

January 26, 2017



TOWN OF NORTON

BOARD OF SELECTMEN

MUNICIPAL CENTER,

70 EAST MAIN STREET, NORTON, MA 02766

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BOARD OF SELECTMEN MINUTES OF MEETING JANUARY 26, 2017

I. CALL TO ORDER

The January 26, 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; Mr. Bradford K. Bramwell; and Mrs. Mary T. Steele were present. Mr. Michael Yunits, Town Manager, was also present.

B. Pledge of Allegiance

II. LICENSES AND PERMITS

III. ANNOUNCEMENTS

Mr. Giblin respectfully requested a Moment of Silence due to the recent passing of John Drane, who was a former Selectman for the Town of Norton, and extended the Board's condolences to Mr. Drane's family.

IV. BUSINESS

A. NEW BUSINESS

1. Discuss and Vote on Regional Dispatch

Mr. Yunits noted some of the Board members attended the meeting in Mansfield where the presentation was held and some of the Board members watched it if they were not able to attend. Mr. Yunits indicated the town of Mansfield voted unanimously in support of regionalization, as well as towns of Easton and Foxboro, who voted in support of regionalization. He also provided the Board letters from the Town of Norton's two Chiefs in support of the regionalization. Also, Ray Cord, who was a member of the Planning Committee, and the Planning Committee recommends the Board of Selectmen vote in support of the Town of Norton regionalizing dispatch with Easton, Mansfield, and Foxboro. The Chief has been working on it for two years and the Planning Committee was working on it for a number of months and Planning Committee believes it is the best for the Town, the residents, the Police and Fire Department personnel, and the best way to improve on the technology they have and will be a professional center with a minimum of five people working; with six people working most times; and seven people working during peak times. There will also be a supervisor on each shift, as well as a director, and he believes it will be a good operation, and obviously a savings to the Town financially. The Town obviously likes to save money, but are mainly looking at a more professional, better operation and just to upgrade the technology. In the future, the technology would cost the Town \$1,000,000, and now the technology and expense will be shared with the other towns. For the Town of Norton, the budgetary savings are in the \$400,000 range. They save substantially more than the other towns because they already have a station officer position in Town where the other towns do not, and the other towns will need to have someone put into that position. When the savings are looked at, people will see \$437,000 and the other towns range from \$53,000-\$166,000 because of that station officer.

Mr. Yunits stated Fire Chief Schleicher was working on the Building Committee and the Dispatch Center will be located in the current police station in Mansfield and Mansfield is building a new police station. He asked Chief Schleicher if he would like to discuss the update of the Building Committee?

Chief Schleicher responded he would like to do so, but for the record, Firefighter Andy Gomes would like to make a comment first.

Firefighter Andy Gomes, President of Local 2678, communicated a letter was drafted today, regarding this issue. Local 2678 made a motion last night to express its opposition to regional dispatch for various reasons, including, but not limited to, the possibility of the dispatchers losing their jobs. They recognize the works of EMS is trending toward regionalization but uncertain if it is truly successful. There were questions on staffing, day to day operations, and changes in their working conditions in future. If passed, they would expect all changes be negotiated with them and they have also been in contact with other unions with the other towns and hope to work together about any further questions and concerns.

Mr. Kimball stated he respected the fact unions take various positions and support each other and understood that concept, and their brotherhood. From his point of view, the cost savings is a side factor. The technology and the type of coverage would be better, in his opinion, than what they can offer today. If they were discussing regional police and fire, he would be fighting in opposition on that. He recalled this conversation a few years ago and the opposition was staggering at that time, but difference now is the technology of today is a major reason to support it. Also, it is the 911 factor; when he needed to personally utilize 911, it took a while to get the person he needed to speak to. In the future, 911 will go directly to this facility and not through other agencies, which is a major factor, especially with the use of cell phones. He appreciated the fact that regionalization is becoming more prominent, and a better service to most communities.

