



**MUNICIPAL COUNCIL AGENDA
CHESTER R. MARTIN MUNICIPAL COUNCIL CHAMBERS
141 OAK STREET, TAUNTON, MA 02780**

~
September 18, 2012 – 7:00 PM

**INVOCATION
ROLL CALL
RECORDS**

HEARING: NONE

COMMUNICATIONS FROM THE MAYOR

- Presentation of a Proclamation for National Suicide Awareness Month

APPOINTMENTS

- Re-Appointment of Anthony Abreau, Assistant Department of Public Works Commissioner for a three (3) year term expiring, September, 2015.
- Re-Appointment of Cathal O'Brien, Water Supervisor for a three (3) year term expiring September, 2015.
- Re-Appointment of John Lawrence, Department of Public Works Division Supervisor for a term of three years expiring September 2015

COMMUNICATIONS FROM CITY OFFICERS

- Pg. 1 Com. from Superintendent of Buildings – Requesting an appropriation
- Pg. 2 Com. from Deborah Almeida Araujo, Operation Christmas Coordinantor, Citizens for Citizens, Inc., 1 Taunton Green, Taunton – Requesting to conduct a traffic stop
- Pg. 3 Com. from William Tranter, 198 White Pine Drive, Taunton – Submitting a letter of resignation
- Pg. 4 Com. from Deodate Gomes, 1461 Somerset Ave., Taunton – Requesting assistance with overgrown brush
- Pg. 5-9 Com. from Connie Berdos, 115 Shores St., Taunton – Expressing concern of Planning Board findings for Trinity Taunton Four Limited Partnership

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CITY CLERK'S OFFICE
2012 SEP 13 P 3:16
TAUNTON, MA
CITY CLERK

PETITIONS

Constable License

Application submitted by Jeremy Matthews requesting a **NEW** Constable License desiring to serve Civil Process.

Application submitted by Todd Castro requesting a **NEW** Constable License desiring to serve Civil Process.

Billiard Table License

Petition submitted by John Shearer requesting a **NEW** Billiard Table License for AMF Bowling Centers, Inc. –DBA- AMF Taunton Lanes located at 555 Winthrop St., Taunton (2 Tables)

Claim

Claim submitted by Robert Simmons, 228 Weir Street, Taunton seeking reimbursement for damages to his home due to a police incident.

COMMITTEE REPORTS

UNFINISHED BUSINESS

TABLED

Pg. 10 Com. from General Manager, TMLP – Frazier Pasture Road street lights

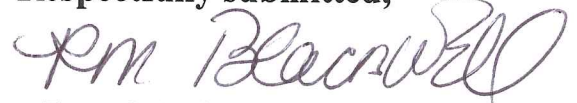
TABLED

Motion was made at the September 11, 2012 Municipal Council Meeting to table the BP Public Records Appeal to the Secretary of State for review of documents.

ORDERS, ORDINANCES AND RESOLUTIONS

NEW BUSINESS

Respectfully submitted,



**Rose Marie Blackwell
City Clerk**

CITY OF TAUNTON

MASSACHUSETTS

WAYNE E. WALKDEN
SUPERINTENDENT OF
BUILDINGS

DEPARTMENT OF PUBLIC BUILDINGS



TEMPORARY
GOVERNMENT OFFICES
141 OAK STREET
TAUNTON, MA 02780-3464
(508) 821-1015
FAX (508) 821-1019

September 10, 2012

To: Mayor Thomas C. Hoye and members of the Municipal Council
141 Oak Street
Taunton, MA 02780

Subject: Leonard School and the former E. Pole School – Pre-demolition survey funding

Please be advised that the Building Department is ready to move forward with “pre-demolition” surveys for the buildings noted above. The Leonard School contract is for \$46,000. The former E. Pole contract is for a maximum amount of \$70,250. The combined grand total is \$116,250.

I respectfully request that an appropriation be made from the Reserve Account in the amount of \$116,250 to be transferred to the Building Department Capital Account 1-493-203-5889 in order that work may proceed.

