

***Hanson Board of Selectmen
Selectmen's Meeting Room, Hanson Town Hall
Tuesday, August 27, 2019
7:00 p.m.
Regular Session***

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

Members Absent: Wesley Blauss

Others Present: Town Administrator Meredith Marini

I CALL TO ORDER

At 7:00 p.m. Chairman FitzGerald-Kemmett called the meeting to order and led the Pledge of Allegiance.

II NEW BUSINESS

Superintendent Jeffrey Szymaniak – Discuss school funding calculations

Mr. Szymaniak began by saying that when the regional agreement was passed over at the spring 2019 Whitman Town Meeting town meeting, he began to ask questions to find out why. Mr. Szymaniak explained that he has learned that there are two funding methods for regional school districts—alternative and statutory—and that the Whitman-Hanson Regional School District (WHRSD) has been funded using the alternative method since 1991. He said he also learned that in 2007 the Department of Elementary and Secondary Education (DESE) recommended that all regional school districts use the statutory method, but their school district did not change.

Mr. Szymaniak described that the statutory method takes into account the minimum local contribution, which includes inflation, enrollment, wage adjustments, property value, income and municipal revenue growth. He said that those factors are not considered with the alternative method, which is based largely on the number of pupils. Mr. Szymaniak noted that a switch to statutory method will likely cause Hanson to pay more.

Mr. Szymaniak said that counsel has explained to him that because there is not a signed agreement from Whitman as yet, and due to the 2007 DESE recommendation, the default calculation method would be statutory method until both towns sign the agreement. Mr. Szymaniak confirmed that statutory will likely be the eventual method to be used by the school district.

Mr. Szymaniak responded to Chairman FitzGerald-Kemmett to say that a calculation method change is estimated to increase Hanson's share by \$900,000. He commented that Whitman as yet does not have the regional agreement scheduled for its fall town meeting.

Mrs. Marini stated the Hanson town counsel is reviewing this and has said that statutory will likely be the result, but will be discussing it with school district counsel.

Mr. Szymaniak clarified for Chairman FitzGerald-Kemmett that if the statutory method were to be used, monies going to the school district would be the same, just divided differently between the two towns.

Answering to Finance Committee Chairman Kevin Sullivan, Mr. Szymaniak said that the state does not mandate the calculation method that regional school districts are to use. Mr. Szymaniak continued by reading correspondence from district counsel dated Aug. 21 that suggested the statutory method would likely be the calculation method going forward unless the parties expressly agree otherwise or they approve a budget based upon a different calculation method.

Mr. Szymaniak stated that it is unclear how the school committee handled receipt of the 2007 recommendation memo from DESE at the time.

Mr. Sullivan commented that the town may want to revoke its previous approval of the regional agreement at October 2018 Special Town Meeting to prevent being locked in to a statutory methodology. Chairman FitzGerald-Kemmett suggested doing so with a placeholder article for October town meeting.

Addressing another matter, Mr. Hayes noted an outstanding \$300,000 water bill from the Town of Whitman to the school district. He said that there was an incorrect calculation, based on human error, going back to when the school was built in 2004 and the bill reflects correction of the error since that time. Mr. Szymaniak said he has sought advice from counsel on statute of limitations.

Department Head Report – Todd Hassett, Accounting

Mr. Hassett first referenced a report depicting the result of operations for FY2019, ending June 30, 2019. He said that the report shows a favorable year for the General Fund, with revenues exceeding budget estimates by \$550,000 and budget returns for the year just over \$800,000.

Mr. Hassett stated that Water Fund revenues exceeded budget estimates by \$105,000 and there was \$130,000 of unused budget. He said that the fund ended the year with a surplus of \$885,000.

Mr. Hassett reviewed that voters at spring Special Town Meeting approved a subsidy for Recreation since actual revenues were trailing budget estimates. He said that the program ended FY2019 with an equity of \$65,000.

Mr. Hassett stated that revenues for the Solid Waste Program were very close to those projected. He continued that expenditures were favorable, however, there was about \$6,000 of unpaid bills remaining at year end. Mr. Hassett noted the \$87,000 subsidy from the General Fund that was necessary to balance the program. He said that increased costs are expected with contract changes occurring in November.