Mr. Kimball indicated he attended the MMA (Mass Municipal Association) meeting last weekend and there was a person from North Brookfield, Massachusetts and they are part of a ten town regional dispatch (comprised of smaller towns). There is a very good possibility the Town of Norton would eventually be forced to do regionalization at some point. These four towns are comparable in population size, etc. The State could eventually force a town to pair up with a city in the future (i.e., Taunton, Attleboro). He attended this meeting in Mansfield and walked away from it feeling like he could support this. He would want to choose who the Town of Norton would work with as far as other towns, and not have someone else make that choice. Discussion ensued.

Mr. Giblin said all of the chiefs in the towns are working together to do the best thing for their respective towns. Mr. Gomes raised some questions to ensure the Town and public safety is safe, the timeliness of a call, and he did not believe the dispatchers would lose their jobs as they seem like experienced dispatchers. The cost savings is one thing, but they cannot always make decisions due to cost savings only. The State will be holding towns to the line regarding regionalization in various areas and they need to decide what the best thing for them to do as a town.

Mr. Yunits said one of the concerns is that there are nine dispatchers in Town. He said none of the towns want to pay unemployment insurance; there may be some retirements, etc. They want to ensure the Town has fully trained dispatchers so when the Center is ready to open, the Town of Norton dispatchers have a fair opportunity to try to obtain a position in the new Center, and there will probably be more money offered, along with supervisors being on each shift, so there is an opportunity for advancement. The safety for the Town is the first priority, as well as for the Police and Fire Department personnel, and concern for dispatchers who he imagined have a good chance at being hired, and the timeframe for this Center is more than two years out.

Chief Schleicher said he was looking for the best and most safe product, not the cost savings side of it; to save money is just an "icing on the cake". He has been trying to come up with negatives, but everything he looks at it is a positive step for the Town of Norton and dispatchers. They met with dispatchers and discussed keeping up with skills, taking classes, etc., and there is more than two years to get ready for this. The police station in Mansfield is leaving that location and they will

retrofit the building for the new Center, and explained new building. These renovations will be paid for by 911. Chief Schleicher stated they all work mutual aid now and all towns work well together, and all call volumes are about the same. For non-emergent calls, there will be an automated calling system; if there is an emergency, the caller would hang up and dial 911.

Mr. Kimball said if Board does vote on this, they would be the fourth town to agree to it, and it was good to see all chiefs from all four towns in support of this. In the next two to three years, if any equipment needs to be replaced, he would encourage replacement of equipment that is compatible and can be moved to a new location easily. He said if through attrition they do lose an employee, that person should be trained so that particular person can go to any town. If everyone is trained the same way, and if there are any training sessions, all four town should attend same training for a smoother transition.

Chief Schleicher referenced the radios and indicated a company came in and looked at their infrastructure and they are "full steam ahead" on that and grants will be received by 911 to move ahead on this process. There is a grant in place for a \$200,000 engineering plan to fine tune radio plan, as they have band-aid fixes currently keeping their equipment together. Discussion ensued.

Chief Schleicher stated 8 ½ years ago, they were almost forced into a Fall River/ Taunton regionalization, along with nine small towns. If he thought there was anything that would lessen public safety in Norton he would run from this idea; he cannot find a reason not to embrace it. He offered a visit (field trip) to the South Shore organization; even for the town managers to visit it.

The preliminary plan was discussed. Chief Schleicher stated even speaking with Police Chief Clark, they are very content with the combination of the four towns.

Mr. Giblin asked if there were any questions for Chief Schleicher by the Board or others?

It appeared there were no questions or comments.

Chief Reardon, was introduced by Chief Schleicher, who is fire chief from Norwell and a key player in the South Shore organization.

Chief Reardon stated this idea started over a luncheon between the town administrator and the town manager regarding how they can save money and consolidate. He said he was not a person who enjoys change. He listed to discussions of improved service and improved safety. The town administrator wanted to hear cost savings but for the public safety department, the priority was the safety on street and improved services. There were some bumps and bruises along the way, but they were able to share mistakes they made with Norton and others. There were some difficult times with start up, but the good news is, they made those mistakes and the Town of Norton and its counterparts will not. What they currently have is a reliable system and he, as a Fire Chief, wanted the safety of the community and personnel. In their community, it

appeared the senior population was hesitant to call 911 until they gave them the authorization due to the technology.

