

***Hanson Board of Selectmen
Selectmen's Meeting Room, Hanson Town Hall
Tuesday, May 21, 2019
Regular Meeting 6:00 P.M.***

Members Present: Wesley Blauss, Matthew Dyer, James Hickey, Laura FitzGerald-Kemmett, and Kenny Mitchell

Members Absent:

Others Present: Town Administrator Michael McCue
Executive Assistant Meredith Marini

6:03 p.m. Chairman Mitchell called the meeting to order. Clerk Dyer read the announcements and upcoming meeting schedule.

II EXECUTIVE SESSION – Chairman Mitchell announced the Board would be going into Executive Session pursuant to G.L. c. 30A, s. 21(a)(1) - Discussion of the complaints or charges brought against, a public officer, employee, staff member or individual; and pursuant to G.L. c. 30A, s. 21(a)(1) – Discussion of strategy with respect to litigation where an open meeting may have a detrimental effect on the litigating position of the public body.

So Move by FitzGerald-Kemmett second by Dyer to go into Executive Session. ***Roll Call Blauss aye, FitzGerald-Kemmett aye, Mitchell aye, Hickey aye and Dyer aye. Voted 5 – 0***

6:04 p.m. Brief recess

7:07 p.m. returned to Open Session

III NEW BUSINESS

Swear In newly elected officials – Town Clerk Beth Sloan was present to swear in the newly elected officials Housing Authority Member Teresa Santalucia and Selectmen Kenny Mitchell.

Reorganize Board of Selectmen

Mr. Hickey requested that the Board postpone the reorganization of the Board until the next meeting.

Review and Vote the Housing Production Plan with the Planning Board – Planning Board members Don Ellis, Joe Campbell and John Kemmett were present with Planner Deb Pettey and Judi Barrett of Barrett Planning LLC to review the Housing Production Plan. Ms. Barrett explained that DHCD requested the communities produce a Housing Production Plan. The Plan is a way to delay 40B projects. The Plan consists of three components: Housing needs and demands. Chapter 40B which is a State Law passed in 1969 a regional fair share which requires 10% of affordable housing. It provides for an expedited permitting process through the Board of Appeals. The Housing Production Plan provides credits to 40B as the statutes does not. The Plans look at the demographics and housing stock, which in Hanson is mostly residential. The third components set goals for the Town. i.e. 18 low income units per year.

The Plan reviews the zoning districts or areas for new zoning and considers using public property if available.

The Selectman and the Planning Board need to vote to submit the Plan to the State for approval. The Board of Selectmen has to send the letter. Ms. Barrett will provide a letter of support and will submit the Plan to the State on the Town's behalf. The State has 90 days to act on the Plan.

Mr. Blauss asked what percent of affordable housing is in Hanson. Ms. Barrett indicated that Hanson is at approximately 4% which isn't surprising for a town of Hanson's size. Towns with more infrastructure usually have more 40B projects.

Mr. Hickey inquired about the 18 units per year. Ms. Barrett explained that 18 units per year is a goal for the Town. Once the Zoning Board of Appeals approves a 40B housing application with 18 units, the Town has met its requirements and it is not required to accept a second project during that year.

Town Planner Deb Pettey noted the Housing Production Plan is necessary if the Town intends to consider a 40R overlay district application. The Production Plan lays out some actions for the Town and is a stepping stone to get the 40R overlay district which provides financial incentives.

If 40R is enacted, there are two financial incentives. The Town would get a check for \$75,000 to use as it pleases. The second is \$3,000 per unit constructed. There are offsets for school costs in the 40R project based on the students if the cost exceeds the percentage of school costs. Ms. Barrett noted that not every community receives the school offset.

Ms Pettey indicated that 40R must be approved by Town Meeting.

Housing Authority member Theresa Santalucia noted that the Plan is supported by the Housing Authority, Community Preservation Commission which funded the Plan, the Planning Board has and the Housing Production Plan committee. A great effort by several groups.

Mr. Dyer inquired about the use of 40R incentive financing. Ms. Pettey suggested an Affordable Housing Trust could be used for affordable units. The Town also needs infrastructure for the housing.

