

***Hanson Board of Selectmen
Selectmen's Meeting Room, Hanson Town Hall
Tuesday, June 4, 2019
Regular Meeting 6:30 P.M.***

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

Members Absent:

Others Present: Executive Assistant Meredith Marini

6:39 p.m. Chairman FitzGerald-Kemmett called the meeting to order

II EXECUTIVE SESSION – Chairman FitzGerald-Kemmett 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

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

6:40 p.m. Brief Recess.

7:07 p.m. Returned to Open Session

Chairman FitzGerald-Kemmett called the meeting to order and requested Corporal Everett Mattson lead the group in the Pledge Allegiance.

III NEW BUSINESS

Recognition of the Vietnam Veteran Corporal Everett Mattson –

Representative Josh Cutler, Senator Michael Brady and Veterans Agent Timothy White were present to recognize Corporal Everett Mattson. Rep. Cutler reviewed Corporal Mattson's history and service in the US Marine Corp. He just recently was awarded the Combat Action Ribbon. The ribbon is awarded to the servicemen who have actively participated in ground or surface combat. Mr. Mattson wrote several letters in an attempt to receive the ribbon. Rep Cutler noted the delivery of the letter and ribbon did not properly recognize Corporal Mattson in a way befitting of his service.

Senator Brady read the citation from the State Senate. He thanked everyone for coming. Clerk Wesley Blauss presented the Selectmen's citation. Chris Matthews presented a citation from Congressman Keating. Veterans Agent Tim White explained the Combat Action Ribbon was established in 1969 during the Vietnam War for those who participated in ground combat. The Ribbon is issued upon evidence of prove combat.

7:28 p.m. Brief Recess

7:30 p.m. Hearing 81 Ocean Avenue – Violation of Hanson General By-law 3-11 – Building Commissioner Bob Curran

MOTION by Mitchell, second Dyer, to open the hearing on 81 Ocean for violations of General By-laws 3-11. **Voted 5 – 0**

Mr. Curran provided the Board with a letter dated May 7, 2019 along with photographs which were sent to Kevin Smith. Mr. Curran noted enforcement started in 2009. Cleanup progressed to 2013. In April of 2019 he received complaints regarding the property. The property is worse than it has ever been.

Mr. Curran indicated that he needs to engage Town Counsel to get an order from the court to enforce clean up. He noted this residence has been a problem property for a while. There had been some effort to clean up. Mr. Curran requested the Board determine the property is detrimental to the public good.

MOTION by Blauss, second by Mitchell to find that based upon the evidence supplied by the Building Commissioner, the property located at 81 Ocean Avenue, Hanson is detrimental to the public good and, accordingly, that the Board issue a corresponding written determination to the Building Commissioner and authorize the Building commissioner to work with Town Counsel to remedy the situation, using litigation is necessary. **Voted 5 – 0**

MOTION by Dyer, second by Hickey to close hearing. Voted 5 – 0

Discuss and Vote Building Department Fees – Mr. Curran reviewed the permit fees which are based on per \$1,000 value. The Town does not have many large projects at this time, nor does the Town have a lot of commercial work. He needs to cover the costs of his office. Mr. Curran noted that Whitman has increased their fees. Some communities set fees based on square foot. Plumbing and Gas fees increased 12%. They included a re-inspection fee which will be charged for chronic contractors. There is a charge for replacement of the building inspection certification. Fee changes included residential new construction increased from \$10.00 to \$12.00 per \$1,000. Added a Re-inspection fee of \$30.00 for failed inspections and a \$20.00 fee to reissue any lost/misplaced permit card. Commercial fee increased from \$12.00 to \$15.00 per \$1,000. Demolition under 1000 sf was deleted. A flat Demolition Fee will be \$300.00 per project. A commercial certificate of occupancy increased from \$60.00 to \$75.00 Temporary sign fee has been deleted. A Flat Sign fee of \$100 has been implemented. All work performed without a permit will be fined double fees. Gas Fees residential New Home/New Service increased from \$150.00 to \$175.00. Additional fixtures increased from \$10.00 to \$15.00. Commercial Fee – Added a New Commercial building (single unit) of \$200.00 each additional unit for the same building \$75.00. Plumbing residential fees increased from \$150.00 to \$175.00 and each additional fixture from \$10.00 to \$15.00. Added a residential re-inspection fee of \$45.00 and a commercial re-inspection fee of \$55.00. Wiring residential for new home increased from \$125.00 to \$150.00. Single inspection increased from \$45.00 to \$50.00 and second inspection increased from \$90.00 to \$100.00. Temporary service increased from \$45.00 to \$50.00. Re-inspection for other services increased from \$45.00 to \$50.00. Commercial fees increased from \$60.00 to \$70.00 and two inspections increased from \$120.00 to \$140.00

