



TOWN OF NORTON

BOARD OF SELECTMEN

MUNICIPAL CENTER,

70 EAST MAIN STREET, NORTON, MA 02766

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

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BOARD OF SELECTMEN MINUTES OF MEETING JANUARY 5, 2017

I. CALL TO ORDER

The January 5, 2017 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; and Mrs. Mary T. Steele were present. Absent: Mr. Bradford K. Bramwell. Mr. Michael Yunits, Town Manager, was also present.

B. Pledge of Allegiance

II. LICENSES AND PERMITS

III. ANNOUNCEMENTS

Happy New Year!

Mr. Yunits introduced the newly-hired Director of Planning & Economic Development, Tabitha Harkin.

Ms. Harkin indicated she was thankful for this opportunity and noted her previous employer was the State. She stated she resides in Easton and was happy to be here. She described her background and experience; she possesses a Master's Degree in Landscape Architecture and Construction and had been on the Cape Cod Commission for several years.

Mr. Yunits stated the Town was fortunate to have someone with Ms. Harkin's qualifications to help the Town along with their economic development and assisting the Planning Board with their efforts.

Mr. Kimball indicated he was Chairman of the Town Common Committee and they are trying to develop a landscape plan, etc., and any assistance would be appreciated.

Ms. Harkin replied she would be happy to assist.

Mr. Giblin welcomed Ms. Harkin to the Town of Norton.

IV. BUSINESS

A. NEW BUSINESS

1. Town Clerk Lucia Longhurst - Discussion regarding the Annual Town Election Tuesday, April 25, 2017

Ms. Longhurst noted the Town Election is April 25 and would prefer to open all precincts at high school. At the Presidential Election they had a couple of issues with ballot machines and they are in for repair now. She would feel more comfortable being in one place and they are also currently understaffed due to illness.

Mr. Giblin said in his personal opinion where it is a local election he did not have a problem with this.

Ms. Longhurst noted there were only 413 residents who voted last year.

Ms. Longhurst stated nomination papers were also available. Also, all information is provided on the Town's website, including deadline dates for nomination paper as well as the last day to register to vote.

2. Roberto Arista, Principal, Dakota Partners, Inc. Re: Discussion on proposed plans for Turtle Crossing Project

Mr. Arista introduced himself and provided a map to Board, and stated he was the sponsor of a project in Town, Turtle Crossing. He was respectfully requesting a support letter from the Town to the Mass Dept. of Housing for a tax credit application for this project. This is a project that was approved under Ch40B sometime ago, and they came into the project a bit late in the game and went to the Zoning Board and modified it to look like it's present version. It is 176 units in total. Under Ch40B, 25% minimum are deemed to be affordable. Conventional financing was the original intention. In the last year or so, because of the permitting process, another project got ahead of them on East Main Street and cast a bit of shadows on this project. They view this as

more risky as it is not as visible but only one mile away. Under the housing tax credit, they would break it up into chunks because housing tax credit has a limit to how much can be received. Mr. Arista distributed a document "Turtle Crossing Component Breakdown". The first two components would be 72 units each. They would have in each of the 72 unit components, 19 as market and 53 as affordable. In total, when project was all built out, they would have 60% affordable and 40% at market. The housing tax credit program is something they are familiar with; they are very familiar with process and people involved, and can get financed through State. However, State wants to receive this letter to see the Town is behind them. Regarding affordability, it could be teachers or public safety personnel, etc., who are just starting out in their career and he provided a slide that includes the income limits "Turtle Crossing Affordable Rents". A one-bedroom unit (affordable), a person can make no more than \$37,920 and a two-bedroom can make no more than \$45,480. He had a sample of this support letter and he provided a copy to the Board and noted it was a simple letter. If they received no support letter, they would still submit application and advise State why Town did not support it. They would submit it in February and hear back in June/July.

Mr. Giblin referenced traffic patterns, concern with current market, and possibility of not getting funding in different areas.

Mr. Arista stated the believed the State looked at affordable housing in different areas, public transportation, etc.

Mr. Kimball said he will be upfront and stated he is opposed to 40B's in Town and this is the only one he previously supported in Town. However, this is a whole different 40B being proposed and he has a lot of different concerns regarding this project. If every one of the 40B's were built today, they would be over 15%. They do have other 40B's pending, etc. It does create affordable housing, and the rents are affordable, but it does not look remotely like the one they spoke about previously. In the last ten years things have changed and pumping station near it cannot handle anything additional. There is a new project that was built at 274 East Main Street. He said a lot of research was done in 2006, however, so much has changed and it's almost like they have to start over again. When he supported it originally, and he was Chairman of the Board at that time, he felt a definite need for affordable housing. There were many affordable projects in Town that were built or providing two year extensions. The financial ability to finish it is his concern. This almost looks like a Section 8 project rather than a Ch40B and Section 8 brings a different element to it. He truly believed this was not good for the Town of Norton at this time and hoped there was not a lot of money invested in it at this time. For that reason, he won't sign a letter of support and he was speaking for himself, as he was not certain it was in the best interest of the Town.