Mr. Hassett referenced the Community Preservation Fund report, saying that in 2019 nearly a quarter-million dollars was earned from CPA surcharges and state contributions. He said that the CPC spent about \$40,000 and ended the year with an equity of \$1.8M, which consists of

unallocated funds, and those designated for open space, historic resources and community affordable housing.

Prompted by Chairman FitzGerald-Kemmett, Mr. Hassett said that there has been internal discussion about changing the mix of participation with the Capital Improvements Committee to include members representing the major departments, i.e., schools, water department and planning board, in addition to the members from the community. He said that the intent would be to create a more cohesive effort toward prioritizing capital improvement projects in order to develop a town-wide capital plan.

Responding to Mrs. Marini, Mr. Hassett acknowledged past discussions about the creation of a Facilities Department with the hiring of a Facilities Manager. He noted that recent news of the school could stall those plans, but said that monies in certain areas could perhaps be pulled and consolidated for a new department in 2021. Chairman FitzGerald-Kemmett said that the Facilities Department conversation has been longstanding and the Board is in agreement that it is important to address it as soon as possible.

Mr. Dyer referenced Recreation and Solid Waste, both of which were not fully funded in FY2020, asking Mr. Hassett if he is working with them to make sure they are on track. Mr. Hassett said he is working with Recreation Director Boyle to analyze their existing equity and determine the funds needed to get them through the year. Mr. Hassett said that Solid Waste is more challenging in that contracts are up and they are facing increased costs.

FXM Consulting – Presentation of Economic Development Plan

Chairman FitzGerald-Kemmett explained that Town Meeting approved funding to create an economic plan for Hanson and contracted with FXM Associates to do so. Frank Mahady, FXM principal, was on-hand to present an overview of the completed plan. Mr. Mahady reviewed that the town had identified as their top priority to determine the potential for the portion of town in the vicinity of the south Hanson MBTA station. Mr. Mahady stated that the region of South Hanson would potentially support mixed-use office space, retail space and rental housing.

Referencing his summary handout, Mr. Mahady reviewed the plan Objective, Sources and Methods used, Demographics and Economic Trends, and Market Conditions and Trends.

Some points made by Mr. Mahady include:

- Income and households in Hanson increased 2010-2019 and are projected to continue to increase.
- Median household incomes in Hanson are substantially higher, \$106,000, and more workers in households, than county and state medians.
- There is a greater proportion of owner-occupied, single family residences in Hanson than county and state data.
- Median home values are slightly lower than county and state averages.
- The demand for office space in Hanson and surrounding towns is projected to be about 8,000 square feet per year, with average gross rents about \$20/sq. ft.

- The demand for industrial/warehouse space is good—30,000 sq. ft. per year and low vacancy rates—suggesting opportunity for development.
- Demand for retail/restaurant space is projected at 17,000 sq. ft. per year.
- Demand for rental housing is substantial, with conservative estimates capturing 20-units per year at \$2,700/month.
- Hanson property tax rates are competitive.

Study findings, Mr. Mahady said, indicate from a market standpoint, a strong potential for mixed-use office/retail, restaurant and residential development in the vicinity of South Hanson. He noted that zoning amendment and the waste water issue are the obstacles preventing the development of South Hanson from moving forward. Mr. Mahady stated that these study results can substantiate for owners of South Hanson property and other developers that there is market potential in this area that they may not have realized.

Mr. Dyer commented that Board members were not interviewed for the draft plan, as had been requested, with Mr. Mahady expressing willingness to do so and amend the draft. Mr. Mahady said that he will send the list of those in town who were interviewed to Mrs. Marini.

Mr. Dyer then asked what the town can do to stimulate the economic development. Mr. Mahady said that zoning amendments for higher density development and solving the waste water problem are the action items for the town to address. Chairman FitzGerald-Kemmett remarked that the town planner is actively pursuing avenues that would encourage the development of South Hanson.

Review Warrant Articles

Mrs. Marini presented for the Board, Special Town Meeting articles to review for warrant placement and/or recommendation votes.

Mrs. Marini read the articles, with each presented in brief form below followed by the Board's votes.