Mr. Dyer asked for a definition of low income and affordable. According to Ms. Barrett, the medium income is around \$64,000 - \$65,000 which is 80% of the area income for a family of four. The formula is based on a specific area. There are several residents within Hanson who are below the amount.

Planning Board Vice Chairman Joe Campbell asked if there is any way to safeguard the 40R from 55 plus. Ms. Barrett said the Town cannot stop over 55 housing projects. But the design guidelines can be adjusted. Mr. Campbell asked how the State views the Town relative to open space and whether it receives credit for such. Ms. Barrett indicated the Town needs to determine its use of land to meet the needs.

MOTION by Dyer, second by FitzGerald-Kemmett to approve the Housing Production Plan.

Vote 5 – 0

Planning Board Action -

MOTION by Joe Campbell, second by John Kemmett to approve the Housing Production Plan.

Voted 3 – 0

MOTION by FitzGerald-Kemmett, second by Dyer to authorize the Town Administrator to sign the Housing Production Plan on behalf of the Board. ***Voted 5 – 0***

Reorganize the Board – Mr. Hickey noted that the General By-law requires reorganization at the first meeting following the Town elections.

Chairman Mitchell requested the Board's support as Chairman for another year as he has a lot of work to finish.

Chairman Mitchell called for nominations for Chairman.

Mr. Hickey noted that he appreciates all the work Mr. Mitchell has done as Chairman. Mr. Hickey nominated Mrs. FitzGerald-Kemmett as Chairman, second by Mr. Blauss who feels that it has been a smooth year with Mr. Mitchell as Chairman but wants to give Mrs. FitzGerald-Kemmett a chance. Mrs. FitzGerald-Kemmett acknowledged Mr. Mitchell's work and feels he has brought the Board together as a team.

No further nominations heard. Chairman Mitchell closed nominations. ***Voted 5 – 0 for Mrs. FitzGerald-Kemmett as Chairman***

Chairman FitzGerald-Kemmett called for nominations for Vice Chairman. Mr. Hickey nominated Mr. Mitchell as Vice Chairman, second by FitzGerald-Kemmett. No other nominations heard. ***Voted 5 – 0 for Mr. Mitchell as Vice Chairman***

Chairman FitzGerald-Kemmett called for nominations for Clerk. Mr. Hickey nominated Mr. Blauss as clerk, second by Mr. Mitchell. No further nominations heard. ***Voted 5 – 0 for Mr. Blauss as Clerk.***

Discussion regarding 40B regulations/Liberty Woods – Tabled until the next meeting. Zoning Board of Appeals, Planning Board and Town Counsel will be present.

Approve grant application for Electric Vehicle Charger at Town Hall – Town Planner Deb Pettey explained that National Grid will provide a grant for an electric vehicle charger at Town Hall. One of the vendors recommended placing the unit at the back of the Town Hall which will allow for four ports. A trench needs to be dug to run the power to the building. The Town can charge a fee for the use of the charger. There will be a network fee for the chargers after the first year. There is a 100% rebate for the cost of the charger, \$16,000 for installation and \$4,500 per station.

The Energy Committee supports the grant. Prior to submitting the grant, Ms. Pettey wanted to know if the Selectmen supports the charging station. Mr. Dyer suggested additional charging locations such as the Police Station.

Mr. Campbell questioned what the network fee covers. Ms. Pettey will research the fees. Ms. Pettey indicated that she made multiple calls to all the vendors and selected the one who was most responsive.

MOTION by Dyer, second by Hickey to support the grant and the installation of the charging station at Town Hall. **Voted 5 – 0**

Mr. McCue thanked and complimented Ms. Pettey for all her work.

Consideration of Citizen Online Reporting system – Chairman FitzGerald-Kemmett asked Mr. McCue if he looked into program. He has requested the IT Director to research the products available. Mr. McCue feels the Whitman sample may be too broad.

Mr. Dyer noted he uses See Click Fix which requires a log in and it works well in Brockton.

