



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
SEPTEMBER 17, 2015

I. CALL TO ORDER BY CHAIRMAN

The September 17, 2015, Meeting of the Board of Selectmen was called to Order by Mr. Giblin, Vice-Chair, at 7:00 P.M., held in the First Floor Conference Room.

- A. ROLL CALL: Mr. Timothy R. Giblin, Vice-Chair; Mr. Robert K. Kimball, Jr., Clerk; and Mr. Robert S. Salvo, Jr., were present. Absent: Mr. Bradford Bramwell, Chairman, 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 #16, dated September 10, 2015, in the amount of \$837,926.06

MOTION was made by Mr. Kimball to Approve bills Warrant #16, dated September 10, 2015, in the amount of \$837,926.06. Second by Mr. Salvo. Vote: Unanimous. MOTION CARRIES.

- B. Approve bi-weekly payroll for the period ended September 12, 2015, Warrant #17, dated September 17, 2015, in the amount of \$1,484,778.80

MOTION was made by Mr. Kimball to Approve bi-weekly payroll for the period ended September 12, 2015, Warrant #17, dated September 17, 2015, in the amount of \$1,484,778.80. Second by Mr. Salvo. Vote: Unanimous. MOTION CARRIES.

- C. Approve bills Warrant #18, dated September 17, 2015, in the amount of \$373,690.48
MOTION was made by Mr. Kimball to Approve bills Warrant #18, dated September 17, 2015, in the amount of \$373,690.48. Second by Mr. Salvo. Vote: Unanimous. MOTION CARRIES.

MOTION was made by Mr. Kimball to Approve bills Warrant #18, dated September 17, 2015, in the amount of \$373,690.48. Second by Mr. Salvo. Vote: Unanimous. MOTION CARRIES.

- D. Approve Minutes –
There were no Minutes reviewed/approved.

III. LICENSES AND PERMITS

1. Request of Joseph A. Costa, Adjutant, Disabled American Veterans, Westcott-Houghton Chapter 56, North Attleboro, MA, for annual Forget-Me-Not Drive permit, to be held Thursday, October 1st, Friday, October 2nd, Saturday, October 3rd, and Sunday, October 4th, 2015 at Roche Bros. Supermarket, 175 Mansfield Avenue, Norton, MA 02766

Mr. Kimball said they will not just restrict to Roche Bros. It was noted 100% of donations are provided directly to the veterans. This will enable them to hold this Drive at other locations, and not just Roche Bros.

MOTION was made by Mr. Kimball to approve Request of Joseph A. Request of Joseph A. Costa, Adjutant, Disabled American Veterans, Westcott-Houghton Chapter 56, North Attleboro, MA, for annual Forget-Me-Not Drive permit, to be held Thursday, October 1st, Friday, October 2nd, Saturday, October 3rd, and Sunday, October 4th, 2015 at Roche Bros. Supermarket, 175 Mansfield Avenue, Norton, MA 02766, any other establishment in Norton, MA with business approval. Second by Mr. Salvo. Vote: Unanimous. MOTION CARRIES.

1. Request of Alyssa Brooks, Licensing Specialist, Gray Robinson, Attorneys at Law, for change in ownership on the Common Victualler's License issued to Hess Retail Operations LLC d/b/a Speedway #2411 to the new licensed entity Speedway LLC, 125 West Main Street, Norton, MA 02766, effective October 1, 2015

It was noted this is a change in ownership and change in name.

MOTION was made by Mr. Kimball to Approve Request of Alyssa Brooks, Licensing Specialist, Gray Robinson, Attorneys at Law, for change in ownership on the Common Victualler's License issued to Hess Retail Operations LLC d/b/a Speedway #2411 to the new licensed entity Speedway LLC, 125 West Main Street, Norton, MA 02766, effective October 1, 2015. Second by Mr. Salvo. Vote: Unanimous. MOTION CARRIES.

IV. ANNOUNCEMENTS

A yard sale will be held at the H.A. Yelle School on September 26 from 9 a.m. to 3 p.m. There is available space to rent.
.....

