,255.20

VOTE: 5:0

Mr. Gordon explained that the next agreement is to make sure the work to be done on the exterior of the Public Safety Building is priced out properly. The Capital Improvement Planning Committee will consider this project. Experts will investigate what is going on and what needs to be done.

MOTION: By Ms. Vayda, second by Mr. Reilly, that the Board authorize the Chairman to sign an agreement with CBI Consulting, LLC for consulting services to investigate the exterior siding of the Public Safety Building. Total cost is not to exceed \$9,750.00

VOTE: 5:0

Mr. Gordon said the employee in the Treasurer/Tax Collector's office that was trained to take over the monthly reconciliations when Mr. Leary completed his work previously, has left the Town's employment. This agreement would allow for another 6 months of services to keep the Town current. It was discussed that two employees be trained this time and that Mr. Digirolamo also be a trainer.

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MOTION: By Ms. Vayda, second by Mr. Lee, that the Board authorize the Chairman to sign a Memorandum of Agreement with Mr. David Leary for Treasurer/Collector monthly reconciliation services for \$1,800.00 per month

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

Mr. Gordon explained that the Town's website is going to be upgraded, and the contract to be approved is for that work and training for employees. The fee is \$3,000, payable 1/3 each year for three years.

MOTION: By Mr. Lee, second by Ms. Vayda, that the Board authorize the Chairman to sign a License and Service Agreement with CivicCMS for webpage upgrade services totaling \$3,000.00, to be paid in annual installments of \$1,000.00 for three years

VOTE: 5:0

Mr. Gordon explained that this contract is for the Joint Water Treatment Plant to have a comprehensive performance evaluation by Environmental Partners engineering firm.

MOTION: By Mr. Lee, second by Ms. Vayda, that the Board authorize the Chairman to sign an Agreement with Environmental Partners for Engineering and Supplemental Services in Connection with the Joint Water Plant. The total cost for the Town of Holbrook is not got exceed \$33,900.00

VOTE: 5:0

Mr. Gordon explained that this agreement will allow Atty. Mark Bobrowski to work with the Town to look at potential developments and help the Town determine whether to re-zone an area to accommodate a project. His fee would be treated as an agency account, which is money from applicants, for peer review and experts.

MOTION: By Mr. Reilly, second by Mr. McGaughey, that the Board authorize the Chairman to sign an Agreement with Atty. Mark Bobrowski for zoning consulting services. Costs associated with said services will be passed on to planning board applicants.

VOTE: 5:0

There was one internal applicant for the clerical position in the Treasurer/Collector's office.

MOTION: By Mr. Lee, second by Ms. Vayda, that the Board hire Danielle Connolly to fill the clerical position vacancy in the Treasurer/Collector's office with an effective date of February 4, 2019

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

Mr. Gordon discussed the Solid Waste Program for FY20. The program has been running a deficit for 5 years. There is a possible increase coming of \$90 per household. A third-party option is also being considered. The Town will need to consider the options. The current program is an additional fee over and above taxes, which allows people to contract with other companies. Ms. Capanella said she would like a price for a resident to use their own 32-gallon barrel and put the rest of their trash in a blue bag. It was agreed that the residents do not like using the blue bags with the pay-as-you-throw program. Mr. Gordon and Mr. Pellitteri will get in touch with Republic to find out if there are cheaper options and invite third party vendors to come and tell us what they can support. When a company has an agreement

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with the Town, they must pay prevailing wage. The Board will need to decide between taking a new route or increasing the fee.

Mr. Gordon spoke with Mr. Steve Zeboski about his proposal for the use of the former South School property. Mr. Zeboski would like to make a presentation to the Board with his design team during February.

Katie Goldrick was present about the Girl Scouts and the Cub Scouts holding a Fishing Derby at Lake Holbrook on June 2, 2019.

It was explained that there was a Fishing Derby last fall. They thought it would be best to hold it earlier in the year and use the funds for the lake, to purchase tables or chairs or replenish the lake with fish. They will form a committee and do fundraising and sponsorships. Last year there was a security detail, and the same expense is expected this year. 50 – 70 people are expected to attend. The weekend is also graduation weekend, and the Police Chief recommended that the Fishing Derby be held on Sunday, if we were going to hold the event that weekend.

MOTION: By Ms. Vayda, second by Mr. Reilly, that the Board approve the Girl Scout request to hold a Fishing Derby at Lake Holbrook on June 2, 2019, at 10:00 AM

VOTE: 5:0

Annual & Special Town Meetings:

MOTION: By Mr. Lee, second by Mr. Reilly, that the Board schedule the 2019 Annual Town Meeting for May 7, 2019 at 7:15 pm in the Auditorium at Holbrook Middle-High School, 245 South Franklin Street

VOTE: 5:0

MOTION: By Mr. Lee, second by Mr. Reilly, that the warrant for the May 7, 2019 Annual Town Meeting open at 8:00 am on Wednesday, January 24, 2019, and that it close on Friday, March 29, 2019

VOTE: 5:0

MOTION: By Mr. Lee, second by Mr. Reilly, that the Board schedule a Special Town Meeting on Tuesday, May 7, 2019 at 8:15 pm, in the Auditorium at Holbrook Middle-High School, 245 South Franklin Street

VOTE: 5:0

MOTION: By Mr. Lee, second by Mr. Reilly, that the warrant for the May 7, 2019 Special Town Meeting open at 8:00 am on Wednesday, January 24, 2019 and that it close at 12:00 pm on Friday, March 29, 2019

VOTE: 5:0

Department updates:

Director Hooke is working hard on the budget for the Finance Committee. He and the Deputy Director met with the 911 Department. They are working on the FY20 Development Grant with a March 1 deadline.

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Chief Smith – Last weekend there was a rash of break ins in the area. They also stole a car from EJ's gas station, and broke into Mary Lou's. They went on to Quincy and broke into another Mary Lou's, but were caught.

Supt. Pellitteri – We had our first significant storm of the season.

Chief McFadden – There were high call volumes with the storms.

MOTION: By Ms. Campanella, second by Mr. Reilly, to adjourn the meeting

VOTE: 5:0

Lindsay Vayda, Clerk

Documents:

Request from Mary Clougher

Soil Removal Permit Application

Environmental Partners agreement

CGI Consulting agreement

MOA with David Leary

Civic CMS License & Service Agreement

Joint Water Performance Evaluation

of Treatment Plant with Environmental Partners

CBI Agreement for Consulting

MOA with Mr. Bobrowski