Chairman FitzGerald-Kemmett requested an update from the IT Director at a future meeting.

Appointments/Resignation:

Recreation Commission – Joan Fruzzetti 370 Elm Street. Term to Expire 6/30/20 – Mrs. Fruzzetti was present at the meeting and is well known to the Board members.

MOTION by Mitchell, second by Hickey to appoint Joan Fruzzetti to the Recreation Commission. Term to expire 6/30/20. **Voted 5 – 0**

Mary Collins as the Town's representative to the Old Colony Elder Services Board of Directors. Term to Expire June 30, 2020

MOTION by Blauss, second by Mitchell to appoint Mary Collins to the Old Colony Elder Services Board of Directors **Voted 5 - 0**

Requests:

Hanson Boy Scout Troop 34 – Request to use Maquan School Parking lot June 1 & 2 for a recycling event to fund Eagle Scout Project

MOTION by Dyer, second by Hickey to approve the request of Hanson Boy Scout Troop 34 for the use of Maquan School for a recycling event on June 1st and 2nd. **Voted 5 – 0**

200th Anniversary Committee – Request Waiver of rental fee & security deposit for Fundraiser dinner on July 25th. Chairman FitzGerald-Kemmett noted that Lee Gamache has been working to get the Wampanoag exhibit to Town.

MOTION by Dyer, second by Hickey to approve the fee waiver for the 200th Anniversary Committee. **Voted 5 – 0**

IV OLD BUSINESS

Vote to accept the Lite Control Property and Authorize Chair to execute relevant Documents

MOTION by Mitchell, second by Hickey pursuant to Article 22 at the May 6, 2019 Town Meeting, to accept as a gift a parcel of land, which is described as follows: a certain parcel of land with the buildings and Cell Tower Site thereon, located on Hawks Avenue in Hanson, Plymouth County, Massachusetts and shown as Lot 1, containing approximately 9.52 + acres, on a certain plan entitled “Plan of Land Hawks Avenue in Hanson, MA” dated October 29, 2018 and owned by Litecontrol Corporation and further that the Chair shall be authorized to execute any documents required to effectuate said gift as per the documentation presented tonight.

Mr. Dyer inquired about the cell tower which is on the property. Mr. McCue explained that Lite Control made a one-time deal with the cell carrier. There will be no residuals for the Town. The lease is up in 2026.

So voted 5 - 0

V TOWN ADMINISTRATOR’S REPORT

Discussion – Capital Improvement – Mr. McCue will be looking at the Capital Improvement By-law as the current By-Law committee is inactive. The Capital Improvement by-law was last amended in 2015. He will bring an amendment in October. He explained what other communities do with respect to capital projects. He will work on better defining the by-law.

Chairman FitzGerald-Kemmett feels the timing of the matrix is lacking and it seems that the deadlines are not being met. Mr. McCue will keep the Board apprised on the work he will be doing with Town Counsel. There were two town capital projects – Fiber Link will take 3 months for completion. The IT director is seeking additional quotes for a vendor on the state bid list. Fire Department doors which he and Chief Thompson are working on an RFP.

Mr. McCue announced the new Recreation Director William Boyle will start on June 3rd. He will attend the meeting on June 18th

Mr. McCue reported the Cell Tower will go before the ZBA on June 4th. The only hurdle is that the site is within 50’ of an abutter.

Mr. McCue informed the Board he will be seeking a new facilities manager. The individual’s private business is taking off and he is unable to handle the work for the Town. He noted that the installation of the Town Hall generator will be starting Wednesday.

Mr. McCue met with Jan Mutchler on Friday regarding the Senior Center Assessment. Ms. Mutchler will be reaching out to the Board members in the near future.

Mr. McCue pointed out that Whitman voted the debt exclusion. They will go back to town meeting on June 17th to determine which high school capital items they will be funding.

Chairman FitzGerald-Kemmett wants to have a discussion with the Board on how to better budget with the school. Mr. McCue feels the Town needs to have a discussion with school regarding their needs and the sustainability.

