



TOWN OF NORTON
BOARD OF SELECTMEN
MUNICIPAL CENTER,
70 EAST MAIN STREET, NORTON, MA 02766

Telephone: (508) 285-0210 Fax: (508) 285-0297

BOARD OF SELECTMEN
MINUTES OF MEETING
AUGUST 6, 2015

I. CALL TO ORDER BY CHAIRMAN

The August 6, 2015, Meeting of the Board of Selectmen was called to Order by Mr. Bramwell, Chairman, at 7:00 P.M., held in the First Floor Conference Room.

- A. ROLL CALL: Mr. Bradford Bramwell, Chairman; Mr. Robert W. Kimball, Jr., Clerk; and Mr. Robert S. Salvo, Jr., were present. Absent: Mr. Timothy R. Giblin, Vice-Chair, and Mrs. Mary T. Steele. Mr. Michael Yunits, Town Manager, was also present.
- B. Pledge of Allegiance

II. WARRANTS AND MINUTES

- A. Approve bills Warrant #7, dated July 30, 2015, in the amount of \$694,710.13

MOTION was made by Mr. Kimball to Approve bills Warrant #7, dated July 30, 2015, in the amount of \$694,710.13. Second by Mr. Salvo. Vote: Unanimous. MOTION CARRIES.

- B. Approve bi-weekly payroll for the period ended August 1, 2015, Warrant #8, dated August 6, 2015, in the amount of \$554,473.99

MOTION was made by Mr. Kimball to Approve bi-weekly payroll for the period ended August 1, 2015, Warrant #8, dated August 6, 2015, in the amount of \$554,473.99. Second by Mr. Salvo. Vote: Unanimous. MOTION CARRIES.

- C. Approve bills Warrant #9, dated August 6, 2015, in the amount of \$1,181,424.57

MOTION was made by Mr. Kimball to Approve bills Warrant #9, dated August 6, 2015, in the amount of \$1,181,424.57. Second by Mr. Salvo. Vote: Unanimous. MOTION CARRIES.

- D. Approve Minutes – May 7, 2015 Executive Session
May 21, 2015 Executive Session
June 11, 2015 Executive Session

No Action Taken. The Board unanimously decided they would prefer to have a quorum of the Board before they voted on these.

III. LICENSES AND PERMITS

- . Application of Heather Schuchardt, for a one-day Beer and Wine license, to be utilized at Everett Leonard Park, Saturday, August 29, 2015, 12:00 Noon – 6:00 P.M., for a private party

MOTION was made by Mr. Kimball to Approve the Application of Heather Schuchardt, for a one-day Beer and Wine license, to be utilized at Everett Leonard Park, Saturday, August 29, 2015, 12:00 Noon – 6:00 P.M., for a private party. Second by Mr. Salvo. Vote: Unanimous. MOTION CARRIES.

- . Application of Norton Parks & Recreation, for a Halloween Parade and Community Celebration permit, to be held Sunday, October 25, 2015, 12:00 Noon – Approximately 1:30 – 2:00 P.M.

MOTION was made by Mr. Kimball to Approve the Application of Norton Parks & Recreation, for a Halloween Parade and Community Celebration permit, to be held on Sunday, October 25, 2015, 12:00 Noon – 1:30 – 2:00 P.M. Second by Mr. Salvo. Vote: Unanimous. MOTION CARRIES.

. Application of Stephanie Stпка, for a one-day Beer and Wine license, to be utilized at Everett Leonard Park, Saturday, August 15, 2015, 1:00 P.M. – 8:00 P.M. , for a private party

MOTION was made by Mr. Kimball to Approve the Application of Norton Parks & Recreation, for a Halloween Parade and Community Celebration permit, to be held on Sunday, October 25, 2015, 12:00 Noon – 1:30 – 2:00 P.M. Second by Mr. Salvo. Vote: Unanimous. MOTION CARRIES.

IV. ANNOUNCEMENTS

On behalf of the Board of Selectmen, condolences were extended to the family, friends, and fellow-officers from the Norton Fire Department of Todd Jones, who recently passed away. He was a Lieutenant on the Norton Fire Department with 18 years on the Department. He was also a member of the underwater dive team; a certified fire alarm technician; a certified rescue specialist; and a unit leader on Bristol County rescue squad. In the past, he had a voluntary leave of absence for military training for Air Force Reserve and was a Loadmaster for the C-5 Galaxy and would take flights all around the globe. Lieutenant Jones was also a certified fire instructor; a certified fire officer; and he had the highest score on the civil service exam for the civil service test for the lieutenant position on the Fire Department.

