



Tuesday, July 19, 2022
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

Others Present: Antonio DeFrias, Town Planner; Lisa Green, Town Administrator; Michael Miksch, Police Chief; Frank Seretti, Powers and Sullivan, Frank Milisi

I CALL TO ORDER

Ms. Fitzgerald- Kemmett called the meeting to order and led the Pledge of Allegiance followed by a recognition for the recent passing of Bill Strait, Della Snow and Peter Muise.

II PUBLIC ANNOUNCEMENTS AND UPCOMING MEETINGS

Ms. Rein read the public announcements and upcoming meetings.

III NEW BUSINESS

MOTION by Mr. Weeks, seconded by Ms. Rein to open the hearing. ***Voted 5 – 0***

- 1. Public Hearing** for new wine and malt beverages sales at the Smoke and Ashes Tobacco Co, 270 Main Street, Hanson, notice of the hearing was published, abutters were sent hearing notice via certified mail. Business had no violations of per Hanson Fire, Police Chiefs and Building Inspector and owed no financial obligations. No abutters were present to voice objections to the granting of the wine and malt beverage sales.

MOTION by Ms. Rein, seconded by Mr. Weeks to accept request for Smoke and Ashes Tobacco to add new and malt beverages sales. ***Voted 5 – 0***

MOTION by Mr. Weeks, seconded by Mr. Hickey to close the hearing. ***Voted 5 – 0***

2. Department Update by Michael Miksch, Chief of Police

Working on updating processes and policies to meet state and federal standards. All documents should be updating within one year.

Department is in the process of exploring acquisition of comfort dog, has been approved for a grant of \$5,000 for the acquisition of the comfort dog to work with the schools and senior center, and possibility soft tracks. There is a provision that the handler office keeps the dog after three - five years. The goal is to keep the training and expense at zero cost but can be absorbed within the Police budget. There will be a gift life set up for donations to cover food and care.

Final detail regarding mental health, working with towns of Carver, Plimpton and Halifax to obtain a grant for a clinician to work with fire and police for calls that may not need to be transported to the hospital and follow-up to ensure services needed are being received.

A Side Letter of Agreement was presented to the Select Board for consideration.

MOTION by Mr. Hickey, seconded by Mr. Weeks to enter in the side letter between the Town of Hanson and the Hanson Police 408 regarding the comfort dog as provided in the packet.

MOTION by Mr. Weeks, seconded by Mr. Hickey to approve the Police Department acquisition of comfort dog. **Voted 5 – 0**

3. Audit report by Frank Seretti, Powers and Sullivan

Mr. Seretti explains the purpose of an audit, is to assess the financial operation of the Town, healthy reserve balance, stabilization fund, collection rate is very good at 99%; general fund decreased by \$67,000 due to using free cash and overlay surplus to fund smaller budget, preservation fund and water operations. Legal requirement to fund OPEB fund. Hanson has a plan in place, has set up trust fund and is contributing funds to the trust. Pension plan is with Plymouth County Retirement system; it is currently 68% funded (as of December 31, 2020) which is a 6% increase on funding over prior year.

No new long term debt, some short term debt and general fund debt service 2% of appropriations which is lower than other communities. Report of Federal awards – Town spent \$925,000 spent, so qualified to receive funding. Coronavirus funds, no deficiencies in internal controls, clean report, best results you can get.

Management letter no new comments in FY2021, six comments from prior management letter:

Resolved

- Meeting minutes
- Highway Dept. policy and procedure on time card procedures,

Partially done, in process

- Cash investment policy and procedure currently in draft for board review;
- Receivable best practice, policy and procedures for writing off unpaid billing –
 - Fire Department is now outsourced
- Draft for a Fraud prevention policy

Under consideration

- Fraud risk assessment. Considering a new hire, pending funding. Mr. Seretti will forward his contact to the board for assistance.

