

# 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 MARCH 23, 2017

### **I. CALL TO ORDER**

The March 23, 2017 Meeting of the Board of Selectmen was called to Order by Mr. Kimball, Vice-Chairman, at 7:00 P.M., held in the First Floor Conference Room.

A. ROLL CALL: 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**

Annual Easter Egg Hunt will be held on Saturday, April 8, 2017, at 1:00 P.M. at the Town Common.  
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Rabies Clinic to be held on April 1 at the Norton fire department from 10-11 a.m. and the Town Clerk's Office will also be open for dog licensing.  
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A Special Town Meeting will be held on May 8, 2017 at 7:30 P.M. at the Norton High School auditorium. The Board of Selectmen called for a Special Town Election for June 6, 2017 to fulfill the requirement of the Board of Selectmen for a one year term. Nomination papers are now available at Town Clerk's Office.

#### IV. **BUSINESS**

1. 7:05 P.M. - Luis G. Lopes, Ed.S., Superintendent, Southeastern Regional School District Re: Presentation of FY18 Budget

Superintendent Lopes provided copies of Southeastern Regional School District's budget: "Southeastern Regional School District". He reviewed budget documents and figures. It was noted Norton's increase was \$16,000+. He noted each community pays the same; what changes is the amount of state aid.

Mr. Bramwell asked how the students are selected?

Superintendent Lopes responded they are selected from the state and basically on a scale (grade, attendance, behavior, and recommendation by the respective Middle School). Southeastern Regional's enrollment is up. It's a blind admission (the school cannot ask if the student has a learning disability or is a special education student, etc., until accepted). He did not have the answer to the special education costs with him; they receive reimbursement based on 4.57%; they are closer to 18-20%.

Mr. Kimball noted the city of Brockton is getting a lot of state aid.

Superintendent Lopes stated all nine communities' property values are increasing and the income value of residents are going up.

Superintendent Lopes noted the "video performing arts" are very popular and is the newest program, and the medical and dental assisting program are also somewhat new.

2. Paul Vesel, Director, Business Development - North Eastern USA Re: RTE: LED Street Lighting Conversion Study

Mr. Vesel introduced himself and asked the Board what are some of the reasons for the Town's interest in potentially converting to LED?

Mr. Kimball responded the Town Manager would be able to answer that question, however, the Town is interested in taking advantage of solar farms, to see what else is available, and to see if it is feasible for the Town. They also would like to see what grants are available.

Mr. Yunits said it would be a cost savings to the Town and he was not certain why legislature has not told National Grid to convert all the lights. In February, there was a solar farm built on Hill Street (7 cents a kilowatt) and the Town received a credit of \$27,000 on their recent bill. It would be beneficial if lights were converted. The cost of buying infrastructure would be substantial and would add to their highway department to be a light department also.

Mr. Vesel said these are typically primary drivers and qualitatively not looking at saving energy and money but improving overall lighting (document: "LED Street Light Conversions-July 2016"-Realterm Energy).

Mr. Vesel provided Powerpoint presentation: "Who is Realterm Global?"; "Benefits of LED Conversion"; "Experience with Turnkey Conversion Projects (company is solely devoted to street lights)"; "Experience with Municipal Associations"; "Experience with Electric Utilities"; "World Bank Recognition"; "Benefits: Maintenance Savings"; "Benefits: Asset Management"; "Benefits: Sustainable Lighting Solution"; "Benefits: Visibility and Safety"; "Complete Turnkey Conversion"; "Data Collection--developed app/GIS data collection"; "Review of GIS Data"; "Mapping", etc. They have three full time designers and the Town would have lower inventory costs. Mr. Vesel stated there were different ways to address the financing of a project and interaction with a client is very critical. "Turnkey Project Management" was discussed and explained where they can pick up efficiencies and savings. "Community Outreach" was discussed and the AMA report of claims of negative health impact of LED street lights. There was a lot of rebuttals to report but the bottom line is it comes down to common sense and discussed the exposure from street lights compared to handheld devices.

Mr. Vesel referenced the study prepared for the Town of Norton. He referenced the Executive Summary and discussed. Warrantee on these fixtures are for a full ten years; \$394,000 estimates for project cost; and would be applying the Mass Save National Grid of \$47,000. He referenced another incentive with an additional 30% rebate and a wait right now of municipalities that have applied for that rebate and he can find out where it stands and if those monies are still available. Mr. Vesel stated they manage billing changes with National Grid, etc. The summary of Inventory is broken down by wattage and consumption, and he reviewed booklet. He referenced the cost of \$114,000 and now costs goes down to \$19,000 per year. Most municipalities are about 1/3 of the Town of Norton's energy costs and they would be reduced by 78%. "Project Costs and Payback Period" was discussed.

