

Holbrook Board of Selectmen  
Minutes of the Regular Session of  
Wednesday, March 13, 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  
Cynthia Brennan, Coordinator, Council on Aging  
Paul Callinan, Chairman, Board of Health  
Jeanmarie Tarara, Town Clerk

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 meeting of Wednesday, February 13, 2019, as printed

VOTE: 5:0

MOTION: By Ms. Vayda, second by Mr. McGaughey, that the Board of Selectmen accept the minutes of the executive session of Wednesday, February 13, 2019, as printed

VOTE: 3:0:2 (Mr. Reilly & Mr. Lee abstained)

Mr. Gordon reported that:

- Building Inspector Daniel Moriarty, Jr. has notified him that he is resigning from his position effective March 31, 2019
- The auction of the property off Weymouth Street and adjacent to the Town Forest, which was acquired through Tax Title, was held today at the Town Hall. The Zekos Group ran the auction, and D'Ambrosio & Brown, the tax title attorneys, were present to explain the conservation restriction that will be placed on a large portion of the parcel. The bid of \$140,000 was accepted
- The joint meeting with the Finance Committee to discuss the FY2020 budgets has been moved to the first meeting in April
- He spoke with Supt. Pellitteri about the trash program and changing the program to include one barrel. The trash fee will need to be increased.
- The Economic Development Advisory Board will be meeting on the 1st Wednesday of the month at 7:00 pm.
- The Planning Board will be considering the landfill project proposal and residential overlay district for a project off Plymouth Street.

**PUBLIC HEARING – DAKADA LLC DBA REGAL MOTORS:**

**MOTION:** At 7:09 pm, by Ms. Vayda, second by Mr. Reilly, to open the hearing on the application of Dakada LLC dba Regal Motors, for a Class II License for the Sale of Second-Hand Motor Vehicles at 383 Union Street

**VOTE:** 5:0

The hearing notice, published in the Patriot Ledger on February 26, 2019, was read. Ms. Amanda Johnson was present, and explained that she is purchasing the business, and there will be no changes made at that location. No abutters were present.

**MOTION:** By Mr. Lee, second by Ms. Vayda, that the Board of Selectmen grant a Class II License for the Sale of Second-Hand Motor Vehicles to Dakada LLC dba Regal Motors (Amanda Johnson, Manager) at 383 Union Street, with a maximum of 30 cars to be allowed on the premises at any time

**VOTE:** 5:0

**MOTION:** At 7:12 pm, by Mr. Lee, second by Ms. Vayda, to close the hearing on the application of Dakada LLC dba Regal Motors for a Class II License at 383 Union Street

**VOTE:** 4:0:1 (Mr. McGaughey abstained)

There is a 7-hr. clerical position in the Town Clerk's office that is vacant. It was posted internally with the Union members. Town Clerk Jeanmarie Tarara recommended that Pamela Solis be hired. Ms. Solis, who was the only member that applied, is qualified for the position.

**MOTION:** By Mr. Lee, second by Ms. Vayda, that the Board of Selectmen vote to support the recommendation of the Town Clerk and Human Resources Director to hire Ms. Pamela Solis to fill the 7-hour per week position of Principal Clerk in the Town Clerk's office, effective March 5, 2019

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

**CONTINUED SALARY ADMINISTRATION HEARING for FY2020 AMENDMENTS:**

**MOTION:** At 7:15 pm, by Mr. Lee, second by Ms. Vayda, that the Board of Selectmen re-open the hearing to consider amendments to the Town of Holbrook By-Laws, Section 10 – Salary Administration Plan

**VOTE:** 5:0

Mr. Callinan explained that the Public Health Nurse should be added to the schedule as a part-time employee, rather than working as a contractor, as requested by the Accountant and the Auditors.

**MOTION:** By Ms. Vayda, second by Mr. Lee, that the Board of Selectmen vote to add the position of Public Health Nurse to the Salary Administration Plan as a part-time employee at \$30 per hour

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

Town Clerk Tarara explained that the election workers also need to be added to the Salary Schedule. The election workers can be listed as at “minimum wage”, but the wardens are paid \$270.00 now for 17 hours of work, and the clerks are paid \$250 for the day.