Mr. Arista referenced infrastructure, and noted they are working with Water & Sewer Department. He referenced the need for a water line and sewer line and pump station they would be putting money into. Regarding affordability, he didn't realize the Town had a lot of 40b projects in the pipeline.

Mr. Kimball said unfortunately other Ch40B projects are grandfathered.

Mr. Kimball said he was also concerned about the pumping station; at some point the infrastructure has to improve. The water is another issue with manganese, brown water, etc. The need for affordable housing is still present, but 2006 it made more sense for this affordable need. Also, there would be extra stress on school system.

Mr. Giblin said the rent factor shown is very attractive but concerned about the three different components and the possible funding of each one of those; would there be separate funding each time?

Mr. Arista responded the first two components are separate. They have never not executed on a project. If a project has two components, they have never not gotten the second component (examples would be Haverhill, Hyannis, and Tyngsboro). From his perspective, they have never failed.

Funding was further discussed.

Mr. Salvo spoke of infrastructure issues, especially with the Ch40B being built next to Target in Easton. He would not support this unless he had a full commitment from Water & Sewer Department.

Mr. Arista said they are meeting again at end of this month to sign an agreement with Water & Sewer Department.

Mrs. Steele indicated she would feel more comfortable if she received a commitment from the Water & Sewer Department. From a development standpoint, if this were to pass, would it fall under a 40b? Tax credit was discussed.

Mr. Arista responded it is controlled by Ch40B.

Mrs. Steele said this is very bad timing because of what has been going on in Town. She was not 100% against this. If they came back to show the Board some benefit the Town would gain from this, it would be beneficial. Would the infrastructure for water/sewer, etc., be better?

Mr. Yunits explained if it was a 40B development, 25% would be affordable and 176 units counted, so there would be no extra benefit to the Town.

Mr. Kimball stated if Board did decide to approve this and they are serious about building it, part of condition would be to at least start project within two years.

Mr. Arista said the Haverhill project is near Route 495; not close to town at River Street exit. They have a market and affordable component.

Mr. Yunits said if there is debate whether to approve or not approve, he could have Kopelman & Paige develop a type of agreement to add some of the stipulations.

Mr. Giblin said he has concerns with water and sewer issues as well as funding questions.

Mr. Arista noted January 31, 2017 would be when extension due and letter due in mid-February 2017.

Mr. Giblin stated they can have discussions with Water and Sewer Department, as well as have Kopelman & Paige review this.

Mr. Kimball said the location of project was being proposed off Newland Street near K-Streets (near Mr. Wolcott's emu farm).

Mr. Arista said from a design perspective, they have a green area and a community building where people can exercise, etc. There is no parking under building; there would be some covered parking.

Mr. Arista said if there were two consecutive funding rounds, the first closing would happen in the fall of 2017 and second one starting sometime in spring or summer of 2018.

It was discussed when they receive their occupancy permit is when it counts toward meeting the Town's percentage.

Mr. Giblin stated traffic and water and sewer are some of the more important issues, and advised them to continue to work with Water & Sewer and any other departments. The Board will discuss this with town counsel.

Mr. Yunits said they will have to see if zoning approves extension or not.

Mr. Arista noted it would be three stories and they will not plan to ask for any variances.

3. Notification from Massachusetts State Lottery Commission on its receipt of an application from The Downtown, 292 West Main Street, Norton, MA 02766, for a Keno License

Mr. Salvo read this Notification aloud.

MOTION was made by Mr. Kimball to approve, per the the Notification from Massachusetts State Lottery Commission on its receipt of an application from The Downtown, 292 West Main Street, Norton, MA 02766, for a Keno License. Second by Mr. Salvo. Vote: Unanimous. MOTION CARRIES.

B. OLD BUSINESS

C. TOWN MANAGER'S REPORT

- Update - Postal Service Delivery Issues

Mr. Yunits thanked the residents who sent him emails about postal issues and he was forwarding them to Senator Kennedy's office and he learned they are also having issues in Raynham. Senator Kennedy has reached out to the regional director of the postal service. He noted the Deputy Chief mailed something out via certified mail on October 31 from Norton to North Attleboro and arrived at its destination on November 17. Also, there was another instance where people forwarded their mail from Norton to the Carolinas and they completed a change of address form but still had mail delivered to their former address in Norton and it included pharmaceuticals.

Mr. Yunits stated this is difficult if the Town has to notify abutters (certified letter/mail), etc., and it is not delivered in a timely manner. But ultimately, it is not the Town's fault.

- Update - Rail/Trail Project

Beta Engineering Group has completed a baseline plan and a kickoff meeting will be held on January 17 at 2 P.M. at SRPEDD's office in Taunton, so things are moving forward.

D. APPOINTMENTS/RESIGNATIONS/RETIREMENTS

V. SELECTMEN'S REPORT AND MAIL

Mrs. Steele referenced the fundraiser for the Senior Graduation Party and raffle held and wanted to thank all the townspeople who donated or purchased raffle tickets.

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Mrs. Steele asked Mr. Yunits if there was any update on the Building Inspector exam?