Mr. Giblin read an announcement from the Water & Sewer Superintendent, Bernie Marshall, regarding dates on specific streets where flushing will occur.

Mr. Kimball referenced the Town water color being dark in color and that question should be asked to Water Department at some point.

V. BUSINESS

A. NEW BUSINESS

1. Elizabeth Taylor-Rossi, Council on Aging Director Re: C.O.A. Update

Ms. Taylor-Rossi said their mission is to enhance the lives of Norton senior citizens, and things are going well and it is busy Monday through Friday. She noted she is also the director of human services. The senior population is growing and active participation of senior of senior citizens is up by over 100%, so it is being well utilized. The Senior Center is over capacity for fitness and social events and they have to turn people away. Parking is still a problem, but great to have pizza place to allow senior center parking. She said in the late 1890's the Senior Center was a one-room school house. Ms. Taylor-Rossi said being the only paid staff member, she cannot get everything done herself and there is so much more they could do. She referenced the newer programs. She noted Medicare Open Enrollment is coming up soon and fuel assistance will start the beginning of November. She is working with Personal Best Karate on turkey baskets and turkey dinners, and also seeking volunteers to assist with this.

Mr. Kimball commended her for doing an excellent job. He agreed the Senior Center does not work where it is located currently and needs to have a more suitable building as well as is the case of the Norton Town Hall. They need to wait on findings of Building Committee before they can try to move forward.

2. Vote on New England Ice Cream TIF (Tax Increment Financing)

Ms. Lynn Tokarczyk, Government Incentives Consultant, Business Development Strategies, Inc., was present regarding New England Ice Cream, as well as Mr. Bruce Ginsberg, CEO, and Mr. Steve Beck, President, of New England Ice Cream.

Mr. Ginsberg thanked the Board of Selectmen for inviting them into Town and thanked the IDC also. He also complimented the Town Manager, Mr. Yunits, as he initially reached out to them. There was excellent support from State Representative Jay Barrows, as well as other folks that are becoming new friends and who are encouraging them. He spoke of an allowance of a curb cut on Route 140 and thanked the Board for inviting them to go through this process and hope to have agreement on this TIF to proceed with the project. He also wanted to thank Maria from the Tri-County Chamber of Commerce. He said his company is looking to build a state-of-the-art facility.

Mr. Giblin stated the Board, the Town, and the Town Manager look forward to bringing companies like this company to the Town of Norton.

Mr. Salvo noted they had a good lengthy meeting with the IDC. This would be a good fit within the Town and all Board members' consensus was unanimous.

Mr. Yunits was in support of a TIF.

MOTION was made by Mr. Kimball to recommend that Town Meeting approve a proposed 15-year Tax Increment Financing (TIF) Agreement, pursuant to MGL c. 40, Section 59, between New England Ice Cream Corporation and Ginsberg Taunton Properties, LLC and the Town of Norton for the proposed property and authorize the submission of same for approval to the Massachusetts Economic Assistance Coordinating Council (EACC); and

To recommend that Town Meeting approve the acceptance of proposed Certified Project application by New England Ice Cream Corporation and Ginsberg Taunton Properties, LLC and authorize the submission of same for approval to the EACC; and,

To take all related actions necessary or appropriate in connection therewith.

Second by Mr. Salvo. Vote: Unanimous. MOTION CARRIES.

3. IDC Spotlight –Emerson Martin and Inezia Adams, Old Station Outdoor Landscape & Supply, 142 East Main Street, Norton

Mr. Lippincott stated this was an excellent facility.

Mr. Emerson said they opened up about two years ago and it is a new way for contractors and homeowners to get construction material, and they also try to help local causes. The business is growing and they receive a lot of support from Norton and thanked everyone from Town Hall who helped him start this business. They sell mulch, wood pellets, firewood, ice melt, snow shovels, roof rakes, etc. Mr. Emerson said he believes the historical building attracts people to this business.