Article 1 - Transfer a sum of money, currently estimated as \$6,665.00, for payment of prior fiscal year unpaid bills.

MOTION by Mr. Hickey, seconded by Chairman FitzGerald-Kemmett, to place Special Town Meeting Article 1 on the warrant. ***Voted 4 – 0***

Article 2 – Supplemental Budget

MOTION by Mr. Mitchell, seconded by Chairman FitzGerald-Kemmett, to place Special Town Meeting Article 2 on the warrant. ***Voted 4 – 0***

Article 3 – To amend the Recreation budget as printed on the warrant. The budget had previously been funded for only half the year.

MOTION by Mr. Hickey, seconded by Chairman FitzGerald-Kemmett, to place Special Town Meeting Article 3 on the warrant. **Voted 4 – 0**

Article 4 – To amend the FY20 Transfer Station Enterprise Fund for budgeted Salaries and Expenses as printed on the warrant.

MOTION by Mr. Hickey, seconded by Mr. Dyer, to place Special Town Meeting Article 4 on the warrant. **Voted 4 – 0**

Article 5 – Mrs. Marini said this is a carryover article to reimburse a sum of money in regard to a property that was supposed to have been conveyed years ago, but was not.

MOTION by Mr. Hickey, seconded by Chairman FitzGerald-Kemmett, to place Special Town Meeting Article 5 on the warrant. **Voted 4 – 0**

Article 6 – To transfer a sum of money from Ambulance Receipts to purchase a patient loading system for the fire department.

MOTION by Mr. Hickey, seconded by Chairman FitzGerald-Kemmett, to place Special Town Meeting Article 6 on the warrant. **Voted 4 – 0**

Article 7 – Proposed by the Town Planner, to appropriate a sum of money to purchase new zoning books.

MOTION by Mr. Hickey, seconded by Chairman FitzGerald-Kemmett, to place Special Town Meeting Article 7 on the warrant. **Voted 4 – 0**

Article 8 – Mrs. Marini stated that this article is proposed by the Town Planner as a backup plan and may not be needed. The article is to appropriate a sum of money to hire a firm to recodify the Zoning By-Law Book.

MOTION by Mr. Mitchell, seconded by Mr. Dyer, to place Special Town Meeting Article 8 on the warrant. **Voted 4 – 0**

Article 9 – Mrs. Marini explained that this article is proposed by the Town Planner to hire a firm for a sum or money to prepare a conceptual plan of Main Street. Mrs. Marini stated that a drawing is needed in order to apply for certain grants. She added that the estimated cost is about \$15,000.

MOTION by Mr. Mitchell, seconded by Mr. Dyer, to place and recommend Special Town Meeting Article 9 on the warrant. **Voted 4 – 0**

Article 10 – Proposed by the Highway Department, to transfer a sum of money to hire a firm to remove street sweepings from the highway barn facility. Mrs. Marini said that this is a one-time occurrence and that going forward, the Highway Department will budget the amount for annual removal.

MOTION by Mr. Mitchell, seconded by Mr. Dyer, to place and recommend Special Town Meeting Article 10 on the warrant. ***Voted 4 – 0***

Article 11 – Proposed by the Highway Department, to transfer \$12,000 for testing and removal of catch basin cleanings. Mrs. Marini said that this is a one-time occurrence to remove what is currently onsite, and that going forward, the Highway Department will budget the amount for annual removal.

MOTION by Mr. Mitchell, seconded by Chairman FitzGerald-Kemmett, to place and recommend Special Town Meeting Article 11 on the warrant. ***Voted 4 – 0***

Article 12 – Proposed by the library, to appropriate a sum of money to remove and replace seven trees along the front walkway, which currently pose a danger.

MOTION by Mr. Mitchell, seconded by Mr. Dyer, to place and recommend Special Town Meeting Article 12 on the warrant. ***Voted 4 – 0***

Article 13 – To transfer a sum of money to fund the union contract, taken from Water Expense.

MOTION by Mr. Mitchell, seconded by Mr. Dyer, to place and recommend Special Town Meeting Article 13 on the warrant. ***Voted 4 – 0***

Article 14 – To transfer \$40,000 for water and electric signage at the water department building, taken from Water Surplus.

