



Tuesday, January 10, 2023

***Hanson Select Board***

Select Board's meeting room, Town Hall

Open Session

***Members Present:*** Laura FitzGerald-Kemmett, Ann Rein, James Hickey, Joseph Weeks, Edwin Heal

***Members Absent:***

***Others Present:*** Lisa Green, Town Administrator; Lynn McDowell, Executive Assistant, Katherine Feodoroff, Town Counsel; Joseph Kenney, Town Animal Control Officer; Eric Kinsherf, Interim Town Accountant; Antonio DeFrias, Town Planner; Mr. Howard; Corinne Cafardo; Nichol Figueiredo, Jennifer Thompson and Blythe Robinson, Capital Strategic Solutions

**I CALL TO ORDER**

Ms. FitzGerald Kemmett called the meeting to order and led the Pledge of Allegiance.

**II PUBLIC ANNOUNCEMENTS AND UPCOMING MEETINGS**

Ms. Rein read the public announcements and upcoming meetings.

**III APPOINTMENTS**

1. Vote to appoint Eric A. Kinsherf, CPA as Interim Town Accountant

Mr. Kinsherf introduced himself and shared his background. He opened his own business in 2008 and now has a staff supporting him. His primary service is to be the bridge between accountants when towns have an opening. He knows and worked with Mr. Hassett previously. Everyone in town hall has been very helpful getting him setup.

Ms. Green addressed the long-term plan for hiring a new fulltime person as Town Accountant. From her reviews of salaries in the area, she proposed \$95,000, which has been added to the budget. Mr. Hassett suggested the Town hire its own accountant as well. She reviewed preliminary numbers with him, also sharing the budget, school committee requests and the Select Board schedule. Both will have updates on the budget at next meeting.

In preparation for the annual town meeting in May, he briefly reviewed the budget currently, which is anticipating \$900,000 in revenue. Preliminary figures from the school district is requesting \$1.1M for the schools. If the Town is at the levy limit for taxes, then the tax rate cannot increase more than 2.5% annually. He appreciates the wish to keep taxes lower but feels it is not realistic as the schools will most likely take it all. As for sharing his opinion/feedback, he will share what is the best option or what the expense will be further down the road. He also will not agree and push back when needed.

*MOTION* by Mr. Hickey, seconded by Mr. Weeks, to appoint Eric A. Kinsherf, CPA as Interim Town Accountant, until a decision is made for the hiring of a permanent full time Town Accountant. *Voted 5-0*

**IV**                    **NEW BUSINESS**

1. Discuss new dog complaint by Charles Williams regarding dog owned by David Leighton

Mr. Kenney shared the complaint regarding a loose dog. It is the same property that he was recently before the Board for a nuisance dog hearing but this is the homeowner's other dog. He went to investigate the complaint but the dog was back in the house by the time he arrived on the property. The Board is concerned as while this is not a hearing, it is the same owner. The Board questions whether the homeowner is taking the results of the hearing seriously; if one dog is running loose, is the other doing the same. And if the homeowner did implement all requests how is the dog getting out of the yard.

He spoke with a member of the household that day. It was confirmed that the dog of the hearing is kept on leash as all times when out. In this case, there was work being done on the house and the other dog got out. This is a first time complaint for this dog; owners are doing what needs to be done but the gate was left open.

The complainant forwarded a video of the dog. The dog was barking but was not appearing to be aggressive. Mr. Kenney stated it was barking as a normal response to being approached; it did back away and left the property. Mr. Kenney did speak with the son of the home owner, as this is his dog. He suggested sending a letter restating town laws and reaffirming what needs to be done. He will keep this in his view as well.

2. Stalwart Productions – cancellation of filming at Camp Kiwanee

The series was canceled, so no filming at Camp Kiwanee. There was cost to the Camp as the caretakers did several hours of preparatory work in anticipation of filming, as well as Fire and Conservation taking time to discuss some of the safety precautions needed during the anticipated filming. The Board would like Ms. Green to reach out to Stalwart for the possibility of recouping this cost? Ms. Green will follow-up with Ms. Jamison and Mr. Milisi about this as well as the property walk through. Ms. Green believes that did not occur as the Stalwart only did some scouting work.

3. Discuss Final Guidelines issued recently for MBTA communities

Mr. DeFrias shared the final guidelines for MBTA communities. In correspondence dated October 21, 2022, the Department of Housing and Community Development issued a small revision to final guidelines for MBTA communities creating multi-unit housing. No further revisions are expected.

He attended a webinar in September that provided information about these final guidelines as well as applying for a \$25,000 technical assistance grant, which will allow outside service counsel to assist creating regulations. There was a press release stating all towns that filed for the grant will receive it.