Discussion took place about wages in other towns and how to add the positions being fair to those who have served in the positions for many years.

**MOTION:** By Mr. Reilly, second by Ms. Vayda, that the Board of Selectmen place an article on the May 7, 2019 Annual Town Meeting Warrant in order to add the following positions to the Wage & Salary Schedule under Section 10 of the Town By-Laws – the Salary Administration Plan: Election Works, Wardens, and Clerks

**VOTE** 5:0

**MOTION:** By Mr. Reilly, second by Ms. Vayda, that the Board of Selectmen place an article on the May 7, 2019 Annual Town Meeting Warrant to add the wages for the following positions to the Wage and Salary Schedule:

Elections Workers at Minimum Wage  
Wardens at \$270 per day  
Clerks at \$250 per day

**VOTE:** 5:0

It was discussed that Registrars are currently paid \$350, per Massachusetts statute.

**MOTION:** By Mr. Reilly, second by Mr. Lee, that the Board of Selectmen place an article on the May 7, 2019 Annual Town Meeting Warrant to add Registrars to the Salary Administration By-Law Salary Schedule to be paid “As per MA statute”

**VOTE:** 5:0

Selectman Reilly left the room for the following discussion, recusing himself.

Paul Callinan, Chairman, Board of Health, asked that the Board consider increasing the salary for the Health Agent. The position is vacant at the moment, and most other towns are paying \$34 – 37 per hour. It was explained that, in order to attract qualified candidates, the Town should increase the wage.

**MOTION:** By Mr. Lee, second by Ms. Vayda, to make the Health Agent’s position on the Wage & Salary Schedule with a maximum hourly rate of \$37.00 an hour

**VOTE:** 4:0 (Mr. Reilly was recused)

Mr. Gordon asked that the Board consider raises for the remaining positions on the Schedule, and suggested 2%.

Mr. Lee mentioned that the Board needs to consider an Inspectional Services Director. With Mr. Moriarty, the Building Inspector, resigning as of the end of the month, Mr. Lee suggested that Mr. Eric Erskine, the current Assistant Building Inspector and Sealer of Weights and Measures, could fill in on a temporary basis. Mr. Erskine, who was present, indicated that he would.

It was discussed that the Town should fill the position of Part-Time Conservation Officer, which has been vacant for years. Mr. Gordon will contact other towns about the position. Mr. Reilly suggested that a search committee could be established for the position.

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MOTION: By Mr. Lee, second by Ms. Vayda, that the wages of the following positions be raised by 2% for FY2020:

Veterans' Agent Part Time	Principal Clerk Part Time
Building Inspector	COA Coordinator
Plumbing & Gas Inspector	Assistant COA Coordinator
Wiring Inspector	Van Driver
Sealer of Weights & Measures	Public Safety Dispatcher PT
Laborer Part Time	Information Technology (IT) Coordinator
Special Officers	Assistant Plumbing/Gas Inspector
Assistant Building Inspector	Assistant Wiring Inspector

Discussion: It was clarified that this motion excludes additional raises for the other positions previously voted tonight.

VOTE: 5:0

MOTION: At 8:11 pm, by Mr. Reilly, second by Ms. Vayda, to close the Salary Administration By-Law Hearing

VOTE: 5:0

**PUBLIC HEARING – MICHAEL SAADE, INC. DBA PRIME AUTO CENTER:**

MOTION: At 8:12 pm, by Ms. Vayda, second by Mr. Lee, to re-open the hearing on the application of Michael Saade, Inc. dba Prime Auto Center, for a Class II License for the Sale of Second-Hand Motor Vehicles at 334 North Franklin Street

VOTE: 5:0

Mr. Saade was present. A butter notification was completed. Discussion took place about increasing the number of cars allowed from 5 to 7. The previous owner had a limit of 5 and some Board members indicated that 7 may be too many for that particular lot.