MOTION by Mr. Mitchell, seconded by Mr. Dyer, to place and recommend Special Town Meeting Article 14 on the warrant. ***Voted 4 – 0***

Article 15 – To transfer \$25,000 for a security system at the Crystal Spring well site, taken from Water Surplus.

MOTION by Mr. Mitchell, seconded by Mr. Dyer, to place and recommend Special Town Meeting Article 15 on the warrant. ***Voted 4 – 0***

Article 16 – Proposed by the Community Preservation Committee, to appropriate \$98,000 from its Open Space Reserve Funds for the purchase of a parcel known as the Sleeper property, the purchase of which is contingent upon the Town's receipt of a LAND [Local Acquisitions for Natural Diversity] grant by the state.

MOTION by Mr. Mitchell, seconded by Mr. Dyer, to place and recommend Special Town Meeting Article 16 on the warrant. ***Voted 4 – 0***

Article 17 – To appropriate a sum of money from Retained Earnings to pay for Recreation's share of Town-wide fiber improvements. The cost is estimated at \$15,000.

MOTION by Mr. Mitchell, seconded by Mr. Dyer, to place Special Town Meeting Article 17 on the warrant. **Voted 4 – 0**

Article 18 – To appropriate a sum of money from Free Cash or other to pay for improvements and repairs at Camp Kiwanee, to include stove replacement, roof repairs, HVAC and landscaping. Mr. Hassett said that this cannot be funded through Recreation and estimates the cost at about \$45,000.

Article 19 – To appropriate a sum of money from Free Cash or other to pay for tree removal around the Camp Kiwanee lodge. Mr. Hassett said that this cannot be funded through Recreation and estimates the cost at about \$10,000-\$20,000.

MOTION by Mr. Mitchell, seconded by Mr. Dyer, to place Special Town Meeting Article 18 and Article 19 on the warrant. **Voted 4 – 0**

Article 20 – To appropriate \$10,000 from Free Cash or other for the Town's share of a 50/50 Mass Tree Grant for the removal and replacement of trees in town.

MOTION by Mr. Mitchell, seconded by Mr. Hickey, to place and recommend Special Town Meeting Article 20 on the warrant. **Voted 4 – 0**

Article 21 – To appropriate a sum of money from Free Cash or other for add to the Stabilization fund.

Article 22 – To appropriate a sum of money from Free Cash or other for add to the Regional Schools Capital Stabilization.

MOTION by Mr. Mitchell, seconded by Mr. Dyer, to place Special Town Meeting Article 21 and Article 22 on the warrant. **Voted 4 – 0**

Article 23 – Proposed by the Finance Committee, to revoke the Transfer Station Enterprise Fund. Chairman FitzGerald-Kemmett expressed reservation for a departmental body to propose an article for another department. Mr. Sullivan stated that this article would constitute an accounting method change, not a change to how the Board of Health operates, and that the purpose of the revocation would be to streamline the process by which funds are returned to the town.

MOTION by Mr. Mitchell, seconded by Mr. Dyer, to place Special Town Meeting Article 23 on the warrant. **Voted 4 – 0**

Article 24 – To adopt a revised Capital Improvements Matrix, as presented by the Capital Improvements Committee, for the inclusion of the Maquan School demolition.

MOTION by Mr. Mitchell, seconded by Mr. Dyer, to place and recommend Special Town Meeting Article 24 on the warrant. **Voted 4 – 0**

Article 25 – To increase the term for the Town Moderator from one to three years.

MOTION by Mr. Mitchell, seconded by Mr. Dyer, to place Special Town Meeting Article 25 on the warrant. **Voted 4 – 0**

Article 26 – To authorize the Board of Selectmen to convey an easement that will provide access to the septic system for 51 Ocean Avenue, which is located on the property of 62 Ocean Avenue. Mrs. Marini said that 62 Ocean Ave. is tax title property and requires this easement before it can be sold at auction.

MOTION by Mr. Mitchell, seconded by Mr. Hickey, to place and recommend Special Town Meeting Article 26 on the warrant. **Voted 4 – 0**

Article 27 – To amend the Wage and Personnel By-Laws, Article 2-12, Classification and Compensation, Section 1C, as printed in the warrant.