Respectfully,

Wayne E. Walkden

Wayne E. Walkden
Superintendent of Buildings

2.

JAMES E. DOLIN
PRESIDENT

MARK A. SULLIVAN, JR.
EXECUTIVE DIRECTOR

FRANK S. SULLIVAN
DEPUTY EXECUTIVE DIRECTOR

DEBORAH ARAUJO
OFFICE MANAGER

TAUNTON OFFICE
CITIZENS FOR CITIZENS, INC.
1 TAUNTON GREEN
TAUNTON, MASSACHUSETTS 02780
TELEPHONE 508 - 823-6346



"An Equal Opportunity Employer"

September 6, 2012

Dear Mayor Hoye and City Council Members:

I hereby request permission to have a Traffic Stop to benefit Operation Christmas on Thursday, October 11, 2012. Firefighter Paul Allison and the Taunton Firefighters have graciously volunteered to coordinate this event. We ask anyone interested in volunteering to please contact Debbie Almeida Araujo @ Citizens For Citizens, Inc. 508-823-6346.

Anyone wishing to make donations prior to the event are welcomed to stop by our offices at One Taunton Green, Monday - Friday between the hours of 9-5.

Thank you for your consideration in the matter. We certainly appreciate the past support we have always received for Operation Christmas from both the Mayor and the City Council.

Sincerely,

Deborah Almeida Araujo
Operation Christmas Coordinator

Citizens For Citizens, Inc.
617-679-0041
264 GRIFFIN STREET, FALL RIVER, MASSACHUSETTS 02724

3.

198 White Pine Drive
Taunton MA 02780

The Honorable Thomas C. Hoye, Jr.
Mayor City of Taunton
Taunton City Hall
141 Oak Street
Taunton, MA 02780

September 6, 2012

Dear Mayor Hoye:

Please accept this letter of resignation from the Board of Registrar of Voters effective September 30, 2012. It has been a pleasure to serve the citizens of Taunton as a member of the board.

Sincerely,

William J. Tranter

September 1, 2012 4,

To: City Council

Reference:

I Mrs. Maria Deodata Gomes (also ^{owner} of Dottie's Bty. Sn.)
1461 Somerset Ave. Taunton, MA.

Please I need help from you people bad. My North side property Neighbor's has been vacate for about 4 yrs. Oct. 1908. The Weeds are taking over my very costly Lawn right to my front door walk. I've been patient long enough. The weeds are mixing between my lawn. It's not funny! I don't know who to sue to bring my Lawn back. Somebody wins the property. Mrs. ^{Modeline} Heing's daughter is Paula Costa ^(heir) now living at 24 N. Walker^{st.} Taunton. Please, Please help me, I'm a tax payer and never failed ^{to pay} any of my obligations as a Residente of this City and Nation that I'm proud to be daughter of Parents native of Taunton, MA USA. Thank you, for reading ^{in hope} of help. Mrs. M. Deodata Gomes

5.

September 11, 2012

Mayor Thomas Hoye
Taunton City Council
Taunton Planning Board
141 Oak Street
Taunton, MA 02780

Reference: Page 3&4 of Planning Board Findings for Trinity Taunton Four Limited Partnership

As an abutting neighbor, I would like to express to you my concerns regarding the above referenced project specifically the 2 items listed below.

Reference #1 on page 3 of attached letter: It states that the existing development has had a history of being crime-ridden and a haven for drug dealing and other illegal activities.

Reference #6 on page 4 of attached letter: It states that the original Fairfax Garden residents will be given the first right to return to the new development.

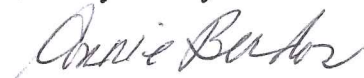
Concern#1: Originally we were told there would be a CORI check done on every person moving in regardless of whether they were a returning resident or not. I see no mention of this in the letter of findings. If you just allow everyone back into the new development, then it will be no different than it has been over the last 48 years that I have lived in my house.