Mr. Dyer inquired whether there was an increase for a residential Certification of Occupancy. Mr. Curran indicated there is no change.

Sign fees are for commercial business. Signs under 9 square feet do not require a permit. Mr. Curran reviewed the revenues received since 2015.

MOTION by Dyer, second Mitchell to approve the increase in all the building, plumbing and gas fees. **Voted 5 – 0**

Discuss and possible vote revocation of Class II License Upscale Auto 169A Franklin – The Board of Selectmen issued the Class II license provisionally upon follow up by the Building Inspector. Mr. Curran indicated he had a problem with the property and re-inspected last week. The fence has not been repaired as required by the license. There were cars with flat tires and junk doors on the property. Mr. Curran spoke with a representative who wanted to work on it. Pierre Delva was present on behalf of owner Reuel Toney. He indicated they are working to get the repairs completed. He noted the owner believe all the issues had been resolved and they will clean everything up this week.

The Board noted that it supports the Building Inspector recommendation of suspension of license until the issues are addressed and brought into compliance.

MOTION by Hickey, second by Mitchell to suspend the Class II license for Upscale Auto until clean up is completed. **Voted 5 – 0**

Mr. Curran indicated that he inspected at Specialty Auto on Liberty Street and they are within the number of vehicles as approved by the license. He noted there are car parts on the lot which Mr. Curran asked to be removed.

Discussion regarding 40B regulations/Liberty Woods – Tabled until June 18

Set Meeting Calendar for FY20 – Mrs. Marini suggested the Board review the calendar. Chairman FitzGerald-Kemmett wants to add Finance to the Board's schedule and review of the budget. Kevin Sullivan, Finance Chairman, noted he meets with the Town Accountant on a regular basis. Chairman FitzGerald-Kemmett asked to add Review of Selectmen goals on the same date as the TA goals. Mr. Dyer suggested bringing in a Department Heads for each month.

IV OLD BUSINESS

School Repair Committee – Discussion relative reducing the membership to five – Mr. Garvey was not present. Chairman FitzGerald Kemmett asked about the relevance of the repair committee. Mr. Blauss indicated they did not have a quorum at the last meeting. – Tabled until June 18

BOS Committee Assignments – Mrs. Marini reviewed the current committee assignments.

Plymouth County Advisory Board - Mr. Blauss agreed to be the member and Mr. Hickey will serve as the alternate.

Chairman FitzGerald-Kemmett will remain on the 200th Anniversary Committee, Maquan Reuse Committee, Economic Development Committee and TIF Committee. Chairman FitzGerald-Kemmett would like give up her duties on the Old Colony Planning Council.

MOTION by Hickey second by Blauss to appoint Mr. Dyer as the OCPC representative.
Voted 5 – 0

Mr. Dyer is currently on 200th Anniversary Committee, Plymouth County Hospital Reuse and Energy Committee and liaison to Recreation. Mr. Dyer will resign from the 200th and remain on the other committees.

Mr. Hickey will remain on the Drainage Committee and Oldham Pond Committee.

Mr. Blauss will remain on the Open Space and School Repair Committee and Plymouth County Advisory

Mr. Mitchell will continue on the Highway Building Committee and Emergency Communication Center Committee and act as a liaison on the Parks and Field Commission.