Massachusetts is rated fourth in the nation for high housing costs. There is a need for affordable housing, and Hanson is considered a commuter rail town. The minimum number of multiple unit capacity is 750 units; currently there are 3960 housing units. The minimum land area required is 50 acres. Within a one-half mile radius of a transit station, the State is determined Hanson has 218 acres to create this zone.

The State has created a toolkit that Mr. DeFrias is reviewing. It will help understand how to get the Town into compliance with the final regulations by December 2024. If the Town says no, it will lose the opportunity to apply for grants. In the webinar, it was inferred there would be other repercussions for issues going forward. It is creating the zoning, not necessarily building the units. He also shared that he completed an action plan prior to year-end to keep the Town in compliance. Department of Housing and Community Development approved it in November 2022 and it will be valid until December 2024.

Sidebar – Governor Baker had signed bill 5374 in November 2022, which earmarked money for municipalities.

- The Town of Hanson will receive \$40,000 for the Library Foundation for expansion, renovation, and improvements.
- The Town will also \$25,000 for conservation improvements in the Monponsett neighborhood. Mr. DeFrias stated there is a small park on Hancock Street that would be a great recipient of this award.
- For landmark rehabilitation in the Town of Hanson for \$170,000 from the executive office of Economic Development shall be used for the rehabilitation for landmarks in the Town of Hanson, including the former Plymouth County Hospital site, the historic Bonney House and the construction of a boardwalk from Main Street to Burrage Pond.

Also, under the One Stop program the Town received two grants last year –

- One for \$60,000 for the Master Plan. That contract has been executed and he will start working with Old Colony Planning Council to begin the updating.
- The second for \$90,000 for pedestrian improvements around Main Street and the transit station.

The Select Board would like to see an annual grant report to highlight the work done throughout the year. Mr. DeFrias also share that for fiscal year 24 the One Stop program is open again, and he will be filing for at least five possible grants. He is reviewing what would be the best programs Hanson. One grant he is very interested in is the Under Utilized Property Fund, with an award that ranges from \$50,000 - \$1,000,000, and no matching funds. He would like to draft a request that would focus on the Hanson Food Pantry and Beekeeping properties to renovate and bring to code.

The Select Board would like him to return in a few weeks. It would be to review the PowerPoint presentation he shared tonight and present the Annual Grant report for 2022 and the anticipated Grant requests for 2023. He shared that he is also working with the Building Department to update and create some of the bylaws and get clarification on others.

4. Discuss Maquan TIP Abington/Rockland water pipe issue

Ms. Feodoroff .shared the background. The Town received DOT funds for road reconfiguration and construction on Route 114/Maquan Street. While deciding what needed to be done, a very old water main was discovered underneath the length of the road. As part of the reconstruction of the road includes lowering the it, there will be interference with the water main and possible damage. DOT questioned whether the construction would undermine the integrity of the water main. Ms. Feodoroff followed with if the water main needs to be moved who is financially responsible. It is not servicing the Town of Hanson, rather it is for Abington and Rockland, through an Act created in 1850. There is risk as it needs to be considered delicate due to age. She researched for an easement that would note who would be responsible but there was nothing. She searched again for general easement rules determining that whoever disturbs is the one who pays. As the Town of Hanson wants to make the change, it will be held liable. Also, the entity that benefits from the easement needs to maintain the infrastructure. However, since it is underground, that would be addressed only during damaged times. This leads to the question – is it being damage due to the new construction or due to its age and not receiving normal maintenance.

No real clean way to do this. She spoke with the District and it is unwilling as it does not have the funding to do a large project at this time.

There was then a preliminary discussion with DOT to modify the plans so the intersection would not be as dramatically changed. DOT was not receptive. Now that DOT is aware of this issue, it is requiring a Level Two survey to do a LIDR along the street and test borings to find exactly where the pipe is and may determine the condition. The cost would be about \$80,000; Tier One would add the boring at about \$1000 per boring, making the total additional cost over \$100,000 for the Town. Mr. DeFrias researched the possibility of using grant money for payments but not finding anything.

The Board asked if Environmental Partners missed this in developing the project. Mr. DeFrias asked the same question. They felt it would not become the issue it is nor would it be a deal breaker; they believed the towns would negotiate with each other and develop a solution.

Now, the project is at a standstill. Environmental Partners is forwarding reports to the State regarding the process of the project. The work for the project needs to be completed by 2026. The design work is mostly done; the balance is related to paperwork and permitting. But with no compromise with the towns everything stops. Environmental Partners have reached out to the Abington and Rockland parties; for them it is not priority as the pipe is fine.

Part of the work expected is to reduce some of the crest of Crescent Street by four feet to make it safer. Currently, due to the curve and incline of Crescent Street, it can be challenging to see and

enter Maquan Street. By lowering the street, it makes it closer to the waterline. He asked Environmental Partners for alternatives to lowering the intersection. Environmental Partners were not happy to make that change; DOT may need to also review alternatives.