Mr. Salvo said he has had the opportunity to use this business.

Mr. Giblin indicated if the Board of Selectmen can help in any way, please let them know.

4. Alternative Transportation Committee Re:

. Update on meeting with Mansfield Town Manager Bill Ross on the Rail Trail Project

. RFQ – Engineering cost of the Trail

Denny Goodrich, member of the Alternative Transportation Committee, said this is wildly active on social media. Mansfield has been attending their meetings and they feel they have full support of Mansfield. He believed they will find the money for their portion of it. The original RFQ came in a bit higher than was expected and noted a portion of the path is in Mansfield. He said SRPEDD has been excellent to work with.

Mr. Yunits said there is another company working on a price.

It was noted they are doing all they can to get people to attend the Fall Town Meeting.

Mr. Giblin thanked Mr. Goodrich again for staying on top of this. He said he would be curious to see the newest RFQ.

Mr. Yunits noted this would attract more businesses to Norton.

5. Vote on October 19 Fall Annual Town Meeting Warrant Articles

Articles 1 – 8

These Articles were discussed.

MOTION was made by Mr. Kimball to put Articles 1 through 8 on October 19, 2015 Fall Annual Town Warrant for Annual Town Meeting. Second by Mr. Salvo. Vote: Unanimous. MOTION CARRIES.

Mr. Yunits described Articles 9, 10, and 11.

MOTION was made by Mr. Kimball to put Articles 9, 10, and 11 on October 19, 2015 Fall Annual Town Warrant for Annual Town Meeting. Second by Mr. Salvo. Vote: Unanimous. MOTION CARRIES.

Mr. Yunits noted Article 12 is the TIF.

MOTION was made by Mr. Kimball to put Article 12 on October 19, 2015 Fall Annual Town Meeting Warrant. Second by Mr. Salvo. Vote: Unanimous. MOTION CARRIES.

Article 13:

MOTION was made by Mr. Kimball to put Article 13 on October 19, 2015 Fall Annual Town Meeting Warrant. Second by Mr. Salvo. Vote: Unanimous. MOTION CARRIES.

Articles 14 and 15:

Mr. Yunits said the Board would need to vote to put these on the Warrant and to vote to approve which are the pilot agreements for Hill Street and Fairlee Lane project which is already built. The assessor can speak to the Board more about this if so desired.

6. Vote to approve and sign PILOT Agreements with SunE Solar XVI Lessor, LLC and also Norton Landfill Solar, LLC

Ms. Lisa Cathcart, Director of Assessing, spoke to these particular Articles. She indicated a delay occurred because of the issue with the poles.

MOTION was made by Mr. Kimball to put Article 14 and Article 15 on October 19, 2015 Fall Annual Town Meeting Warrant, and to support Articles, and approve to sign PILOT Agreements with SunE Solar XVI Lessor, LLC and also Landfill Solar, LLC. Second by Mr. Salvo. Vote: Unanimous. MOTION CARRIES.

Mr. Yunits stated Article 20 was to amend the Senior Work-Off bylaw, and said he spoke to Town Counsel, Lauren Goldberg, today and she could not understand why the Town had something so extensive. This Article would eliminate all the verbiage the Town has with the Senior Citizen Work-Off Tax Program and institute the new language based on the statute. Mr. Yunits read aloud this new language/statute.

MOTION was made by Mr. Kimball to put Article 20 on October 19, 2015 Fall Annual Town Meeting Warrant. Second by Mr. Salvo. Vote: Unanimous. MOTION CARRIES.

Articles 16 and 17 are articles by Water & Sewer Department.

Article 18 is a land swap and Article 19 is a bylaw amendment for mandatory sewer connection. Mr. Yunits stated he could have Water & Sewer Commission in to attend the Board's next meeting to review this.

MOTION was made by Mr. Kimball to put Articles 16, 17, 18, and 19 on October 19, 2015 Fall Annual Town Meeting Warrant. Second by Mr. Salvo. Vote: Unanimous. MOTION CARRIES.