Article 28 – To amend the Wage and Personnel By-Laws, Article 2-12, Classification and Compensation, Section 11A, as printed in the warrant.

MOTION by Mr. Mitchell, seconded by Mr. Hickey, to place and recommend Special Town Meeting Article 27 and Article 28 on the warrant. **Voted 4 – 0**

Article 29 – To amend the Town of Hanson General By-Laws to add a new Section 24, Marijuana, to Article 3, to require licensure of all marijuana establishments.

MOTION by Mr. Mitchell, seconded by Mr. Hickey, to place and recommend Special Town Meeting Article 29 on the warrant. **Voted 4 – 0**

Article 30 – To amend the Town of Hanson General By-Laws to add a new Section 3-25, Waste Reduction, as printed on the warrant.

Article 31 – To amend the Town of Hanson General By-Laws to add a new Section 3-26, Polystyrene Restrictions, as printed on the warrant.

MOTION by Mr. Dyer, seconded by Mr. Mitchell, to place Special Town Meeting Article 30 and Article 31 on the warrant. **Voted 4 – 0**

Article 32 – To amend the Town of Hanson Zoning By-Laws, Section VI, Subsection M, Marijuana Establishments, to limit the number of Marijuana Establishments in Hanson to one.

Article 33 – To amend the Town of Hanson General By-Laws to add a new article 3-25 to limit the number of Marijuana Establishments in Hanson to one.

Articles 32 and 33 are petition articles and automatically placed on the warrant.

MOTION by Mr. Mitchell, seconded by Mr. Dyer, to not recommend Special Town Meeting Article 32 and Article 33 on the warrant. ***Voted 3 – 0 – 1***

MOTION by Mr. Dyer, seconded by Mr. Hickey, to place an article on the Special Town Meeting warrant to revoke the regional school district agreement. ***Voted 4 – 0***

MOTION by Mr. Dyer, seconded by Mr. Mitchell, to close the Special Town Meeting warrant. ***Voted 4 – 0***

Department Head Report – Chief Miksch

Police Chief Miksch reviewed that the regional communications center in Duxbury is due to open on July 1 and stated the he has been examining how other departments have dealt with the transition and how they have staffed afterwards.

Chief Miksch explained that feedback he has received strongly suggests that it would be best to staff the station with police officers as opposed to civilians who cannot be trained for police work. He said that the station has about 300 walk-ins per month and 50% of those require a police officer. Chief Miksch added that these officers would also provide a larger officer pool for keeping cruisers on the road.

In order to move forward with his plans for staffing the station, Chief Miksch said that he needs to start the process of hiring officers, which can take six months or more. He explained that the town currently funds five civilian dispatcher positions, which will be eliminated by the transition to the Duxbury center. Chief Miksch said the goal would be to eventually add four officer positions to replace the dispatchers. He said he will be working with Mr. Hassett to determine monies available.

Chairman FitzGerald-Kemmett expressed support of the described plan for its relative cost neutrality and desirable coverage for the town.

Appointments

MOTION by Mr. Dyer, seconded by Mr. Mitchell, to appoint Jennifer Cronin, 335 Winter Street, to the Cultural Council for a term to expire June 30, 2021. ***Voted 4 – 0***

Department Head Report – Fire Department

In Chief Thompson's absence, Mrs. Marini explained that he wants to increase fire and ambulance rates to bring them more in-line with surrounding towns and in anticipation of a pending legislative bill that calls to cap rates. She cited current rates and the suggested new rates as follows, which would be effective Sept. 1.