MOTION: By Mr. Lee, second by Ms. Vayda, that the Board of Selectmen grant a Class II License for the Sale of Second-Hand Motor Vehicles to Michael Saade, Inc. dba Prime Auto Center (Michel Saade, President) at 334 North Franklin Street, with a maximum of 5 cars to be allowed on the premises at any time

VOTE: 5:0

MOTION: At 8:16 pm, by Mr. Lee, second by Ms. Vayda, to close the hearing on the application of Michael Saade, Inc. dba Prime Auto Center for a Class II License at 334 North Franklin Street

VOTE: 5:0

Ms. Barbara Moriarty, a member of the COUNCIL ON AGING BOARD, explained that the seniors need more space and rooms that offer privacy, where personal and health matters can be discussed privately. Applications for fuel assistance for all Town residents, not just the seniors, are processed through the COA, and require privacy. The activities that can be offered are limited by the size of the building, including the kitchen area, the 1 restroom, and the small number of parking spaces available. They would like the Board to consider a new building that would accommodate the seniors and their needs.

It was discussed that an assessment of the former Kennedy School could be funded at town meeting, and grants could be considered. Mr. Callinan suggested the Town consider building new, due to the asbestos at the former Kennedy School. An article to fund a study, could be put on the town meeting warrant. Mr. Reilly suggested that a committee be formed including a Selectman, perhaps an architect, and some seniors. Ms. Vayda said she would volunteer, and Barbara Moriarty, the COA Coordinator, and 5 more residents with expertise could be included.

Chairman Campanella left the room, and did not participate in the following discussion.

The request from Mayor Sullivan, that the Town of Holbrook create a DESIGNATED ROUTE to be used by TRASH TRUCKS going to and from the potential transfer station in Holbrook, which excludes using South Street in Braintree, was postponed to the next meeting. A letter will be sent inviting Mayor Sullivan, Randolph Town Manager Howard and TLA-Holbrook's attorney. Braintree had suggested that the trash trucks use numbered routes only – through Holbrook square and Randolph.

Chief McFadden presented the sales and service contract with Specialty Vehicles, Inc. for the Power-Lift Power-Load Stretcher Systems for the Ambulances.

MOTION: By Ms. Vayda, second by Mr. Lee, that the Board of Selectmen authorize the Fire Chief to Execute a Sales/Service Contract with Specialty Vehicles, Inc. for the Supply & Installation of Two Power-Lift Power-Load Stretcher Systems for the Ambulances, at a total bid price of \$110,894.00

VOTE: 5:0

Chief Smith explained that there is a vacancy for one police officer due to the resignation of one officer.

MOTION: By Mr. Lee, second by Mr. Reilly, that the Board of Selectmen submit a requisition to Civil Service to fill a vacancy for one Police Officer for the Holbrook Police Department, as requested by Chief Smith

VOTE: 5:0

Chief Smith advised that the certified lists from the Assessment Centers for Deputy Chief and Sergeant have been received. The promotions will be made at an upcoming meeting. The Board will need to consider an employment agreement for the Deputy Chief.

Mr. William Buckley, a resident of S. Franklin St., who was aware that the Board was going to consider the naming of three unnamed BALL FIELDS, cautioned that the condition of the fields must be assessed and addressed first. Due to drainage problems, Mr. Buckley said that Little League may need to close the field out in left field. He urged the Board to develop a commission or a committee for athletic fields, including baseball, soccer and flag football. Space is needed, and the existing fields need care. He suggested that there be strict criteria used in naming the fields after anyone. He spoke about some of the notable people he is aware of: Lou Richards, who is in the Hall of Fame in Cooperstown; Lonny McGaughey, who for over 50 years was known as "Mr. Baseball" and coached; Atty. Bill Merrigan who paid all the expenses for the Legion team; and Steve Newton, who did something similar. Mr. Reilly said that a committee should be formed to look at the fields. People involved in baseball should be involved, along with the Director of Facilities for the School Department, Mike Bolger.

Department updates:

Director Hooke reported that he met with the architect about the design of the new communications center building. The dispatchers' emergency call volume has almost doubled in comparison to a year ago. Dispatcher Michael Salvi received a call of an infant from Canton not breathing, and successfully instructed the father on how to give the baby CPR until the Firefighters arrived to take over. He will be recognized at the next meeting.