Mr. Vesel indicated they did not have the Town's number from National Grid to buy back street lights. Once they receive that number, they will redo these calculations. If the Town decides they want to work with them, they will have a person who will be the Town's advocate on various things such as how depreciation is calculated, etc.

Mr. Kimball thanked Mr. Vesel for coming in this evening as it was an "eye opener".

It was noted, 3.7 years with acquisition costs and numbers of that cost vary. In Massachusetts, the cost is between \$80-\$120 per street light.

Booklet was presented: "Proposal to the Town of Norton; LED Street Light Conversion"-Realterm Energy

Mr. Kimball said he would like the Town Manager to work with them.

Mr. Bramwell said until the Town is aware of the buyout figure from National Grid, he believed that would be the deciding factor regarding recouping this.

Mr. Vesel said many municipalities are opting for an energy performing contract or tax exempt lease. The reason why it is so simple to finance is because street lights are a non-metered service.

Mr. Vesel said LED lights provide lights where they are needed; with current lights there is a lot of spillover, etc. This is another qualitative advantage of lighting the Town streets.

Mr. Kimball commented LED's near college and schools would be helpful.

Mr. Vesel also referenced available technology being "Smart City Solutions"; lights would be future proof. If they Town wished to layer on smart controls on lights, they would not have to redo the lighting (i.e., reduce lumens at midnight, etc.).

Mr. Kimball asked Mr. Vesel to work with Mike Yunits, Town Manager, a bit more and the contacting of National Grid needed to be conducted for what buyback would be.

Mr. Vesel stated he would follow up with MAPC to inquire about things also.

Mr. Kimball said the Town is financially strapped, but it would be a cost savings ultimately.

Mr. Vesel noted in six months this project would be done "soup to nuts". Financing options were further discussed.

### 3. Review and/or Vote - Norton Media Center - Memorandum of Understanding Regarding Coverage of Live Public Meetings

Mr. Yunits referenced Norton Media Center and indicated he and Mr. Bramwell will be meeting with them next week, Tuesday, March 28th. He had concerns and he needed clarification on some items such as when they held a public meeting at the Norton Library, they would like that meeting covered. It appears what Norton Media Center is indicating is if there is a town meeting, Norton High School has many rooms with both sound and visual.

Mr. Kimball stated they have looked at Xfinity Center also, but the only drawback is it is in a different town and it needs to be held in the same town. For a well-attended town meeting, they need to look at various venues.

Mr. Kimball asked Mr. Yunits and Mr. Bramwell to provide the Board with an update after their meeting with Norton Media Center.

Mr. Salvo stated it was important residents/the public are able to hear the Board of Selectmen meetings on Thursday evenings. It is not fair to people/residents who want to hear/see the meetings live and not reruns.

Mr. Yunits noted the Planning Board held a recent meeting in the Norton Public Library and they need to find out why the Norton Library cannot go live.

Mr. Kimball said to Mr. Salvo's point, they should not have to worry about residents being able to hear audio, etc. He asked them to look into these concerns.

Mr. Salvo noted if Norton Media Center is responsible for equipment, they need to make change as soon as possible.

## **B. OLD BUSINESS**

1. To discuss and/or vote on DRAFT May 8, 2017 Spring Annual Town Meeting Warrant Articles

Mr. Yunits asked that these Warrant Articles be held off until the next meeting.

## **C. TOWN MANAGER'S REPORT**

- Update - 8 Kayak Trail

Mr. Yunits referenced the affordable home for sale in Town and noted he sent some info to some Town employees because some thought they knew people who may meet guidelines. Anyone looking to buy a house as a first time home buyer, such as this house, would get \$10,000 with downpayment and closing costs. That money is forgiven if the person stays in the house for five years. They would need to call/contact Pro-Home for classes to attend, etc.

- Notice - Water Department Flushing Program

Mr. Yunits stated this will begin on Sunday, March 26, and done in spring and fall. There are 1,000 hydrants and will be flushing will be conducted between 7 P.M. and 3 A.M., and if issues develop, there may be daytime flushing at times also. This will start at Easton town line and proceed toward Attleboro town line.

Mr. Kimball said if anyone has ability to do so, they could flush their hot water tank out each spring as he does, but need to be very careful on how to do it. The water does come out black at first.

Mr. Yunits said next year will start an automatic call out to residents regarding flushing, etc.

Mr. Bramwell asked about scoping water lines?

Mr. Yunits responded he did not think they have that capability.

Mr. Bramwell said it might be beneficial to use a camera for before and after to show people why they do this (a good visual to show people).

- Update - Energy Aggregation Contract Renewal

Mr. Yunits said the Town's contract is coming up in January 2018 to get ready to go out to bid with other communities with SRPEDD, therefore, the process has begun.

- Update - Special Election

Mr. Yunits noted three candidates have pulled papers thus far.