Mr. Hickey offered, instead of lowering, making the street at that area one way. Making that change could trip alternative traffic patterns leading to backups in the surrounding areas. The Board followed with, due to the visual issues entering Maquan, how many accidents have occurred there. Mr. DeFrias did not have the information readily available. Back to the pipes, has the Commonwealth addressed this with any legal precedents. Ms. Feodoroff shared there could be things pursued.

Mr. DeFrias suggested scheduling a meeting with all necessary parties and work out an arrangement for the project to be successful. If not, hard decisions need to be made. The Board suggested the possibility of working with state senator or state representative to assist; Ms. Feodoroff agreed. Ms. Green will reach out to State Representatives Cutler and DeCoste, and State Senate Brady as the deadline for filing additional legislation is next Friday, January 20, 2023; nice to earmark the money for the drilling. Mr. DeFrias will coordinate schedules with Ms. Feodoroff and coordinate a meeting with Environmental Partners, DOT, the District; Ms. FitzGerald-Kemmett will be the point person for the Select Board.

Mr. Howard shared that he was part of the initial discussions for the planning for the TIFF program and learned it would provide a generous subsidy – 90% – to towns for plans it approved. He stated that residents noted there were no sidewalks at the time, and it would be nice project to add them so they would be linked to Pembroke. The finish project would run from Rt 58 – Rt 53. He also stated the worst part is at Crescent Street due to a knoll in the road, and no one knows what is under it. He stated the engineers were to dig some holes to determine the elevation of the pipes and whether the road could be lower or elevated. Finally, he stated the neighbors of Maquan Street voted to have a double sidewalk on one side of the street only.

#### 5. Discuss Building Inspector changes

Ms. Green informed the Board that she was in receipt of the licensure stature from the State for the Building Inspector. He was in the process to complete the necessary required training and courses for a building commissioner. Due to Covid and timing issues he did not complete the process within the required window. He appealed the determination but the State denied the appeal. It also required him resign as Building Commissioner.

As a local inspector can inspect and provide guidance to any construction occurring in the Town, as well as determine and interpret the zoning laws. Building Commissioner focuses on occupancy and permits. Once construction is complete and ready for occupancy, the commissioner signs off on the permit. Mr. Glass can still inspect local construction, sign permits; he cannot sign the occupancy permits.

Mr. Glass has coordinated with Mr. Joseph Stack, who is the building commissioner for Hanover, to be the Interim Building Commission until Mr. Glass completes his training, anticipated in May 2023.

***MOTION*** by Ms. Rein, seconded by Mr. Weeks, to accept Mr. Glass's resignation as the Town's Building Commissioner, with regret. ***Voted 5-0***

***MOTION*** by Mr. Hickey, seconded by Mr. Weeks, to appoint Mr. Glass as the Town's Local Inspector. ***Voted 5-0***

***MOTION*** by Mr. Hickey, seconded by Ms. Rein, to accept Mr. Joseph Stack be the Interim Building Commission until Mr. Glass completes his training, anticipated in May 2023. ***Voted 5-0***

6. Review revised Town of Hanson Conservation Restriction Under the Community Preservation Act for Sleeper Conservation Area from Mr. Scott MacFaden of Wildlands Trust

Ms. Green shared that the document allows Sleeper Property, purchased by the Town using grant money and CPC funding, to maintain the property in perpetuity in its natural and scenic open condition only. It will be available for passive recreational use.

A conservation restriction is required under the Community Preservation Act; required to have a third party to oversee and monitor, which is Wildlands Trust. They do charge an annual fee of \$11,000. Community Preservation will be discussing this issue tomorrow evening at its meeting. It is considered an endowment to continue to monitor. It may be added to the Town meeting warrant.

Once the Select Board accepts and signs, Ms. Green will ensure this document is filed with the registry.

***MOTION*** by Mr. Heal, seconded by Mr. Weeks, to accept the Conservation Commission recommendation that the conservation restriction required under the Community Preservation Act for the Sleeper Conservation area be awarded to Mr. Scott MacFaden of Wildlands Trust. ***Voted 5-0***

## **7. Capital Strategic Solutions**

Ms. Robinson shared her background with the Select Board as she was not present for the previous meeting. She is a senior project manager for human resources and budgeting. This project would be focused on the website.

Ms. Figueiredo met with Mr. Moberg to discuss the social media and communications aspects of the project. They had previously spoke about developing external communications as well as building internal communications. Mr. Moberg is very excited to work with the team to get the website updated. She shared what she did with a previous client during the pandemic, a facility of over 500 staff members, that concluded with them feeling supported through team building developments.