MOTION by Hickey, second by Dyer to reappoint the Board committee assignments as agreed.
Voted 5 – 0

8:00 p.m. Hearing 246 East Washington St. - Violation of Hanson General By-law 3-11

MOTION by Hickey, second Blauss to open the hearing for 246 East Washington Street.
Roll Call Blauss aye, Hickey ayes, FitzGerald-Kemmett aye, Mitchell aye, Dyer aye.
Voted 5 – 0

Building Commissioner Robert Curran noted the correct locations is 248 East Washington Street. He provided the Board with photographs. Mr. Curran noted there have been issues at the property since in 2012 when enforcement started. He provided the history of the property. In September 2013 a hearing with the Board of Selectmen. He tried to work with the property owner to no avail. In June of 2014 there was another hearing with the Board of Selectmen who deemed the property detrimental to public safety health good. The property has already been in court in 2014. He went to court but the property owner had cleaned up. Mr. Curran is seeking the Board's support to move forward with Town Counsel to get a permanent injunction from the court.

Discussion regarding the posted location as 246 East Washington Street. Chairman FitzGerald-Kemmett suggested that we repost the hearing with correct address for June 18th.

MOTION by Dyer, second by Hickey to table the hearing to June 18 2019. **Voted 5 – 0**
MOTION by Mitchell, second by Hickey to close the hearing to June 18 2019. **Voted 5 – 0**

Town Building Maintenance – Identify need, prioritization & resources – Chairman FitzGerald-Kemmett was concerned regarding the state of the area around Town Hall. We need to use the limited resources in the most judicious means possible. Get the needs from Town Hall and prioritized. Mrs. Marini will ask each department what they need for their buildings and maintenance. After the list is compiled there will be a discussion at a future meeting.

V TOWN ADMINISTRATOR

Appoint Acting Town Administrator

MOTION by Mitchell, second by Hickey to appointment Meredith Marini as Interim Town Administrator until such time as she is no longer needed in said role. ***Voted 5 – 0***

Mrs. Marini noted that the Tax Possession Auction is scheduled for Wednesday, June 12th. She requested that the Board vote to authorize the Town Administrator or someone else to sign the necessary documents in order to move forward with the auction parcels and closings.

MOTION by Mitchell, second by Hickey to authorize Mrs. Marini to act on the Board of Selectmen's behalf and sign all documents necessary for the tax possession auction. ***Voted 5 – 0***

Mrs. Marini indicated that parcel on Liberty Street has been removed from the auction list.

VI APPROVE MINUTES

May 21, 2019 – Reg.

MOTION by Dyer, second by Mitchell to approve the minutes as presented. ***Voted 5 – 0***

VII ONE DAY LIQUOR LICENSES – Camp Kiwanee

Maria Courtney, Hanover, Friday, June 21st 6:00 p.m.-10:00 p.m. – Graduation

George Kerin, Whitman, Friday, June 28th 7:00 p.m. – 11:00 p.m. – Graduation.

Gail Joyce, Hanson, Sunday, June 20th 2:00 p.m. – 6:00 p.m. – Graduation

MOTION by Hickey, second by Mitchell to approve the minutes as presented. ***Voted 5 – 0***

VIII COMMITTEE REPORTS

200th Anniversary Committee – Chairman FitzGerald-Kemmett indicated the committee has a great day on Saturday at Hanson Day.

Final Plymouth County Hospital Reuse Comm. – Matt No meeting.

Maquan School Reuse Committee – Chairman FitzGerald-Kemmett noted there is a meeting tomorrow night. Football soccer and lacrosse groups are looking for field space. She noted the committee is aware of the need, which is one of the considerations for the property.

Hanson School Repair Committee – Nothing

Highway Building Committee – Mr. Mitchell reported the committee met on Monday – Weston & Sampson will be coming up with a timeline, but may not make October Town Meeting. Requested we check with Attorney Feodoroff with respect to the deed. Chairman FitzGerald-Kemmett suggested getting an update on the next steps.

IX ADJOURNMENT

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

8:20 p.m. Meeting Adjourned

Respectfully submitted,

Meredith Marini,
Town Administrator
Voted and Approved 4 – 0
August 20, 2019