



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
MAY 26, 2016

I. CALL TO ORDER

The May 26, 2016 Meeting of the Board of Selectmen was called to Order by Mr. Giblin, Chairman, at 7:00 P.M., held in the First Floor Conference Room.

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

B. Pledge of Allegiance

II. WARRANTS AND MINUTES

A. Approve bi-weekly payroll for the period ended May 21, 2016, Warrant #71, dated May 26, 2016, in the amount of \$1,224,557.67

MOTION was made by Mr. Salvo to Approve bi-weekly payroll for the period ended May 21, 2016, Warrant #71, dated May 26, 2016, in the amount of \$1,224,557.67. Second by Mr. Kimball. Vote: Unanimous. MOTION CARRIES.

- B. Approve bills Warrant #72, dated May 26, 2016, in the amount of \$1,467,247.08

MOTION was made by Mr. Salvo to Approve bills Warrant #72, dated May 26, 2016, in the amount of \$1,467,247.08. Second by Mr. Kimball. Vote: Unanimous. MOTION CARRIES.

C. Approve Minutes - April 21, 2016

MOTION was made by Mr. Salvo to Approve the Board of Selectmen Minutes of Meeting, dated April 21, 2016, as written. Second by Mr. Bramwell. Vote: Unanimous. MOTION CARRIES.

III. LICENSES AND PERMITS

1. Application of Spoonfull of Joy, LLC d/b/a Berry Frozen Yogurt & Smoothies, 175 Mansfield Avenue, for a Common Victualler's License

Mr. Giblin stated it appeared all the paperwork was in order.

MOTION was made by Mr. Kimball to Approve Application of Spoonfull of Joy, LLC d/b/a Berry Frozen Yogurt & Smoothies, 175 Mansfield Avenue, for a Common Victualler's License. Second by Mr. Bramwell. Vote: Unanimous. MOTION CARRIES.

2. Request of Carol Cusack, Manager, Kelly's Place at the Crossing, Inc., d/b/a Kelly's Place, 292 East Main Street, for change in Sunday Hours on its Common Victualer License to Expose, Keep for Sale, and to Sell All Kinds of Alcoholic Beverages To Be Drunk On the Premises, from 12:00 Noon - 3:00 P.M. to 10:00 A.M. - 2:00 P.M.

It was noted this request is to sell all kinds of alcoholic beverages; previously this was for wine and beer only.

MOTION was made by Mr. Bramwell to Approve the request of Carol Cusack, Manager, Kelly's Place at the Crossing, Inc., d/b/a Kelly's Place, 292 East Main Street, for change in Sunday Hours on its Common Victualer License to Expose, Keep for Sale, and to Sell All Kinds of Alcoholic Beverages To Be Drunk On the Premises, from 12:00 Noon - 3:00 P.M. to 10:00 A.M. - 2:00 P.M. Second by Mrs. Steele. Vote: Unanimous. MOTION CARRIES.

Discussion: It was discussed this Applicant recently had her all alcoholic license approved by State; previously she was approved for wine and malt only by State.

Vote: Unanimous. MOTION CARRIES.

IV. ANNOUNCEMENTS

Town Offices will be closed Monday, May 30, 2016, in Observance of Memorial Day.
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Memorial Day Parade will step off at 10:00 A.M., from the Henri A. Yelle Elementary School Parking Lot.
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Blood drive tues june 14 from 7:30 to 4 p.m. at sturdy memorial hospital.
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A warning notification from the Water & Sewer Department re: outside water use violations. Section 2.13 of the Norton Water Department Rules and Regulations state: "all outside water use is restricted to hand-held hoses only". There are no automatic sprinkler systems of any type allowed tied into the municipal water supply. This is strictly enforced. Violators will be fined and water service will be terminated. Information regarding non portable wells for sprinkler and/or irrigation systems can be obtained through the Board of Health Office.
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Sturdy Memorial Hospital Blood Drive will be held Tuesday, June 14, 2016, 7:30 A.M. to 4:00 P.M. in the auditorium of the Hospital, 211 Park Street, Attleboro. Visit www.ribc.org to make an appointment.