Article 21

This is a Petition.

MOTION was made by Mr. Kimball to put Article 21 on October 19, 2015 Fall Annual Town Meeting Warrant. Second by Mr. Salvo. Vote: Unanimous. MOTION CARRIES.

Article 22:

This Article relates to a couple of companies seeking to erect digital message boards along Route 495. This is not allowed in the Town's current bylaws. He is working with Kopelman & Paige and he had them add into the bylaw that they must be erected within 2,000 feet of Interstate 495.

Mr. Kimball stated the technology of these digital message boards has changed so much.

Mr. Yunits said virtually the light does not travel and they will be facing the highway so properties behind them will not see them.

MOTION was made by Mr. Kimball to put Article 22 on October 19, 2015 Fall Annual Town Meeting Warrant. Second by Mr. Salvo. Vote: Unanimous. MOTION CARRIES.

Two options regarding digital message boards were discussed. Height of 70' it states; but probably best to leave it at 90' so no trees are affected.

Mr. Giblin said he would prefer the 90', but if it affects aircraft or other things, then he would reconsider it.

Mr. Yunits said they should bring it to 90' then and he will amend that portion.

MOTION was made by Mr. Kimball to send Option 2 (as discussed above) as amended to the Planning Board. Second by Mr. Salvo. Vote: Unanimous. MOTION CARRIES.

Article 24

MOTION was made by Mr. Kimball to support Article 24. Second by Mr. Salvo. Vote: Unanimous. MOTION CARRIES.

D. TOWN MANAGER'S REPORT

Approved Agenda Item added to Town Manager's report:

Mr. Yunits stated earlier in the week they met at 274 East Main Street construction site; and rather than overhead wires, they would rather come under East Main Street and would need permission to do that. He said they met with National Grid, Campanelli-Thorndike. It is possible Krickets Korner may lose their flood lights because they have them on those poles. Mr. Yunits indicated he will reach out to owners of property(ies).

MOTION was made by Mr. Kimball to authorize Campanelli-Thorndike, LLC to install two duct banks across East Main Street to service 274 East Main Street. Second by Mr. Salvo. Vote: Unanimous. MOTION CARRIES.

1) 274 East Main Street Project Timeline Update

Mr. Yunits said on Monday 9/21 to 9/24 there will full major road reconstruction , then properties will be tied into water line and water shut off to several roads/establishments.

Mr. Salvo said the digital sign at Newland Street is malfunctioning and it cannot be read. Also other one on Leonard Street is quick but not as bright as it was when they first started. They need to keep up on that.

Mr. Kimball said communication has not been the best. Also, the Town water may be a different color when it gets turned back on. There probably should have been a sign off street to ensure various residents are aware, including condo residents/Krickets Korner, etc. It was discussed this should be the developer's responsibility.

2) ISO Insurance Classification

Mr. Yunits verified on points they have earned; CRS-Class 9 and this classification helps people who need to have flood insurance. Therefore, all those efforts paid off (a 5% premium).

3) Hill Street Landfill Cap Restoration

Mr. Yunits said they expect to be done this week, so they are ahead of schedule.

.....

4) Update Norton Solar, LLC Public Hearing

Planning Board will hold a meeting on September 29 at 8:30 P.M. for Norton Solar LLC.

E. APPOINTMENTS/RESIGNATIONS

1. Appointment of Part-Time Assistant Dog Officer

Mr. Yunits stated Ms. Jackson has been volunteering with the Dog Officer.

MOTION was made by Mr. Kimball to appoint Brandee Lin Jackson to the position of Part-Time Dog Officer. Second by Mr. Salvo. Vote: Unanimous. MOTION CARRIES. Y: she's been volunteering with him.

2. Appointment of Temporary Full-Time Civil Service Police Officer

Mr. Yunits said Police Chief Clark is looking to have this Officer take the place of the Officer who needs to attend the police academy and this position is only temporary until the other Officer returns.