Mr. Kimball thanked the neighboring communities/public safety departments for their mutual aid and amount of support, as well as from the State Police

Mr. Salvo said he worked with Lieutenant Jones for many years and this gentleman would go out of his way to help anyone and this person was very well liked throughout the state and surrounding states. The procession yesterday showed the respect for Lieutenant Jones with Route 495 being shut down from Norton to Bourne for his funeral procession, with all the bridges from Norton to Bourne displaying flags via fire apparatus. Mr. Salvo extended condolences to his family and his fiancé, Joanne.

Mr. Yunits said Lieutenant Jones would have been proud of the service that was held yesterday and wanted to note it was the first flyover ever by a C-5 Galaxy at that cemetery.

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It was also noted the nephew of the Veterans Officer, Estelle Flett, passed away in a motorcycle accident recently and her sister also passed after a battle with cancer. The Board extended their condolences to Estelle Flett and her family.

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Notice of an employment opportunity for a full-time Director of Planning and Economic Development for the Town of Norton. SENA-A members need to be notified first.

Mr. Yunits indicated three resumes were received thus far.

V. BUSINESS

A. NEW BUSINESS

1. 7:05 P.M. – Discussion Re: New England Ice Cream, Inc. Expansion Plans and its Formal Incentives Intent Letter

Ms. Lynn Tokarczyk, Government Incentives Consultant, Business Development Strategies, Inc., was present regarding New England Ice Cream. Bruce Ginsberg, CEO, and Steve Beck, President, of New England Ice Cream. It was noted State Representative Jay Barrows was in the audience this evening, as well as Kara Griffin, Executive Director of Tri-County Chamber of Commerce, along with Ed Tartufo, Tri-County Chamber of Commerce.

Slide presentation was shown by New England Ice Cream: "Presentation for Board of Selectmen - August 6, 2015".

Mr. Ginsberg stated this was a growing business and most proud of servicing customers well. He said he was the owner and CEO, and company has stayed humble even though it grew.

Mr. Beck provided a "company overview" and noted their business includes ice cream, frozen yogurt, slush, beverages, and was founded in 1999, and since 2002 they have been located in Taunton. Their customers include mom and pop stores, CVS, in school systems, etc.

"Proposed Expansion Plans" was discussed. They have outgrown the current facility and their corporate headquarters, the warehouse, and distribution center are together. They have identified a site in Norton that they are interested in.

"Proposed Investment Plan" discussed. Land is currently owned by Campanelli and proposing a subdivision of that property with expansion possibility as they continue to grow. It would be in the \$10M range to erect building. It is fairly complicated as it is a minus 20 distribution (products need to be tempered). They would be looking at a 65,000 square foot state of the art corporate headquarters (85 employees and would add about 20 more employees to that base).

"Proposed Property"; Overall Park Plan"; "Potential Building design" was discussed and explained. Office space would be located in front and freezer-distribution /warehouse in the back.

"Proposed Job Retention and Creation Plan" was explained. They would retain 85 full-time jobs and 20 new, permanent full-time jobs created. "Economic Impact": the company and its employees plan to spend annually with area businesses, such as deli's/restaurants; corporate caterers; personal care companies; auto repair and industrial services. "Investing in the Community": NEICC has a history of community involvement. The company donates products and supports local programs, such as fire, police, parades, etc.

Ms. Tokarczyk said this company also generates tax revenue and new vehicle excise taxes, etc.

It was noted it is a fairly complicated structure to build as the freezer itself with specific technology is expensive, as well as technology to keep track, deliver and load ice cream. Keeping products at a constant temperature is needed.

Ms. Tokarczyk said they plan to submit a TIF proposal by end of next week and TIF's need to be recommended by the Board of Selectmen. She was aware a Town Meeting was scheduled for October and she thanked Mr. Yunits for accelerating this timeline.

Mr. Bramwell said developing the land on Route 140 is exciting and hoped this progresses smoothly.

Mr. Kimball said he is familiar with the area and is aware a mobile home park is near this location, so they will need to create buffers, etc. The building itself is near TPC, but there are a lot of woods in-between.