V. BUSINESS

A. NEW BUSINESS

1. 7:05 P.M. - Lisa Cathcart, Director of Assessing Re: Presentation on Assessing

Ms. Cathcart said she has been employed in Norton since 2010 and had previously worked in Wrentham for twelve years, as well as in Raynham for two years. She was also a former employee of Hallsmith Sysco in the 1980's. In 1999, she became a Massachusetts Accredited Assessor.

She provided a sheet entitled, "Presentation on Assessing" listing the primary functions of the Assessor's Office, etc. Every three years they certify with the Bureau of Local Assessment. 2016 was a reval year, therefore, the next one is in 2019. In 2009, the reval was not conducted and prior Director of Assessor received an extension; and she was hired in 2010 and this did ultimately get done. Ms. Cathcart said they do pick up a portion of new growth every year but it

does not get fully assessed until it is 100% complete. She further reviewed the presentation materials.

Mr. Kimball inquired about the 274 East Main Street project.

Ms. Cathcart responded they will have a partial assessment on that and full assessment will be income approach. Until June 30 arrives, it will be about \$6M in growth value which is about \$93,000.

Ms. Cathcart said next year it will be approximately \$156,000 if project is completed/finished.

Mr. Yunits asked if the \$93,000 on 274 East Main Street was figured into calculations already when she did the new growth estimate?

Ms. Cathcart responded, yes, that figure was already figured into the calculations.

The new company moving into Town, Alnylam, was discussed and Ms. Cathcart said if the building for Alnylam is completed the amount would be \$436,000 for next year. If it is not completed, a partial assessment of what is there would be configured.

It was discussed the excise tax of many vehicles of the residents of 274 East Main Street would be provided to the Town.

Revals were discussed. Mr. Kimball said, as an example, if overall value of Norton is \$300M, is everything adjusted around it?

Ms. Cathcart responded with valuation the answer would be no; they have no idea what budget is. Property values could change 50% if market warranted that. Property values can change and she referenced a level-funded budget; when values decrease the tax rates increase (not tax bill). The value can go up to whatever the market dictates.

Ms. Cathcart referenced the levy limit.

Ms. Cathcart also discussed exemptions and explained. Norton has adopted the maximum for this for the most part. Assets are exclusive of houses, motor vehicles and cd's if reserved for cemetery plots. Applications need to be filled out.

Mr. Giblin asked if the above-referenced info is readily available or would residents call the Assessor's Office?

Ms. Cathcart said it is posted on the Town website and in newsletter for the Council on Aging. Residents have three months from when the actual bills are sent out to apply for this.

Mr. Salvo said he believed other towns are doing something where once a person is 70 years of age, taxes don't get raised.

Ms. Cathcart responded she did not believe this was a Massachusetts law; she believed New York may do this; she can check into it. She said she has heard Mansfield allows to double exemption up to 100%, but has not heard of capping off the taxes, but she will find out. Also, to do this they would need to calculate how many people will qualify since not all those over the age of 70 are property owners. Discussion ensued.

Ms. Cathcart said there is a program called "tax deferral" and that is the only one she is aware of and was not sure if this was what Mr. Salvo may be referring to.

The Senior Work Program was also discussed. In the guidelines, someone over the age of 18 years old would be able to do the work for someone else if they were not able to physically work and wanted to be part of this program. The person would need to fill out paperwork and background checks would also be conducted and the entire benefit would be designated to the person not capable of doing the work.

Mr. Yunits stated the Assessors is the only Board that needs to take classes and be certified.

Ms. Cathcart replied, yes, that was true, and at least $\frac{2}{3}$ of Board needs to do this by the time of signing recap sheet and must take one course provided by DOR (Department of Revenue).

Mr. Kimball commented this was an excellent presentation and asked if this could be put on-line?

Ms. Cathcart agreed to do that.

Ms. Cathcart also mentioned the workload in the Assessor's Office has not decreased despite the economy, etc.

It was noted employees in the Assessor's Office are two at 40 hours per week and one at 18 hours.

Ms. Cathcart said it was difficult with having a part-time clerk in the office, as there is a lot of work in the office.

The Board thanked Ms. Cathcart for coming in and for her presentation.