Concern#2: The largest units are being built next door to my house at 112 Shores Street. There are wetlands on the other side of the fence next to my lot. Where is that water going to go? Do you have a drainage plan?

Concern#3: I am concerned that the new road will bring another easy access for drug dealers. This is an access out that we didn't have near our property before. Is there really no way to either not put another access route out or to move it to where there are not house on Fisher Street (open lot)?

I would also like to request that the property line fence be extended so that the residents cannot cut through my yard. This had been a problem for years but was alleviated with the partial fence. Now that there will be houses there, it would be very easy for the residents to cut through.

Thank you for your consideration of my concerns,



Connie Berdos
115 Shores Street



TAUNTON PLANNING BOARD

City Hall
15 Summer Street
Taunton, Massachusetts 02780

Denise J. Paiva, Secretary

Phone 508-821-1051
Fax 508-821-1043

July 31, 2012

Honorable Mayor Thomas Hoye & Municipal Council
141 Oak St., Temp. City Hall
Taunton, Ma. 02780

Re: Summary of Findings for Trinity Taunton Four Limited Partnership's and Trinity Taunton Nine Limited Partnership's MGL Chapter 121A Applications – Mason Street (Property I.D. 65-357 Oak St.) and DeWert Avenue (Property I.D. 64-336 Kilmer Ave.)

Dear Mayor Hoye & Municipal Council:

After a joint public hearing with the Municipal Council and Taunton Planning Board on July 24, 2012 the Planning Board voted to recommend approval of the summary of Findings for Trinity Taunton Four Limited Partnership's and Trinity Taunton Nine Limited Partnership's MGL Chapter 121A applications.

Planning Board Findings – Trinity Taunton Four Limited Partnership (Parcel 6A-2, Property I.D. 65-357 Oak Street)

1. The proposed project area is qualified under the statutory definition of a “blighted open,” “decadent” or “substandard” area established in Section 1 of Chapter 121A;

The Taunton Planning Board has determined that the current use of the HOPE VI site off of Mason Street in Taunton, Massachusetts is no more than that of a vacant lot also considered an urban Brownfield. It has been vacant for want of a developer able to clean up the site's contaminated soils since the late 1960's. Further, the site is currently very overgrown and has a large fence around the perimeter. This fence was erected by the Massachusetts Department of Environmental Protection because of the site's Brownfield classification. The fence collects trash and debris around the edges and its presence negatively affects the surrounding

neighborhood. The site has also been used by the homeless. Therefore, the Taunton Planning Board finds that all of the above factors qualify the project under the statutory definitions of a "blighted open," "decadent" or "substandard" area as a **blighted open area**

2. The project is not in contravention of any zoning, subdivision, health or building ordinance by-law or the rules and regulations of the City of Taunton (the "City");

The project received a recommendation from the City's Development Impact Review Board on January 3, 2012 and received permitting approvals from the City's Zoning Board of Appeals in Case # 3011 and Municipal Council on February 14, 2012 and February 28, 2012, respectively. The Taunton Planning Board hereby determines that the project was granted all requested waivers and variances and will fully comply with all applicable City Zoning Ordinances.

3. The project does not conflict with the City's master plan, or if there is no master plan, with a local or regional plan, as appropriate;

The Taunton Planning Board finds that the project is in compliance with the City's 5-year consolidated plan. Additionally, the project will assist the City in meeting its goals related to affordable housing. The Taunton HOPE VI project is specifically mentioned in the City's consolidated plan as being one of the City's priorities. The completion of this project will mark a major milestone as it relates to affordable housing in the City.

4. The project is not detrimental to:

- a. the best interests of the public or City;**
- b. the best interests of public safety and convenience; or**
- c. consistency with the most suitable development of the City;**

The Taunton Planning Board has determined that the project will further the best interests of the public and the City by providing suitable, safe and decent affordable housing to families, by promoting development of a mixed income neighborhood as opposed to being all low-income, by returning the property to the tax rolls, by developing housing in close proximity to transportation options and other services, and by creating construction and permanent jobs for Taunton residents.