Mr. Kimball said this was a perfect opportunity and fortunate the residents of Norton generally recognize the same things the Board of Selectmen does. If there is anything the Board can do to help they should let the Board know. He wished them the best of luck.

Mr. Salvo stated he hoped this moves forward and wished them good luck.

Representative Barrows said he was excited to see something go in this location. He stated they were going to petition Mass Highway around Route 140 and the corridor and referenced the issue of traffic encountered on Route 140 due to concerts and would like to push this along. He said the Lieutenant Governor will meet with him and other officials on September 1st, and they will talk about future plans.

Mr. Yunits said this was a family business which is growing and expanding, and just the type of business the Town would want in its community. He hoped they can work this out and hoped it wouldn't be an issue for the TPC. The Town needs that property developed.

Mr. Kimball recommended the Board of Selectmen send a letter to TPC to explain this further and noted the Town gives a lot back to the TPC and this would be a very viable, important business to the Town, and working together is important.

MOTION was made by Mr. Kimball to authorize Town Manager to work with New England Ice Cream Corp. (NEICC) and work on TIF Agreements and bring them back to Board of Selectmen, and a letter also to be sent to TPC as discussed above. Second by Mr. Salvo. Vote: Unanimous. MOTION CARRIES.

2. Water Bodies Committee Re: Update

Brian Brady, Co-Chair of the Water Bodies Committee provided update. He stated they are working with the State and National Heritage regarding Lake Winnecunnet. He noted they have finally agreed on a treatment. They have been assigned a case file/file number and case load has been very heavy recently. They were told all plans and guidelines to be finalized in September and will go before Finance Committee.

Mr. Kimball referenced cranberry and asked Mr. Yunits to open up some communication to find out more about this (it was formerly Make Peace who owned them), and to have them in to have a conversation regarding this.

Mr. Brady referenced the Norton Reservoir, which they are also working on and all but 15 landowners have sent back their signatures on documents regarding the residents who own land under water.

Mr. Yunits explained they are not taking any of the residents' rights away and they do need all residents to sign off. If they have not signed off, they will be notified again and the other option is for members of the Water Bodies Committee can walk over to residents and explain further and have them sign off.

Mr. Brady referenced a small patch of the water chestnuts on the Norton Reservoir and were authorized to be pulled by ESS. Also, ESS informed them about water chestnuts on Barrowsville Pond. There is a new chemical approved and has been pretty effective and is a lot less expensive. It would take a period of three to five years to see a significant change.

3. Norton Public Library Contract Awards

- . Roof Replacement
- . Interior Storm Damage Repairs

Roof Replacement:

It was noted W.P.I. Construction estimated the repair of the roof leaks to be \$68,300 under Option One. Option Two would be to cover the entire roof with ice and water seal.

MOTION was made by Mr. Kimball to approve Option One in the amount of \$68,300 to W.P.I. Construction. Second by Mr. Salvo.

Discussion: It was noted it was important to ensure the Town obtains some type of bond as a guarantee. It was discussed the company who makes shingles has guarantee.

Vote: Unanimous. MOTION CARRIES.

Interior Storm Damage Repairs:

Mr. Yunits asked the Board if they could hold off on this as he is awaiting to hear on the Library Trustees on this one. There was only one bidder in the amount of \$29,000, but asked Trustees to review it. They could possibly contract with contingency with insurance company, etc.

4. Vote to sign Order Of Taking for Plain Street Bridge Project

Mr. Yunits explained this was the Blye property on Plain Street and signed the easements needed. Therefore, Board needs to vote /sign Order of Taking.

MOTION was made by Mr. Kimball to accept to sign Order of Taking for Plain Street Bridge Project. Second by Mr. Salvo. Vote: Unanimous. MOTION CARRIES.

5. Vote to sign Owner-Contractor Agreement with T. Ford Company, Inc., 124 Tenney Street, Georgetown, MA 01833, for the Hill Street Landfill Cover Restoration Project

Mr. Yunits explained; contract states 42 days to complete work after access road is built.

MOTION was made by Mr. Kimball to sign Owner-Contractor Agreement with T. Ford Company, Inc., 124 Tenney Street, Georgetown, MA 01833, for the Hill Street Landfill Cover Restoration Project. Second by Mr. Salvo. Vote: Unanimous. MOTION CARRIES.