MOTION was made by Mr. Kimball to approve request of Town Manager to appoint Joshua Archer to the position of Temporary Full-Time Civil Service Police Officer, effective 9/30/15. Second by Mr. Salvo. Vote: Unanimous. MOTION CARRIES.

3. Vote to Appoint Bill McCarthy to the Recreation Committee

MOTION was made by Mr. Kimball to appoint Bill McCarthy to the Recreation Committee. Second by Mr. Salvo. Vote: Unanimous. MOTION CARRIES.

VI. SELECTMEN'S REPORT AND MAIL

Mr. Kimball said they need to obtain the current status of Houghton Farm and keep moving on that.

.....

Mr. Kimball referenced the Town Common Revitalization Committee and spoke of the restoration of the fence itself and found a company to make molds at an extremely reasonable price. They have a company also who will take all the pieces they have and restore those and feel they can restore a major

portion of those, and the Committee is excited about that. They may need to take down old fence and ship it out, etc.

.....

The Board of Selectmen's next meeting is scheduled for October 1st.

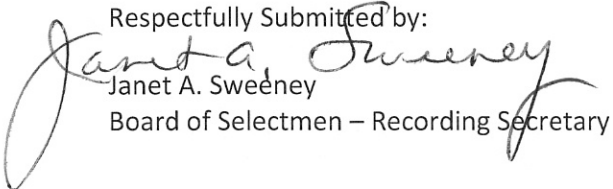
VII. NEXT MEETING'S AGENDA

VIII. EXECUTIVE SESSION

IX. ADJOURNMENT

MOTION was made by Mr. Kimball to Adjourn at 9:00 P.M. Second by Mr. Salvo. Vote: Unanimous. MOTION CARRIES.

Respectfully Submitted by:


Janet A. Sweeney
Board of Selectmen – Recording Secretary

Documents Distributed/Viewed at September 17, 2015, Board of Selectmen Meeting

- . Request of Joseph A. Costa, Adjutant, Disabled American Veterans, Westcott-Houghton Chapter 56, North Attleboro, MA, for annual Forget-Me-Not Drive permit, to be held Thursday, October 1st, Friday, October 2nd, Saturday, October 3rd, and Sunday, October 4th, 2015 at Roche Bros. Supermarket, 175 Mansfield Avenue, Norton, MA 02766
- . Request of Alyssa Brooks, Licensing Specialist, Gray Robinson, Attorneys at Law, for change in ownership on the Common Victualler's License issued to Hess Retail Operations LLC d/b/a Speedway #2411 to the new licensed entity Speedway LLC, 125 West Main Street, Norton, MA 02766, effective October 1, 2015 (Letter dated 9/3/15)
- . October 19, 2015 Fall Annual Town Meeting warrant Articles
- . Document: "15 Year Town of Norton Tax Increment Financing (TIF) Proposal Assumptions
- . Agreement for Payment in Lieu of Taxes for Real and Personal Property between Town of Norton, Massachusetts and SunE Solar XVI Lessor, LLC, dated as of September 17, 2015
- . Letter dated September 16, 2015, addressed to Mr. Michael Yunits, Town Manager and Board of Selectmen, from Lloyd Geisinger For Campanelli Thorndike Norton LLC, Re: request of permission from Board of Selectmen to install two duct banks across East Main Street to service 274 East Main
- . Letter from Bill McCarthy, Norton, MA, re: Interest in becoming a member of the Recreation Committee

BOARD OF SELECTMEN

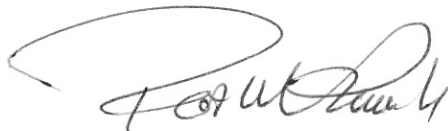
MINUTES OF MEETING OF

SEPTEMBER 17, 2015

BRADFORD K. BRAMWELL, CHAIRMAN



TIMOTHY R. GIBLIN, VICE-CHAIR



ROBERT W. KIMBALL, JR., CLERK



ROBERT S. SALVO, SR.



MARY T. STEELE

Dated: _____

1/14/16