2. Request from Sheri Cohen, Recreation Commission Chairman, for permission to have Founder's Day banner placed over Route 123, in front of Town Hall, beginning the first week of June, as Founder's Day is June 18th

MOTION was made by Mr. Kimball to approve Request from Sheri Cohen, Recreation Commission Chairman, for permission to have Founder's Day banner placed over Route 123, in front of Town Hall, beginning the first week of June, as Founder's Day is June 18th, 2016. Second by Mr. Bramwell. Vote: Unanimous. MOTION CARRIES.

3. Business Presentation - Soumya Roy, Berry Frozen Yogurt & Smoothies, 175 Mansfield Avenue (Roche Bros. Plaza)

Mr. Giblin said periodically, the Board tries to have various businesses from Town come in and discuss their business.

Mr. Roy thanked the Board for this opportunity and introduced his son. He stated he is employed full-time as a scientist at Ocean Spray. Mr. Roy said his late wife, Ruma, became owner of the store approximately one year ago. Last month she unexpectedly passed away and they want to continue to allow her dream to build a community more like a coffee-house type atmosphere, but more of welcoming children and the elderly. His wife was an artist, a creator of things from coasters to large paintings, and an interior designer by training. Building community and building joy was a manifestation of what she was.

Their strategy was to create a coffee house experience for children, the elderly, along with young college students and professionals. They also have free wi-fi and ample space. They plan to host local artists and serve hot and cold beverages along with packaged snacks. They plan to create a community center with at least as much fun as, for example, the Norton Library. That is why his wife had started crocheting Fridays and knitting Sundays, offering free lessons to the community. They also plan to host birthday parties and painting parties and there is basically no alcohol free painting parties in the area, as they would be hosting. Their mission is to build community and serve joy. They offer a variety of flavors and different products, and he noted there are no true coffee houses around the area. The main product is frozen yogurt which is low fat and loaded with probiotics. Their fruit and yogurt smoothies are very popular with the customers, and plan to have veggie and protein smoothies as well.

They would love to have partnerships within Norton with the school district. He has started building a relationship with the Wheaton College Community, but it has a long way to go. They also just had their first fundraising opportunity with HUGS of Foxboro and thanked the Board for

announcing it and posting the flyer for them also. It will be helpful for them to partner with wellness and fitness centers, such as Planet Fitness. Their major challenge is getting traffic into their store. He noted this past winter was not good business-wise and any help would be appreciated by the Board. Marketing is important for them; however, he does not have this type of marketing experience.

Condolences were extended by the Board of Selectmen to Mr. Roy and his family on this wife's recent passing.

Mr. Kimball said this Board has been trying to figure out how to turn that plaza at Roche Bros. around and believes the issue may lie in the rental costs. Possibly the Board could find a new, permanent location for Mr. Roy. Even though a bus service travels through there several times per day, his suggestion would be to look at finding a suitable location to schools/Wheaton College to help his business. He said he has heard good things about Berry Frozen Yogurt & Smoothies.

Mr. Kimball said he does have a retail background and can offer marketing assistance. He said, of course, social media is a good marketing tool. He does believe Mr. Roy needs to get closer to the center of Town near Wheaton College and the school systems, and can think of one building now that is available. There is a bus service that travels to the plaza at Roche Bros. and where Mr. Roy's business is located, however, he is not sure how many people take advantage or know about it. He said the Board wants to ensure all their local businesses do well.

Mr. Giblin said he believed this business is perfectly suited to Norton; but believed the location and rental cost of facility may be an issue. This type of product is excellent for Wheaton College students and the Norton Public Schools and location is key.

Mr. Giblin said he believed partnering up with the public schools and Wheaton College, as well as Planet Fitness, who is moving into that particular plaza, would be beneficial.

Mr. Roy said moving his location would involve moving the freezer, etc., and system is located in roof and would cost at least \$100,000, so that is one of the concerns he has regarding moving. He asked if there would be any way to negotiate with Gator Investments to possibly give them a break, especially during winter months when business is low, especially if there is a hardship.

The Board responded they did not believe there was any way to negotiate.

Mr. Yunits said he has heard Gator Investments are not very responsive. They have their anchors and, whatever happens with the other spaces they own, they don't care as much.

Mr. Yunits said the Town is looking into rezoning Route 140 and possibly that would be beneficial for Mr. Roy's business.