BLS Ambulance Fee currently \$1,200 (proposed \$1,600)
ALS1 Ambulance Fee currently \$1,600 (proposed \$2,000)
ALS2 Ambulance Fee currently \$2,200 (proposed \$3,000)

Mileage currently \$25 (proposed \$33)

MOTION by Chairman FitzGerald-Kemmett, seconded by Mr. Hickey, to accept the new ambulance rates effective Sept. 1. Mr. Dyer remarked that these are services the town is providing to the public and there are affordability issues for many. He asked that the Board monitor these fees carefully going forward and were it not for the pending legislation, he would not be in favor of the increase. **Voted 4 – 0**

Mrs. Marini also noted from Chief Thompson, a press release from the Insurance Service Office stating that the town has improved its class rating from 4 to 2 effective Sept. 1. She said that towns are scored on a variety of emergency communication service components, which includes water services. Mrs. Marini stated that the press release pointed out that Hanson is one of twenty-one municipalities in the state to reach a level 2 and that funding of the deputy chief position, members dedication and training, and fire safety education were among the factors that contributed significantly to the improved rating, acknowledging a coordinated effort by the fire department, communications center and water department, as well as the support of the community to fund the departments.

III OLD BUSINESS

Approve and Vote Contract with Municipal Resources Inc. (MRI)

Chairman FitzGerald-Kemmett explained that Municipal Resources Inc. is the company that was hired to assist with the town administrator search.

MOTION by Mr. Mitchell, seconded by Chairman FitzGerald-Kemmett, to approve the contract with Municipal Resources Inc. **Voted 4 – 0**

Set salary range and approve job posting for Town Administrator

Mrs. Marini stated that she has researched town administrator salaries for nearby and/or comparable towns and that MRI has voiced opinion of salary ranges that will attract and retain qualified candidates.

MOTION by Mr. Mitchell, seconded by Mr. Hickey, to set the maximum salary limit in the town administrator job posting at \$145,000. **Voted 4 – 0**

IV TOWN ADMINISTRATOR'S REPORT

Mrs. Marini presented the town administrator's report, specifically referencing the following:

- Gil Amado has submitted his resignation from the Board of Health, effective immediately. A joint appointment can be made by the Board of Selectmen and the Board of Health for an individual to complete his term until the May election. Applications to serve are asked to be returned by Sept. 20 as to appoint someone as soon as possible.
- The Conservation Agent position was advertised and Mrs. Marini has made a recommendation to the Conservation Commission to hire Frank Schellenger. She said that the Commission will be voting on that action. It is a 19 hr./wk. position.

- With the upcoming retirement of the Conservation/Planning Administrative Assistant, discussions are taking place about how best to fill the position—one or two people and hours per week.
- Installation of the new fire station doors went out to bid and has been awarded to Overhead Doors of Rockland, MA.
- A combined Hanson/Whitman Household Hazardous Waste Day will be held on September 7 at the Whitman highway garage.
- A reminder to Hanson residents that when paying town bills online to pay them directly from the Town of Hanson website and not from other third-party sites.

V **COMMITTEE REPORTS**

200th Anniversary Committee – Chairman FitzGerald-Kemmett said that Josh and Aubrey will be at the Sept. 10 BOS meeting to discuss upcoming events, fund raisers and the 2020 schedule.

Final Plymouth County Hospital Reuse Committee (FPCHRC) – Mr. Dyer stated there is no article relating to the Plymouth County Hospital property that will be presented to town meeting. He said that the committee would like to have a conceptual plan drawn showing what they want to do, followed by an open meeting for feedback prior to any fund requests. In response to Chairman FitzGerald-Kemmett, Mr. Dyer said that the committee does not have any plans at this time to pursue housing on this property.

Maquan School Reuse Committee (MSRC) – Mrs. Marini said that there has been no activity to report and that they need to reach out to Keller Williams.

Hanson School Repair Committee (HSRC)– Chairman FitzGerald-Kemmett stated that this committee can be removed from the update list since Mr. Garvey will be joining the Whitman-Hanson Facilities Committee.

Highway Building Committee – Mr. Mitchell said there is nothing to report as they have not met.

VI **APPROVE MINUTES**

MOTION by Mr. Mitchell, seconded by Mr. Hickey, to approve the minutes from the May 30, 2019 meeting. *Voted 4 – 0*

VII **ADJOURNMENT**

MOTION at 9:25 p.m. by Mr. Hickey, seconded by Mr. Mitchell, to adjourn the meeting and enter Executive Session for the purpose of contract negotiations for non-union employees. *Roll call vote Hickey aye, FitzGerald-Kemmett aye, Mitchell aye and Dyer aye. Voted 4 – 0*

Respectfully submitted,

Shirley Schindler, Minutes Clerk