Chief Reardon said that cell phone 911 issue works well bypassing the State system. In April or May, they will take over the cell-phone 911 calls; and the residents will reach their dispatchers. He discussed cost savings and improved technology which taxpayers are not needing to pay and most paid through 911 grants/paid for by the State. The Town of Norton will have state-of-the-art technology available to them in their dispatch center, and the name and location of phone will come up on a screen to dispatcher. In regional program, his community is working on year 7, but in operation for five years. There were some "starts and stops" due to a change in consultants.

Chief Reardon said all dispatchers need to meet certain standards; all will be trained and training is for two months before allowed on floor. For the most part, they try to do as many things together as they can do regarding training, etc. Dispatch is the key to that first response and with technology and capabilities of regional centers, it enables dispatch to be a true first responder.

Chief Schleicher stated they had been meeting for about a year regarding policies with involvement of deputy chiefs from the four towns and Lt. Robbins of Norton Fire Department was instrumental in this. Deputy Chiefs from the various towns were introduced.

Mr. Bramwell said he was not able to attend the meeting in Mansfield last week, but viewed tape several times and felt very comfortable with technology and entire idea. He had some concerns about personnel/dispatchers. However, with their abilities, he felt they were very capable of potentially getting positions in the new Center. He was comfortable going forward with this and to enhance the response time, especially with the way technology is continually improving. All questions about technology and how this would work were answered by the Mansfield forum/meeting.

It was noted it would be another two years before this is finalized, and Mr. Giblin said as a Board they continue to have conversations with chiefs and speak publicly of concerns and positive comments, etc.

Mrs. Steele thanked everyone for coming out this evening. She stated she is also in favor of this and was aware both chiefs worked hard on this, but also their Emergency Management Agency rep, Ray Cord, worked hard on this also, who also sent a letter in support regarding this. As a resident of the Town of Norton and with these three Town departments all on board with this, she is in support of it.

MOTION was made by Mr. Kimball:

Shall the Town of Norton accept the provisions of sections 180 to 18V, inclusive, of chapter 6A of the General Laws providing for the establishment of a regional 911 emergency communications district, together with the towns of Easton, Mansfield and Foxboro, and the construction and/or siting, administration, operation and maintenance

of a regional 911 emergency communication center by the district under the provisions of the proposed district agreement filed with the Board of Selectmen. Second by Mrs. Steele. Vote: Unanimous. MOTION CARRIES.

Mr. Yunits thanked Mr. Cord for the effort and time he also put into this, and his knowledge of the equipment was very helpful and also thanked Mike Flaherty from Finance Committee who was a member of the Planning Committee for his knowledge of finances, and as a citizen of the Town.

Mr Kimball said also thank the town managers of the involved towns as they were very much a part of this also.

Mr. Giblin thanked everyone for attending this evening.

Daggett-Crandall-Newcomb Home Chapter 61A, Section 14. Right of First Refusal - Discuss and/or Vote

Mr. Yunits noted this was placed on the agenda again as he did not recall what the Board has requested regarding this item.

Mr. Giblin discussed property in this area and the Right of First Refusal on one property, but a question on the property across the street.

Mr. Kimball said they appeared to be selling it off piece by piece. He said Conservation is trying to get some type of green belt along the river and it would be a good time to talk about what they are planning to do to see if the Town has a need.

Mr. Bramwell referenced possible grants for this.

B. OLD BUSINESS

C. TOWN MANAGER'S REPORT

1. ALI Update

Mr. Yunits stated nothing has happened with this. He was aware the last time the Board met they were working on a proposal where a company from Taunton was to be involved but now that company is not involved any longer. It appears they are now back at drawing board and waiting for a new proposal and DEP review again before moving forward. It would including doing the same thing with the recrete and the proposal from Taunton was going to mix material, etc. This has apparently fallen through and DEP had not finished their review so all on hold.