Mrs. Steele thanked Mr. Roy for coming in this evening, and she said she was speaking as a customer, their yogurt is fantastic and the mango smoothie is excellent, and the service is fantastic. She suggested frozen yogurt after sports games/dance recitals, etc. She said this is the type of business they want in Town and the type of business that will give back to the community. Norton is a Town that comes together to help those in need, and was throwing a challenge to the residents to help this business as well as other businesses in Town to grow.

It was noted Peter Wiggins, who was in the audience, was also a frequent customer of Berry Yogurt & Smoothies and complimented this business.

Mr. Roy explained the HUGS-Foxboro; HUGS stands for "Help Us Get Safe" and helps victims of domestic violence and HUGS-Foxboro does not mean they will not help the Norton community. There is also a HUGS-Easton, so HUGS-Foxboro does not want to "step on toes" of Easton HUGS. Therefore, Norton gets to decide which HUGS they will go to.

Mr. Kimball said the next time there is a HUGS meeting, please let the Board know and they will get the word out and advertise it.

Mr. Roy noted he will be part of Founder's Day. It was discussed that it may be beneficial for Mr. Roy to serve ice cream instead of just frozen yogurt at Founder's Day and Mr. Kimball said he will hold off on having anyone else service ice cream.

Mr. Kimball asked Mr. Yunits to provide the chairperson's info from the Arts Council to Mr. Roy as it is a very active Council and possibly they could utilize this facility.

Mr. Roy said they do have ample space and can utilize partitions if needed.

The hours are noon to 8 P.M. on weekdays and Friday and Saturday from noon to 9 P.M., and they are located at "Greatwoods Marketplace". Their summer hours will probably change to closing at 9 P.M. every night.

Mr. Giblin said the Board will do all they can to help Mr. Roy.

The Board thanked Mr. Roy for coming in.

B. OLD BUSINESS

C. TOWN MANAGER'S REPORT

Mr. Yunits noted the kickoff for the solar construction on the Hill Street landfill will be June 9, therefore, they will be moving along with that project. The delay was waiting for legislature to lift the cap on how much power National Grid had to buy from solar, and that was done, so they are ready to move forward.

Mr. Kimball commended Mr. Yunits regarding his efforts with this and said he was very instrumental in making this happen. Mr. Yunits' extra efforts to make that project come to fruition will generate money to the Town.

Mr. Yunits discussed the incoming money for pilot tax payments, the lease, and energy savings will be estimated at about \$300,000 per year for 20 years to the Town.

Mr. Yunits said he and the Director of Planning & Economic Development, Beth Wierling, met with Frank Gay of GATRA this week and he has surveys back and is working on that. Mr. Gay will come to a Board meeting in July and he will also be trying to obtain permission from Wheaton College to have a turnout off of Route 140 so they can get the bus stop away from the intersection. Therefore, Mr. Gay will come back with results from survey and for potentially expanding service.

D. APPOINTMENTS/RESIGNATIONS

1. Vote to appoint Timothy R. Giblin to the Water Bodies Committee

Mr. Giblin indicated the Water Bodies Committee has some concerns with members not attending their meetings, and the thought was having someone from Board of Selectmen could possibly help keep Committee going. This is important for Town and a lot of money was already expended/dedicated toward this. He hoped the Board of Selectmen can take a vote to appoint him to the Water Bodies Committee.

MOTION was made by Mr. Kimball to appoint Mr. Giblin to the Water Bodies Committee. Second by Mr. Salvo. Vote: Unanimous. MOTION CARRIES.

2. Resignation of Janet C. Lamonica from the Board of Registrars Democratic Position, effective June 1, 2016

MOTION was made by Mr. Kimball to accept the letter of resignation of Janet C. Lamonica from the Board of Registrars Democratic Position, effective June 1, 2016. Second by Mr. Salvo. Vote: Unanimous. MOTION CARRIES.

Mr. Yunits said notice was sent to the Chairman of the Democratic Town Committee that there is a vacancy.

VI. SELECTMEN'S REPORT AND MAIL

Mr. Kimball stated he serves on the Gold Star Committee, and also on the Town Common Revitalization Committee and they are raising funds for putting in two wells, especially where the Water Department has indicated there is no use of automatic water sprinklers allowed. The Gold Star Committee has put a lot of time, effort and money for the Master Sgt. Trent Memorial. There is a need to drill a well and it is expensive and a well is also needed on the Town Common. They need donations, etc., and they plan to make the Master Sgt. Trent Memorial a priority.