Ms. Robinson shared that the plan is to update the current website, starting with the home page and building a sitemap. She stated that there will need to be a process for how it will look overall and minimize the number of mouse clicks. Emails and phone numbers are highlighted, making them easier to find and reach the appropriate department/staff member. Forms for committees will be on the website and writable, making it easy to complete without printing. She noted the Town has a detailed email subscriber list, but hasn't been updated in a while so will need refreshing.

She suggested they would use a layered approach for social media strategies to make largest impact. This would include celebrating the changes around town online, setting up workshops and forums, creating a survey on how the Town would like to spend the ARPA funds, etc.

Regarding fees, the ARPA grant support setup will be \$10,000, with a \$49,000 annual support fee. Ms. Thompson noted there are several onetime fees included with the contract, but it is not expected to exceed \$50,000. If the Board decides to continue using Capital Strategic Solutions, the succeeding years' contracts will be set up differently as they will have on call hourly rates. The Select Board would like to see some quantified deliverables – how many meetings, how many newsletters – in a project plan. It would also like tasks included to make it sustainable. Ms. Figueiredo will update the proposal to include training and exit strategy, and a newsletter sample. She will also reach out to Mr. Moberg regarding website handoff.

***MOTION*** by Mr. Weeks, seconded by Ms. Rein, to accept Capital Strategic Solutions Communications proposal contingent upon receiving additional project plan deliverables to the Town Administrator's office. ***Voted 5-0***

***MOTION*** by Mr. Weeks, seconded by Ms. Rein, to accept Capital Strategic Solutions for the ARPA grant support in an amount not to exceed \$9000. ***Voted 5-0***

8. Accept donations to the Senior Center in Memory of Ernie Jutras.
  - a. Kenneth and Phyllis Munstis \$100

***MOTION*** by Mr. Hickey, seconded by Mr. Weeks, to accept the donation by Kenneth and Phyllis Munstis to the Senior Center in Memory of Ernie Jutras. ***Voted 5-0***

9. Green Hanson to host a Baggo (corn hole) Tournament Fundraiser at High Street Park during the fall of 2023

***MOTION*** by Mr. Hickey, seconded by Mr. Weeks, to host a Baggo (corn hole) Tournament Fundraiser at High Street Park during the fall of 2023. ***Voted 5-0***

10. Agreement between Hanson and Lakeville for Lakeville Animal Shelter

Ms. Green stated that as the Town of Hanson does not have its own animal shelter, it has created an agreement with the Town of Lakeville. If the Town Animal Control Officer's pickups an animal, it will be housed at the Lakeville shelter until the animal is retrieved by its owner. The

agreement is an annual agreement; charges are charged to the owners of the animals housed in the facility. If the animal is abandoned, the town pays the cost of housing. Mr. Kenney has stated no issues with the arrangement.

*MOTION* by Mr. Hickey, seconded by Mr. Weeks, to allow Ms. Green to enter into the agreement between the Town of Hanson and the Town of Lakeville for services provided at the Lakeville Animal Shelter. *Voted 5-0*

**V ONE DAY LIQUOR LICENSES**

1. 01/15/2023 – 11:00am – 4:00pm – Graduation – Carolanne O’Kane

*MOTION* by Mr. Weeks, seconded by Mr. Hickey, to approve the one-day liquor licenses as printed on the agenda. *Voted 5 - 0*

**VI APPROVE OPEN SESSION MINUTES**

1. December 6, 2022
2. December 13, 2022

*MOTION* by Mr. Hickey, seconded by Mr. Weeks, to approve the meeting minutes as presented. *Voted 5 - 0*

**VII TOWN ADMINISTRATOR REPORT**

- Ms. Green wished every a happy and productive new year.
- She shared that she did a request for proposals for an Interim Town Accountant. She received only one, being Eric Kinsherf. She noted he is highly recommended by several other town administrators.
- For recent grants requests, received –
  - Technical assistance for the fireworks site environmental consultant, for \$20,000. Tracey Costa is submitting the proposals for consulting services.
  - Green Communities for weatherization of Town Hall for \$20,461. For the next round she will be submitting a request for a heating and cooling system.
- She submitted ARPA applications for Library HVAC and Generator. She completed the application before leaving for vacation. It is now in the system; the review process can take up to 5 weeks.
- She updated the status of the new meals tax. The Town received its first distribution from the Department of Revenue for the period of September-November 2022, totaling \$9879.63.
- For the Planning Board Administrative Assistant, there was no response internally. She is posting externally this week with a January 31 deadline for resumes.
- Town Hall is closed Monday in observation of Martin Luther King Day.

**VIII**      **ADJOURNMENT**

***MOTION*** by Mr. Weeks, seconded by Mr. Heal, to adjourn to Wage and Personnel. ***Voted 5-0***

*Respectfully submitted,*  
*Lynn McDowell*