2. Bike Trail Update

Mr. Yunits indicated there was a meeting that took place and he has base plan in his office. They have done wetlands delineation and they also met at SRPEDD last week with District V and

another meeting is scheduled for the first week in February. The 25% submittal will be done in the spring and currently filing with Mansfield and Norton conservation commissions to have wetlands line they delineated approved. He spoke to a Mansfield rep at meeting and they said that is their biggest recreational use in town (biking, walking). Things were moving along well and engineering company is the same for both towns which is helpful. This is scheduled for funding in 2020.

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Mr. Yunits said he provided the Board with an update which includes 274 East Main Street and the Town is now at 7.96% regarding percentage of meeting affordable housing.

3. Kayak Trail Sale

Mr. Kimball referenced a letter regarding Arrowhead and person selling their residence. He explained the lottery and the way the State does this; it provides a certain amount of time to sell property and then if not sold, reverts back to market value.

Mr. Yunits stated yes it is an Arrowhead home for sale (8 Kayak Trail).

Mr. Kimball said people need to understand the sale of this would pertain to people of a certain income level; it was affordable to begin with, and the seller cannot go to market value, but can make a little profit. There are certain stipulations to purchase a home such as this, such as if someone has not owned a home before, however, he was not certain of family income bracket.

Mr. Kimball asked Mr. Yunits to find out what the price is and if anyone is interested who they can contact.

Mr. Yunits responded it is CHAPPA in Boston who they should contact.

Mr. Kimball said when additional info is obtained, it should be advertised to public, even to advertise it on Town Hall outdoor message board. It is a great opportunity to purchase a three-bedroom house at an affordable price. He did not want to see this go back to market value. The builder (Champion Builders) did a great job on this project.

4. Rezoning of Houghton Property

Mr. Yunits said he will meet with Jeff O'Neill of Condyne next week and they plan to move forward again with Planning Board process, and he referenced the Powerpoint presentation and hoped to have this on the Town Warrant in May 2017.

Mr. Kimball said it looks like the type of facility that won't impede or impose on neighborhood in rear. Condyne is a very reputable company who the Town has worked with in the past.

Mr. Giblin noted this could end up as a Chapter 40B potentially and then there could be a three-story building built, etc.

Mr. Salvo said there should be public hearings with zoning hearings. He said a lot of people believe Janet Street will be an access road to industrial park and people need to be informed and need to possibly buffer end of road due to potential noise, etc. Discussion ensued.

Mr. Kimball said this Chapter 40B option is not meant to be a threat; if they do not build a building in that location, then they need to look at other options. As of now, the developer wishes to build low-profile buildings in this area.

Mr. Yunits said it is not a threat and if Condyne walks away from this, a Chapter 40B could potentially happen.

Mr. Yunits asked if the Board of Selectmen would want to vote to put this Article on Warrant?

Mr. Giblin said he would agree to do this.

Mr. Salvo asked if Route 140 would also be coupled with this also?

Mr. Yunits said the other question he would have is the rezoning of Route 140 and Reservoir to Village Commercial.

Mr. Giblin said his own opinion would be to have them both at the same time.

Mr. Kimball said the Houghton Farm project is very important due to the offering of jobs and infrastructure. Mansfield Avenue is also very important. He was concerned the two may cloud over each other and cause some concerns for both neighborhoods. In all fairness to Mansfield Avenue, they should be doing both at the same time, but also need to take another look at Mansfield Avenue again. There are sections on Reservoir Street that should not be reclassified as commercial/village commercial, and he thought it should remain residential as it gets closer to Reservoir. That does not mean land behind that still cannot be looked at and he encouraged encouraged Mr. Yunits to work with Planning Board on this. If they can pull back a bit from Reservoir as it cannot handle industrial or commercial traffic because it would involve taking homes as it is so close to road (they should relook at plan and take it back a bit). He said some research needs to be done regarding the zoning and how it came about; if it is commercial, how did it get there, and is there a record of it; it needs to be addressed.