5. The project constitutes a public use and benefit; and

The Taunton Planning Board determines that the project meets this criteria by providing affordable housing in a new location of the downtown which will benefit all citizens by providing a new high quality, secure and well-maintained affordable housing option. The project will also provide amenities on site, such as new sidewalks and a children's play area for the families residing in the project.

6. No relocation of residents is required since the site is currently vacant.

Planning Board Findings – Trinity Taunton Nine Limited Partnership (Fairfax Gardens) DeWert Avenue (Property I.D. 64-336, Kilmer Avenue)

1. The proposed project area is qualified under the statutory definition of a “blighted open,” “decadent” or “substandard” area established in Section 1 of Chapter 121A;

The Fairfax Gardens Site currently consists of 150 units of public housing that were constructed in 1951 and are well beyond their repairable useful life. In addition, the existing development has a long history of being crime-ridden and a haven for drug dealing and other illegal activities. Therefore, the physical condition of the buildings and social problems of the existing site pose a danger to the residents and the surrounding neighbors. The Taunton Planning Board finds that all of the above factors qualify the project under the statutory definitions of a “blighted open,” “decadent” or “substandard” area as a **decadent area**.

2. The project is not in contravention of any zoning, subdivision, health or building ordinance by-law or the rules and regulations of the City;

The project received a recommendation from the City’s Development Impact Review Board on January 3, 2012 and received permitting approvals from the City’s Zoning Board of Appeals in Case # 3110 , Conservation Commission on March 19, 2012 for an Order of Conditions DEP SE-73-2488 , and Municipal Council on February 14, 2012 and February 28, 2012, respectively. The Taunton Planning Board hereby determines that the project was granted all requested waivers and variances and will fully comply with all applicable City Zoning Ordinances.

3. The project does not conflict with the City’s master plan, or if there is no master plan, with a local or regional plan, as appropriate;

The Taunton Planning Board finds that the project is in compliance with the City’s 5-year consolidated plan. Additionally, the project will assist the City in meeting its goals related to affordable housing. The Taunton HOPE VI project is specifically mentioned in the City’s consolidated plan as being one of the City’s priorities. The completion of this project will mark a major milestone as it relates to affordable housing in the City.

4. The project is not detrimental to:

- a. the best interests of the public or City;**
- b. the best interests of public safety and convenience; or**
- c. consistency with the most suitable development of the City;**

The Taunton Planning Board has determined that the project will further the best interests of the public and the City by providing suitable, safe and decent affordable housing to families, by promoting development of a mixed income neighborhood as opposed to being all low-income, by reducing the density as compared to the former project, by returning the property to the tax rolls, by eliminating the existing dead end situation which had impeded emergency responses,

and by creating construction and permanent jobs for Taunton residents. The new development approach will also promote a more harmonious atmosphere in the neighborhood.

5. The project constitutes a public use and benefit; and

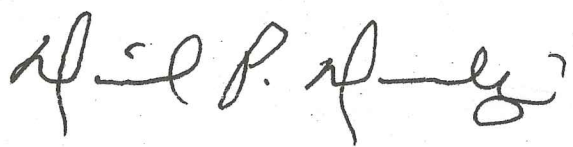
The Taunton Planning Board determines that the project meets this criteria by revitalizing the existing public housing site through de-densification of the site from 150 to 88 units, which will benefit all citizens, and constructing new high quality, secure and well-maintained affordable housing for families. Additionally, the project will create a new road connecting Kilmer Avenue to Shores Street which will improve public safety, and will provide amenities, such as new sidewalks/walking paths, children's play areas and a community garden for the families residing in the project.

6. The method of relocation of residents is feasible, where applicable, and housing is available for displaced occupants.