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Mr. Kimball noted there is an employment opportunity for a part-time Coordinator for the Parks & Recreation Department. For the job description and employment application, interested parties can go to: www.nortonma.org, and a cover letter, resume, and five professional references must be received on or before 4 P.M. on June 14, 2016 in the Town Manager's Office.

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Mr. Kimball wanted to remind everyone that Monday is Memorial Day and the Town is very proud of their veterans, and they are hoping residents/people will attend the parade and salute the veterans. It is a time to recognize all the veterans have done and continue to do. He noted they also have some new flags this year thanks to the Veterans' Agent. Also, the Eagle Scout project has a new island at the end of Pine Street and it is now completed and grass is in the process of growing.

Mr. Salvo said he understands the importance of monitoring the water usage in Town and the well being low, but they are trying to make this Town look beautiful and this project by the Eagle Scouts was free of charge. The Eagle Scout cannot water grass properly; it would not have been a lot of water used, and he thought the Town needed to work together better.

Mr. Kimball said he saw the Eagle Scout moving portable water from the back of his father's pickup truck, using a portable generator, and a small pump running from the Trinitarian Church and water was dribbling out. He has seen the Eagle Scout watering at night and in the early morning also. It's a small project and there would not be a lot of water being used. Mr. Kimball commended the Eagle Scout and his helpers for trying to get grass established without a lot of resources as it is a lot of work. He wished there was a pond close by to assist, but there is not.

Mr. Yunits said the Fire Department has been helping to water this area also.

Mrs. Steele said the Eagle Scouts did a great job. She asked how the Eagle Scouts decide on particular projects, as there are certain areas in Town that need to be cleaned up?

Mr. Yunits said the Eagle Scouts would come to Town Hall and if it was a conservation project they were interested in, they would go to the Conservation Department. He said the cemetery on Reservoir Street is being cleaned up by an Eagle Scout also.

Mr. Giblin said the Eagle Scouts work very hard and are dedicated and help the Town with a lot and the Town should help them as much as possible.

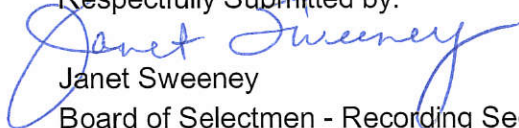
VII. NEXT MEETING'S AGENDA

VIII. EXECUTIVE SESSION

IX. ADJOURNMENT

MOTION was made by Mrs. Steele to Adjourn at 8:25 P.M. Second by Mr. Salvo. Vote: Unanimous. MOTION CARRIES.

Respectfully Submitted by:



Janet Sweeney

Board of Selectmen - Recording Secretary

Documents Presented at May 26, 2016, Board of Selectmen Meeting

- Board of Selectmen Draft Minutes – April 21, 2016
- Application of Spoonfull of Joy, LLC d/b/a Berry Frozen Yogurt & Smoothies, 175 Mansfield Avenue, for a Common Victualler's License
- Presentation by Berry Frozen Yogurt & Smoothies "Building Community, Serving Joy - The Dream Lives On"
- Request of Carol Cusack, Manager, Kelly's Place at the Crossing, Inc. d/b/a Kelly's Place, 292 East Main Street, for change in Sunday Hours on its Common Victualer License to Expose, Keep for Sale, and to Sell All Kinds of Alcoholic Beverages To Be Drunk On the Premises, from 12:00 Noon - 3:00 P.M. to 10:00 A.M. - 2:00 P.M.
- "Presentation on Assessing" Document distributed by Director of Assessing, Lisa Cathcart
- Letter, dated May 24, 2016, from Janet C. Lamonica, addressed to Mr. Michael D. Yunits, Town Manager, Re: notification of resignation from the Board of Registrars as of June 1, 2016

**BOARD OF SELECTMEN
MINUTES OF MEETING OF
MAY 26, 2016**



TIMOTHY R. GIBLIN, CHAIRMAN

ROBERT W. KIMBALL, JR., VICE-CHAIR



ROBERT S. SALVO, SR., CLERK



BRADFORD K. BRAMWELL

MARY T. STEELE

Dated: _____

7/14/16