Mr. Yunits said he would put placeholders on for those two Articles.

MOTION was made by Mr. Kimball to place on Spring 2017 Town Meeting Warrant, Houghton Farm and Mansfield Avenue proposals. Second by Mr. Salvo.

Discussion: Mr. Kimball stated everyone should be properly notified in advance, no matter what the cost, and to follow proper procedures when they readdress these zoning issues.

Mr. Giblin agreed, including the Route 140 side as there were a lot of questions/concerns in the past and they need to be very open and upfront, and provide information to all people/residents.

Mrs. Steele said they need to put question on for Houghton Farm because Condyne is in process of purchasing it, however, do they have something pending for Mansfield Avenue as well?

Mr. Yunits replied there was a sale ready to proceed for Mansfield Avenue, but, he believed they were waiting for zoning outcome.

Vote: Unanimous. MOTION CARRIES.

5. Health Insurance-Consortium

Mr. Yunits noted the health group met this week and hoped to have final numbers next week for the increase in health insurance. However, preliminarily by doing what was done last year by switching the health insurance, some plans, especially PPO's are first projections to go up 20%; the next plan down 14%; and the Town's between 5-8%. Therefore, the savings continue substantially by being in that plan. One of things in place they hoped to have in March is the pharmaceuticals as the pharmaceuticals are almost a 20% increase. In March, employees would have an option to buy pharmaceuticals from Canada, Australia, or England and would be so much less expensive for employees. He noted there are many drugs not made in the United States, and they would be all brand names; not generics.

Mr. Bramwell said all have regulatory agencies similar to FDA regarding these other countries. Discussion ensued.

D. APPOINTMENTS/RESIGNATIONS/RETIREMENTS

Stormwater Committee

1. Appointment of Lisa Carrozza to the Stormwater Committee

MOTION was made by Mr. Bramwell to appoint Lisa Carrozza to the Stormwater Committee. Second by Mr. Kimball. Vote: Unanimous. MOTION CARRIES.

V. SELECTMEN'S REPORT AND MAIL

Mr. Salvo asked Mr. Yunits if there was any way they could get a rep from Gator Investments to attend a Board meeting? He felt they were owed an explanation of what this Town needs to do to assist them to lease their space in Roche Bros. plaza. They are probably high rent prices which

deters many parties from being interested. Berry's yogurt shop has closed its doors and the Best Sandwich Shop is struggling.

Mr. Giblin asked if there was anything legally they can do to make them discuss this with the Board? It is frustrating from the Board's standpoint.

Mr. Yunits replied they can reach out to them. Another angle would be to reach out to some of the people who lease in this plaza and see what is their perspective in dealing with Gator Investments. It appears Gator Investments has their anchors and does not care if these spaces are leased or not. He will reach out to the businesses.

Mr. Salvo said Norton appears to be a drive thru town. It appears Mansfield is always adding something new (i.e., businesses, etc.) to their town and they need to draw people to come to Norton and would help them out as a Town. Discussion ensued.

Mr. Bramwell said he noticed Swansea Plaza is also owned by Gator Investments and there appears to be no vacancies in that plaza.
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Mr. Bramwell extended his condolences to the family of John Drane's passing, and was not aware he had been ill. He said not only was Mr. Drane involved as a Board of Selectman, he was very active in the church and helping others, as well as involved with St. Vincent dePaul. He was also involved with the Boy Scouts when his two sons were younger and he was also the realtor who finalized his home sale when he purchased his home many years ago. He said Mr. Drane was a true gentleman.
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Mr. Kimball noted the Norton VFW was still selling bricks for the Circle of Flags for \$50 each.
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Mr. Kimball said he was looking at the Housing and Community Development - 40B document and inquired about Norton Glen; why is it 2015? There was a subnote on bottom, but he wanted to ensure Mass Housing understood this is important to the Town of Norton and that it does not drop off list.

Mr. Yunits said the Town Planner is currently working on this.