4. Presentation of Town-owned Properties by Anthony DeFrias, Town Planner

Mr. DeFrias stated the Economic Committee interested in leveraging some of the town properties. Currently there are 72 properties available (17 for public buildings/55 under town ownership) with 36 taken for taxes. He emphasized that not all would be recommended to sell but some are promising, and some may not be considered as they are nonbuildable lots.

Potential lots for selling:

- At the **Industrial Park**, there is a lot (3.8 acres) which is water-land adjacent that could be sold to business and have access through Franklin Street. It will need approvals from Conservation, Zoning and Board of Health.
- **533 Main Street** (3.34 acres) is residentially zone property with apartments. Currently it is controlled by Housing. This property could be developed for affordable housing.
- **555 Main Street** (1.2 acres) is a former meeting house and historical building that is also residentially zone. It could be combined with 533 Main Street if the building is moved to Plymouth County Hospital site as a living museum. Or it could be kept as is and used as a common space.
- **0 Main Street** (1.9 acres) is an existing ballfield. This could be combined with the Maquan Street Improvement project for additional housing or recreational area. It could also be held as a potential second fire house.
- **308 Maquan Street** (0.5 acres) is also a residentially zone property, located adjacent to Maquan pond. Since it is a small area it would be best to use as a scenic or small parking area. Another option would be to include with Maquan St Improvement project.
- **0 West Washington Street** (7 acres) is commercial/industrial zone located next door to the Water Department. It has the potential to develop into a Business Park.

- **69 Wood Street** is a 2 bedroom house needing a new septic system needed. The dwelling will need renovations.
- **62 Ocean Avenue** is a vacant lot; the dwelling has been raised. The lot “may” be considered non-conforming lot; it will need to be reviewed by Zoning.

Due to the size, Mr. DeFrias gave a copy of his report, presentation and all related maps to Ms. Green for future reference. He plans to post to the website.

5. Streetlight installation on existing pole at the Dakota Partners, 171 Phillips Street complex

Board tabled discussion as do not have enough information at this time to justify the Town paying for street lighting for private complex. Ms. Green will speak with the Zoning Board Appeals to ask about the special condition of the streetlight.

6. Election Worker Appointments

MOTION by Mr. Weeks, seconded by Mr. Hickey to appoint the election workers as printed on the agenda for a term to expire August 2023. *Voted 5-0*

7. Select Board 2023 Calendar

MOTION by Mr. Weeks, seconded by Mr. Heal to approve the 2022-23 Select Board Calendar as presented. *Voted 5-0*

8. Open October Special Town Meeting warrant

Due date August 23, 2022 for departments to have articles submitted to the Select Board. Ms. Green will send reminder memo to all Department Heads that the warrant is open and due to her office by August 23, 2022; none will be accepted after that date.

MOTION by Mr. Weeks, seconded by Mr. Heal to open October Special Town Meeting warrant. *Voted 5-0*

9. Recognize James Geronaitis’ resignation from the Economic Development Committee

MOTION by Mr. Weeks, seconded by Mr. Hickey to accept the resignation of Mr. Geronaitis from the Economic Committee. *Voted 5-0*

IV OLD BUSINESS

1. Choosing an Auctioneer for 69 Wood Street and 62 Ocean Avenue

Ms. Green stated that auction services are generally exempt from 30B as it is difficult to determine the costs beforehand. It was suggested that there be a request for proposals. Ms. Green presented two for review – Sullivan and Sullivan, which has been used in the past, and Saperstein Auctioneers.

62 Ocean Avenue building was raised in 2015. The owners of the property need to rebuild within two years or it expires and becomes unbuildable. It can be appealed through Zoning; this will bring a higher price at auction. There is a rather large septic loan that may need to be repaid out of the proceeds of the sale. Ms. Fitzgerald-Kemmett wants some clarification relating to

- the septic loan that needs to be repaid
- the interest that has been accruing
- why are two septic systems on one property
- What are the legal ramifications or recourse?

The Board tabled the sale of Ocean until more facts can be represented. Ms. Green anticipates having more detail for the next meeting. The Board agreed to move forward with the sale of 69 Wood Street can move forward. Due to the history with the Town, and not receiving any negative feedback, the Board favored Sullivan and Sullivan.