B. OLD BUSINESS

C. TOWN MANAGER'S REPORT

. 274 East Main Street Construction Update

Mr. Yunits provided update to the Board; still awaiting on gas company to lower high-pressure gas main. A temporary patch will be added along that stretch.

Mr. Salvo indicated he had a conversation with Mr. Silver earlier that day and asked him to instruct the contractor to erect a sign for motorcycles to beware of rough road conditions, as the Board of Selectmen are the road commissioners. If gas company does not show up by next week, the Town needs to do something and Mr. Salvo agreed to give them another week.

Mr. Yunits responded, yes, they should have temporary pavement down. They also said within two weeks they would be at a point of lowering road. Next week the first foundation is expected to be put in and expectation is to do one foundation every three weeks.

Mr. Kimball stated there is a bylaw where only so many yards can be moved and bylaw needs to be followed regarding earth removal.

Mr. Yunits responded he would check into this.

D. APPOINTMENTS/RESIGNATIONS

. Appointment to Alternative Transportation Committee

It was noted the spouse of a member of this Committee who recently passed away is interested.

MOTION was made by Mr. Kimball to appoint Beata Schmid to the Alternative Transportation Committee. Second by Mr. Salvo. Vote: Unanimous. MOTION CARRIES.

Mr. Yunits stated the Alternative Transportation Committee is excited about Ms. Schmid joining them.

VI. SELECTMEN'S REPORT AND MAIL

Nothing was discussed.

VII. NEXT MEETING'S AGENDA

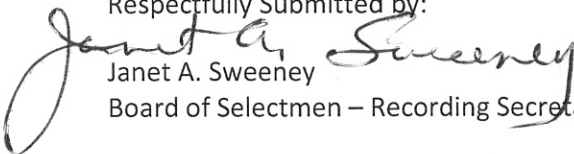
. Interviews for Constable appointment

VIII. EXECUTIVE SESSION

IX. ADJOURNMENT

MOTION was made by Mr. Kimball to Adjourn at 8:30 P.M. Second by Mr. Salvo. Vote: Unanimous.
MOTION CARRIES.

Respectfully Submitted by:


Janet A. Sweeney
Board of Selectmen – Recording Secretary

Documents Distributed/Reviewed at August 6, 2015, Board of Selectmen Meeting

- . Application of Heather Schuchardt, for a one-day Beer and Wine license, to be utilized at Everett Leonard Park, Saturday, August 29, 2015, 12:00 Noon – 6:00 P.M., for a private party
- . Application of Norton Parks & Recreation, for a Halloween Parade and Community Celebration permit, to be held Sunday, October 25, 2015, 12:00 Noon – Approximately 1:30 – 2:00 P.M.
- . Application of Stephanie Stпка, for a one day Beer and Wine license, to be utilized at Everett Leonard Park, Saturday, August 15, 2015, 1:00 P.M. – 8:00 P.M., for a private party
- . Letter dated August 3, 2015, addressed to Michael Yunits, Town Manager, from Bruce Ginsberg, Chief Executive Officer, New England Ice Cream Corp., Taunton, MA, Re: Massachusetts Economic Development Incentive Program-Formal Incentives Intent Letter-Norton, MA
- . Owner-Contractor Agreement between the Town of Norton and T. Ford Company, Inc., 124 Tenney Street, Georgetown, MA 01833, for the Hill Street Landfill Cover Restoration Project
- . Commonwealth of Massachusetts-Town of Norton (Bristol, SS.) "Order Of Taking" (for Plain Street Bridge Project)
- . Document: "Library Roof: regarding bids of W.P.I. Construction and KelKor, Inc.; and "Norton Public Library Interior Water Damage Restorations" document regarding bid of BMCA, Inc., D/B/A AIR DUCT
- . Letter, dated July 28, 2015, addressed to the Board of Selectmen, from Beata Schmid, Ph.D., regarding her interest in serving on the Alternative Transportation Committee

BOARD OF SELECTMEN

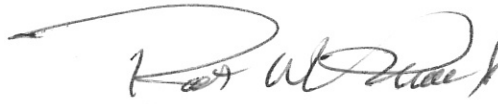
MINUTES OF MEETING OF

AUGUST 6, 2015

BRADFORD K. BRAMWELL, CHAIRMAN



TIMOTHY R. GIBLIN, VICE-CHAIR



ROBERT W. KIMBALL, JR., CLERK



ROBERT S. SALVO, SR.



MARY T. STEELE

Dated: _____

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