Mr. Kimball noted two meetings he was recently involved with; the Town Common Revitalization Committee and the Gold Star Committee and the artesian wells as the Water Department wants to take them off of Town water. They paid \$281 in water fees last year and not sure why it cost so much. They are going forward with the process and need to wait until the Town Manager and Town Accountant approves installation of two artesian wells for the Master Sgt. Trent Memorial and Town Common. It may cost up to \$12,000 per well; they must drill and not sure where they will hit water. Once approval is received from Town, they will choose the company to dig the wells.

Mr. Kimball noted the fence at the Town Common is getting worse and starting to crumble. They contacted a company in Taunton, Wollaston Boundary, and he and Mr. Silver met with them last Fall and they are able to take certain pieces of fence and sandblast it and get it back down to it's original cast iron metal. The fence was donated to the Town in 1865 by Eliza Wheaton. Alec Rich, Sr. did a lot work and welding over the years on it, but it needs to be replaced and working with Historic Commission regarding this. Funding may be a problem and they do not want to ask Town for money. If fence is not restored, they may need to take it down.
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Mr. Giblin indicated the State House Senate and House voted themselves a raise; however it is not yet finalized. Some positions are up to 45% and it is appalling to learn of this with the lack of money cities and towns have. The governor stated he will veto this, which is what he should do. The total would be \$40M for State House and all of employees of the State. This 45% is way out of line for a raise.

VII. NEXT MEETING'S AGENDA

It was noted the next Board meeting is February 9, 2017.

Mr. Giblin said they will have the Auditor's Report at that time and asked Mr. Yunits to provide an update on center traffic lights as well; and a lodging house update as well.

Mr Yunits indicated he met with GATRA earlier this week regarding a hub for Wheaton College.

VI. WARRANTS AND MINUTES

A. Approve bi-weekly payroll, Warrant #43, dated January 19, 2017, in the amount of \$1,355,847.41

MOTION was made by Mr. Salvo to approve bi-weekly payroll, Warrant #43, dated January 19, 2017, in the amount of \$1,355,847.41. Second by Mr. Kimball. Vote: Unanimous. MOTION CARRIES.

B. Approve bills Warrant #44, dated January 19, 2017, in the amount of \$352,146.67

MOTION was made by Mr. Salvo to Approve bills Warrant #44, dated January 19, 2017, in the amount of \$352,146.67. Second by Mr. Kimball. Vote: Unanimous. MOTION CARRIES.

C. Approve bills Warrant #45, dated January 26, 2017, in the amount of \$758,465.43

MOTION was made by Mr. Salvo to Approve bills Warrant #45, dated January 26, 2017, in the amount of \$758,465.43. Second by Mr. Kimball. Vote: Unanimous. MOTION CARRIES.

D. Approve Minutes

There were no minutes reviewed/approved.

VII. NEXT MEETING'S AGENDA

VIII. EXECUTIVE SESSION

IX. ADJOURNMENT

MOTION was made by Mr. Bramwell to Adjourn at 8:20 P.M. Second by Mr. Kimball. Vote: Unanimous. MOTION CARRIES.

Respectfully Submitted by:


Janet Sweeney

Board of Selectmen - Recording Secretary

Documents Presented at January 26, 2017 Board of Selectmen Meeting

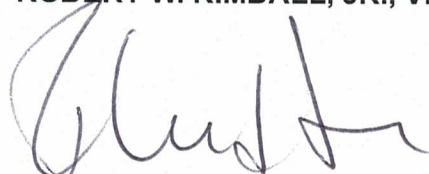
- Letter, dated 1/26/17, addressed to Board of Selectmen from Local 2678 (President of Local 2678, Andy Gomes), regarding its opposition to Regional Dispatch.

**BOARD OF SELECTMEN
MINUTES OF MEETING
JANUARY 26, 2017**



TIMOTHY R. GIBLIN, CHAIRMAN

ROBERT W. KIMBALL, JR., VICE-CHAIR



ROBERT S. SALVO, SR., CLERK



BRADFORD K. BRAMWELL



MARY T. STEELE

Dated: 2/16/17