The Taunton Planning Board has determined that the Taunton Housing Authority ("THA") has a comprehensive relocation plan as required by the U.S. Department of Housing and Urban Development under its HOPE VI program. This plan requires the THA to maintain relocation files on existing residents for a minimum of 5 years after the project is completed. It is the Taunton Planning Board's understanding that all 140 existing households have been successfully relocated to comparable housing, and that the original Fairfax Gardens residents will be given the first right to return to the newly-revitalized HOPE VI development upon completion.

Any person aggrieved by the approval or disapproval of the project has sixty (60) days within which to file an appeal for judicial review pursuant to M.G.L. 121 A Section 6C.

Respectfully yours,

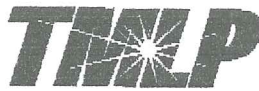


Daniel P. Dermody, Chairman
Taunton Planning Board

DPD/djp

CC: Mike Mattos Dir. Of Real Estate, THA
Kevin Scanlon, City Planner
Kevin Shea, Exec. Dir. MOCED

18.



Serving a Public Power Community

September 13, 2012

Rose Marie Blackwell
City Clerk
City Hall
Taunton, Mass 02780

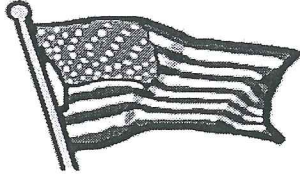
To the Municipal Council
Concerning Frazier Pasture Road

The cost per light is \$ 5.29, times the 4-70w high-pressure sodium street lights would be \$21.16 per month. This amount does not include the fuel adjustment credit.

Very truly yours,
MUNICIPAL LIGHT COMMISSION

MICHAEL J. HARRIGAN
General Manager

Taunton Municipal Lighting Plant
PO Box 870 Taunton, MA 02780-0870 Ph: 508.824.5844
Cleary-Flood Station
www.tmlp.com



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CITY CLERK'S OFFICE

2012 SEP 13 P 1:53

SEPTEMBER 18, 2012

HONORABLE THOMAS C. HOYE, JR., MAYOR
COUNCIL PRESIDENT RYAN C. COLTON
AND MEMBERS OF THE MUNICIPAL COUNCIL

TAUNTON, MA

CITY CLERK

PLEASE NOTE: THE FOLLOWING COMMITTEE MEETINGS HAVE BEEN SCHEDULED FOR **TUESDAY, SEPTEMBER 18, 2012 AT 5:30 P.M.** AT THE **TEMPORARY CITY HALL AT MAXHAM SCHOOL, 141 OAK STREET, TAUNTON, MA. 02780,** IN THE **CHESTER R. MARTIN MUNICIPAL COUNCIL CHAMBERS**

5:30 P.M.

THE COMMITTEE ON FINANCE & SALARIES

1. MEET TO REVIEW THE WEEKLY VOUCHERS & PAYROLLS FOR CITY DEPARTMENTS
2. MEET TO REVIEW REQUESTS FOR FUNDING
3. MEET TO REVIEW MATTERS IN FILE

PLEASE NOTE: **A "MEETING" OF THE ENTIRE MUNICIPAL COUNCIL, AS SAID TERM IS DEFINED IN MASS. GEN. L. C. 30A, §18 MAY OCCUR CONCURRENTLY WITH THIS COMMITTEE MEETING**

THE COMMITTEE ON PUBLIC PROPERTY

1. MEET WITH THE CITY PLANNER, CONSERVATION AGENT AND REPRESENTATIVES FROM THE CONSERVATION COMMISSION, ZONING BOARD OF APPEALS AND THE PLANNING BOARD TO DISCUSS CITY ACCEPTING LAND AS OPEN SPACE VS. CONSERVATION.
2. MEET TO REVIEW MATTERS IN FILE

PLEASE NOTE: **A "MEETING" OF THE ENTIRE MUNICIPAL COUNCIL, AS SAID TERM IS DEFINED IN MASS. GEN. L. C. 30A, §18 MAY OCCUR CONCURRENTLY WITH THIS COMMITTEE MEETING**

RESPECTFULLY,

COLLEEN M. ELLIS
CLERK OF COUNCIL COMMITTEES