MOTION by Mr. Hickey, seconded by Mr. Weeks to accept the proposal and hire Sullivan and Sullivan as the auctioneers for 69 Wood Street. ***Voted 5-0***

The Board is interested if possible to get a list that might want to put up at auction? Ms. Green will work with Planning and Conservation to update the list.

2. Committee Updates

Ms. Rein is recruiting for the Feasibility Committee. She will request to have the committee's mission and need for volunteers posted to the Town website and on Facebook.

Mr. Hickey mentioned there is a Men's Group that meets every Wednesday at 10am at the Senior Center; donuts and coffee are provided. Mr. Hickey stated the Deregionation

Committee is meeting July 27 to discuss and make recommendations for the August 9 Select Board meeting. He will forward the report to the Board.

Mr. Weeks stated the Reuse Hospital Committee has been reorganized and presented updates from the past year. It will be meeting twice a month moving forward.

Mr. Weeks also spoke to the Capital Improvement Committee. He is working on updating the current roster contact information. The committee will invite Town department heads to meet with them regarding the warrant.

Ms. Fitzgerald- Kemmett stated the Economic Development Committee has sent several applications for grants, some related to community zoning, Maquan reuse, etc. She also reached out to Representative Cutler and State Senator Brady, asking them to keep them in mind for sidewalks on Main Street and restoration of Bonny House in the state budget.

V. ONE DAY LICENSES:

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

VI. APPOINTMENTS:

- The Board prefers meeting proposed candidates prior to making appointments. Mr. Heal met him briefly at a Conversation Committee but has no knowledge of any conflicts. Currently the Conservation Committee only has an alternate position open. The Board would like Ms. Green to meet him for a brief conversation.
- There is no Storm Water Management Committee. There is a Drainage Committee, Mr. Howard suggested that the committee be renamed Drainage and Storm Water Management. Ms. Green has not yet reached out to Mr. Mansfield to suggest he be appointment to the Drainage Committee.

MOTION by Mr. Weeks, seconded by Mr. Hickey to change the committee name to Storm Water Management and Drainage Committee. ***Voted 5-0***

MOTION by Mr. Hickey, seconded by Mr. Heal to appoint David Mansfield to Storm Water Management and Drainage Committee. ***Voted 5-0***

MOTION by Mr. Hickey, seconded by Mr. Weeks to appoint Frank Milisi to the Capital Improvement Committee. ***Voted 5-0***

VII. APPROVE OPEN SESSION MEETING MINUTES

MOTION by Mr. Hickey, seconded by Mr. Weeks, to approve April 26, 2022 open session minutes as presented. **Voted 5-0**

MOTION by Mr. Hickey, seconded by Mr. Weeks, to approve May 17, 2022 open session minutes as presented. **Voted 5-0**

VII. TOWN ADMINISTRATOR REPORT

1. Ms. Green stated that July 14 was official opening for the grant application for technical assistance waste site grant. She completed her portion and forward to Tracy Costa to complete and finalize.
2. Staffing in Select Board office, towns previously presented were large so did additional research to towns closer in size to Hanson. Generally offices have three – five people. The Board is in agreement that the Office needs the additional staff to ensure deadlines are met timely. Advertised, received several resumes and will be scheduling interviews over the next few weeks. Anticipate finalists for August 9 meeting.
3. For local sales tax, local restaurants have not yet received any notification. Ms. Green gave the Mass.gov site (sales tax on meals) for all to follow-up. Effective October 1, 2022. She will reach out the Treasurer-Collector to work with the Board of Health for assistance with notifying.
4. Walked the Burrage with Joan Pierce. Would like to work to develop Hawkes Avenue buildings as a welcome center.

VIII. ADJOURN to EXECUTIVE SESSION

MOTION by Mr. Weeks, seconded by Mr. Hickey, to adjourn the meeting to Executive Session. **Voted 5-0**

Respectfully submitted,
Lynn McDowell