Mr. McCue informed that Board that during May and June municipalities are allowed to transfer funds between budget lines. He requested the Board vote to authorize him to approve year end transfers. He will keep the Board abreast of the transfers.

MOTION by Hickey, second by Dyer, in accordance with Chap. 44, Section 33b to authorize the Town Administrator to approve the line item transfers. **Voted 5 – 0**

Mandatory public meeting regarding the retail marijuana cultivation. Mr. McCue suggested the proponent meet with the residents at the Senior Center. He also suggested a presentation on CATV. Mr. McCue pointed out that it is the proponents responsibility to advertise the forums. This is a private entity and the Cannibus Control Commission requires that proponents hold the presentations. The Town is not in a position to promote the presentations as the Board will be required to vote on the application.

Mr. Dyer explained that this is a big problem throughout the commonwealth. The Towns are not responsible for advertising the public discussions. Mr. McCue noted that there will be at least two meetings with the Board of Selectmen at which time the residents can ask questions of the Board and the proponents. According to Chairman FitzGerald-Kemmett, Town Counsel recommended that the more information requested from the proponents will be helpful to the Board when they meet with proponents.

Mr. Hickey inquired about the status of plastic bags report from the Board of Health. Chairman FitzGerald-Kemmett would also like to have the discussion regarding the Solid Waste Budget and with Recreation.

MOTION by Blauss, second by Mitchell to appoint Mr. Hickey as the Town's representative regarding the Solid Waste budget and plastic bags. **Voted 5 – 0**

Chairman FitzGerald-Kemmett required the Board review committee assignments at the next meeting.

VI APPROVE MINUTES

April 30, 2019

May 6, 2019

MOTION by Hickey, second by Dyer to approve the minutes of April 30th and May 6th as presented. **Voted 5 – 0**

VII ONE DAY LIQUOR LICENSES – Camp Kiwanee

Priscilla Rorie, Holbrook, Sat., June 1st 5:00 – 10:00 p.m. – Wedding

Amanda Sullivan, Hanson, Sat., June 8th 5:00 – 9:00 p.m. – Family Party

Paula Collins, Hanson, Sun., June 9th 2:30 – 6:30 p.m. - Graduation

Janine Maker, Halifax, Fri., June 14th 6:00 – 10:00 p.m. – Family Party

Ginny Gilmartin, Hanover, Sat., June 15th 6:00 – 10:00 p.m. – Family Party

Emma Hocking, Hanover, Thurs., June 20th 4:00 – 10:00 p.m. – Wedding

Michelle Loveless, Boston, Sat., June 22nd 5:00 – 10:00 p.m. – Wedding

Kerri Butler, Halifax, Sun., June 23rd 12:00 – 4:00 p.m. – Shower

South Shore Realtors, Wed., June 26th 5:00 – 9:00 p.m. - Anniversary

Kristi Cappellini, Hanson, Sat., June 29th 6:00 – 10:00 p.m. – Birthday

MOTION by Hickey, second by Mitchell to approve the one day liquor licenses as presented.
Voted 5 - 0

VIII COMMITTEE REPORTS

200th Anniversary Committee – Chairman FitzGerald-Kemmett indicated the committee will be meeting next week. They will be selling items at Hanson Day and are putting together a calendar of events.

Final Plymouth County Hospital Reuse Comm. – Mr. Dyer didn't make the last meeting.

Maquan School Reuse Committee – Chairman FitzGerald-Kemmett meeting first week in June and will have an update from Keller Williams. She spoke with South Shore Chamber of Commerce as they work with communities in development on various areas of town such as Main Street, Maquan School and blighted areas.

Hanson School Repair Committee – Mr. Blauss reported that they will be meeting with the school committee.

Highway Building Committee – Mr. Mitchell indicated the committee will be meeting on June 3rd.

IX ADJOURNMENT

MOTION by Mitchell, second by Hickey to adjourn. **Voted 5 - 0**

8:48 p.m. Meeting adjourned

Respectfully submitted,

Meredith Marini,
Executive Assistant
Approved and Voted 5 – 0
June 4, 2019