Mr. Yunits responded he had no update, but he will check into it.

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Mr. Kimball referenced a letter from the Norton VFW regarding the Circle of Flags and communicated they are still selling bricks. This memorial has been done very well and encourages others to go to the VFW to take a look at it.

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Mr. Kimball referenced the residents of Great Brook regarding the sprinkler system/fees and they had asked for additional info. They urged the Board to have a joint session/meeting for further comments from public.

Mr. Giblin asked Mr. Yunits to check into setting something up, etc.

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VI. WARRANTS AND MINUTES

A. Approve bills Warrant #39, dated January 3, 2017, in the amount of \$740,586.52 **MOTION was made by Mr. Salvo to Approve bills Warrant #39, dated January 3, 2017, in the amount of \$740,586.52. Second by Mr. Kimball. Vote: Unanimous. MOTION CARRIES.**

B. Approve bi-weekly payroll for the period ended December 31, 2016, Warrant #40, dated January 5, 2017, in the amount of \$1,248,624.61
MOTION was made by Mr. Salvo to Approve bi-weekly payroll for the period ended December 31, 2016, Warrant #40, dated January 5, 2017, in the amount of \$1,248,624.61. Second by Mr. Kimball. Vote: Unanimous. MOTION CARRIES.

C. Approve bills Warrant #41, dated January 5, 2017, in the amount of \$1,054,349.32
MOTION was made by Mr. Salvo to Approve bills Warrant #41, dated January 5, 2017, in the amount of \$1,054,349.32. Second by Mr. Kimball. Vote: Unanimous. MOTION CARRIES.

D. Approve Minutes - November 10, 2016
MOTION was made by Mr. Salvo to Approve the Board of Selectmen Minutes of Meeting, dated November 10, 2016, as written. Second by Mr. Kimball. Vote: Unanimous. MOTION CARRIES.

VII. NEXT MEETING'S AGENDA

1. Joint Meeting with School Committee - this meeting will plan to begin at 6 P.M. and then they will have their regularly scheduled Board of Selectmen meeting at 7 P.M.

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Mr. Yunits stated he was visited earlier today by an employee of the Kraft Group who asked about speaking to the Board of Selectmen about a route extension in Foxboro. It would not be going through Norton or Mansfield at all, however, they are looking for support from area towns.

Mr. Giblin stated Foxboro was thinking of not supporting this.

Mr. Yunits stated he will check with Foxboro the beginning of next week and then the Board can let him know if they would like this person in at some point.

Mr. Kimball said it really is not any of the Town of Norton's business since it does not pertain to Norton.

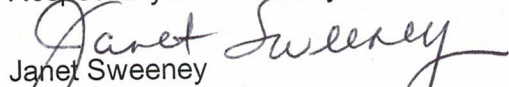
Mrs. Steele agreed with Mr. Kimball and said there was not any direct impact to the Town of Norton.

VIII. EXECUTIVE SESSION

IX. ADJOURNMENT

MOTION was made by Mrs. Steele to Adjourn at 8:09 P.M. Second by Mr. Salvo Vote: Unanimous. MOTION CARRIES.

Respectfully Submitted by:


Janet Sweeney
Board of Selectmen - Recording Secretary

Documents Presented at Board of Selectmen's Meeting of January 5, 2017

- Documents: "Turtle Crossing Project Component Breakdown" and "Turtle Crossing Affordable Rents"
- Letter dated December 22, 2016, addressed to Norton Board of Selectmen, from Arthur Buckley, Manager, New Agent Licensing, Massachusetts State Lottery Commission Re: Notification of application for a Keno license being received by the Massachusetts State Lottery Commission (MSLC) from The Downtown, 292 West Main Street, Norton, MA
- Letter dated December 24, 2016, addressed to Mr. Bernie Marshall, Superintendent, Board of Water and Sewer Commissioners (copy to Board of Selectmen), from Great Brook, Coleman J. Foley, Treasurer, Re: Norton Fire Sprinkler Fee
- Draft Board of Selectmen Minutes of Meeting, dated November 10, 2016

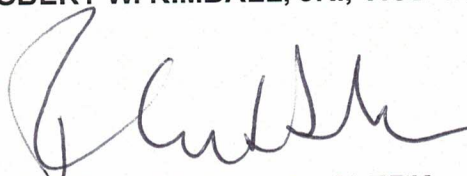
**BOARD OF SELECTMEN
MINUTES OF MEETING
JANUARY 5, 2017**



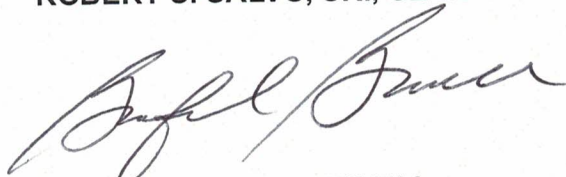
TIMOTHY R. GIBLIN, CHAIRMAN



ROBERT W. KIMBALL, JR., VICE-CHAIR



ROBERT S. SALVO, SR., CLERK



BRADFORD K. BRAMWELL



MARY T. STEELE

Dated: _____

3/9/17