Treasurer/Collector Digirolamo reported that the parcel of land abutting the Town Forest, which was taken through tax title, was auctioned off for \$140,000, at a total cost of \$71,860, including taxes. The water bills are due March 15<sup>th</sup>, and excise demands are going out. Mr. Digirolamo assured the residents that he has no plans to let the parcel abutting the Town Forest to be sold without a conservation restriction.

Jack Walsh, a project manager for Holbrook Meadows and Recreation Park LLC presented a draft lease agreement and spoke about a proposed redevelopment of the landfill to create an open space recreation park. The Town will receive revenue by accepting impacted soil, urban fill with no trash, no garbage, and no industrial or hazardous waste. The project would go through the Conservation Commission, Planning Board and Board of Health. Mr. Walsh said he has 35 years of experience managing environmental projects, including many landfill projects. Permitting would take 6 – 12 months, and the project would run 3 to 4 years. There would be two checks on the soil by licensed site professionals (LSP), including one at the construction site where the soil comes from and one at the landfill to confirm it. Someone from the Town would also be on site to check for the signatures during the project. The Board of Health has oversight of the project while it is being built. It was discussed by the Board that the work could not start before 7 am, and that the Town will get 50% of any sublease payments as part of any agreement. The Town would be paid \$1.00 per ton of delivered soil, and a bond would be posted and insurance provided by Holbrook Meadows and Recreation Park LLC. Mr. Walsh discussed options the Town has for the project, including trails for hiking/biking, a dog park, a scenic viewpoint, bird sanctuary, community garden, etc. The Town can decide what it wants, but no structures or foundations can be built. In order to avoid delays due to other towns considering similar uses of the soil, the project needs to proceed soon. Layers will go on top of the landfill, including 2 feet of sand, a layer of 6 mil plastic, top soil and seed. Mr. Reilly suggested that the committee be formed to consider the options. Town Counsel, David DeLuca, Esq., from Murphy, Hesse, Toomey & Lehane told the Board that the lease is legally okay, and that payments to the Town would be made after a month was complete, and on a monthly basis. The capacity for the proposed project is one million tons. The recreation park would be built at no cost to the Town.

**MOTION:** By Mr. Lee, second by Mr. Reilly, that the Board of Selectmen enter into a Lease Agreement between the Town of Holbrook and Holbrook Meadows Recreation Park, LLC for the lease of approximately 63.78 acres of land located off Maple Avenue, the site of the former Town of Holbrook landfill, for the purpose of receipt of impacted soil and the redevelopment and reuse of the site primarily for the purpose of receipt of impacted soil and the redevelopment and reuse of the site primarily for recreational purposes

**VOTE:** 3:0 (Ms. Campanella & Ms. Vayda did not vote)

**CITIZEN CONCERNS:**

Mr. Michael Barbuto of Braintree advised that the Board should not accept dirty soil on the landfill, but should do solar panels.

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Mr. Callinan reported that the Dept. of Environmental Protection (DEP) was out to do an ambient sound study at Old Castle on Spring Street, and they will be following up with the Board of Health.

Adam Fabian and Heather McLelland, of the Town Forest Committee, presented the Selectmen with articles relative to tax title properties that they want the Selectmen to submit to town meeting in May. Sheila Hartwell complained that the audio at meetings is not easy to hear, and asked that the Board sit up and speak directly into their microphones and that those at the podium use the microphone.

Tiffany Sheehan said that she has filed written complaints with the Animal Control Officer, and has not received a response.

Sue Krim said selling the "32" got each resident \$6.00.

Cheryl McAvenia questioned why one person has the power to sell property. The Board explained that the Treasurer is an elected position, and not under the control of the Selectmen. The Town voted three times to keep it an elected position.

MOTION: At 10:35, made and seconded, to adjourn the meeting

VOTE: 5:0

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Lindsay Vayda, Clerk

Documents:

Minutes

Lease agreement with Holbrook Meadows

Regal Motors application for Class II License

Recommendation of Town Clerk for 7 hr. position

Salary Administration By-Law

Prime Auto Center application for Class II License

Special Vehicles sales/service agreement

Request of Police Chief for 1 new Officer