- Update - Override Information Sessions

There are two upcoming Information Sessions scheduled on April 3 and April 12, 2017 at 7 P.M. in the Norton High School auditorium regarding the override, therefore, if residents/people have questions, they can attend and ask questions; it is not a debate session.

Mr. Kimball asked Mr. Yunits to ensure this is advertised on the bulletin board.

Mr. Yunits responded, it is advertised on the outside Town Hall sign, also.

Mr. Bramwell asked how much the override was going to cost residents? He thought it was going to be posted on the Town's website. He thought it was 98 cents per thousand.

Mr. Yunits responded he will post it on website and, yes, it is 98 cents per thousand.  
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#### Reed & Barton

Mr. Yunits stated he did receive notice from EPA regarding the Reed & Barton property. On Tuesday, i did get notice from epa .....REed and Barton property. On Tuesday, March 28, there will be a site walk. There will be a site investigation during the week of April 10, so they are being proactive to see what is on site.

Mr. Kimball said the Town should be sure keep an eye on that project as the Town does not want to inherit someone else's problem.

### **D. APPOINTMENTS/RESIGNATIONS**

### **V. SELECTMEN'S REPORT AND MAIL**

Mr. Salvo indicated he drove past the Reed & Barton property the previous day and noticed that building's roof shingles were blowing across the road from the heavy winds and now the building will be leaking.

Mr. Kimball spoke of it being a liability to the Town and if it ever engulfed in flames that was a concern. He said it would be beneficial if the Town had any way of insisting power be turned

on/off as it is a dangerous situation and wondered if the Town could take any kind of action. It appeared there was no owner on record currently. Mr. Kimball asked if Eureka was out of business?

Mr. Yunits responded he was uncertain where they are currently. Reed & Barton owned the building and they declared bankruptcy.

Mr. Salvo said he was certain the Norton fire department had some sort of direction as to how to handle this.

Mr. Bramwell stated if the Town pays for electricity or monitoring, they are hooking themselves into ownership.

Mr. Yunits stated the EPA wanted the Town to authorize/to say it was ok to go on this property, however, the Town of Norton does not want that responsibility. Therefore, the EPA had to go to court to go onto the property.

Mr. Bramwell believed there was a fire detector on an opposite telephone pole.

Mr. Salvo said it would be useful to have a camera at that location which could be monitored by the Norton Communications Department to ensure there is no activity occurring in the evening.

Mr. Kimball inquired if they have asked town counsel's opinion regarding this? He thought a camera was a good idea and better than nothing.

Mr. Bramwell said a camera would probably be ok as long as it was not on the actual property.  
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Mr. Kimball stated he attended a meeting at Wheaton College this morning and they are trying to form a community forum. Wheaton College offers different programs mostly through their music and drama department. They also are involved with the Town of Norton school system and many Norton High School seniors go to Wheaton and participate. Mr. Kimball referenced The Great Woods Symphony Orchestra which is comprised of students from Wheaton College, people from the community, etc. He said it would be ideal if Wheaton could do more advertising of upcoming events/activities. Mr. Kimball thought there may be a community calendar available, and asked Mr. Yunits to reach out to the college to find out where it is?

Mr. Yunits noted there is a Town calendar on the website that lists all Town events.

Mr. Kimball said many programs are offered by Wheaton College and many are free. He felt Wheaton College needed to do a better job promoting these programs/events and the Town needed to do a better job helping them.

Mr. Yunits stated a Wheaton College student is coming in next week and planning to organize a Town-wide cleanup day. He was hopeful someone from Norton High School would organized teams as well. This Town-wide cleanup day is scheduled to happen on the last Saturday in April from 8 A.M. to 12 noon.

## **VI. WARRANTS AND MINUTES**

A. Approve bills Warrant #57, dated March 23, 2017, in the amount of \$132,020.70

**MOTION was made by Mr. Salvo to approve bills Warrant #57, dated March 23, 2017, in the amount of \$132,020.70. Second by Mrs. Steele. Vote: Unanimous. MOTION CARRIES.**

B. Approve Minutes -

There were no Minutes reviewed/approved.

## **VII. NEXT MEETING'S AGENDA**

1. 7:05 P.M. HEARING - Application of Kelly's Place at the Crossing, Inc. d/b/a Kelly's Place, Manager: Carol A. Cusak for alteration of premises, to add a patio, to its Common Victualer All Alcoholic License to Expose, Keep for Sale, and to Sell All Kinds of Alcoholic Beverages To Be Drunk On the Premises at 292 East Main Street, Norton, MA 02766

Mrs. Steele asked Mr. Yunits to provide an update to the Board regarding the current license for Kelly's Place, where the license was extended.

2. To discuss and/or vote on DRAFT May 8, 2017, Spring Annual Town Meeting Warrant Articles

## **REORGANIZATION OF THE BOARD**

Mr. Kimball said as a reminder, the Board generally reorganizes after the April election. He suggested to reorganize and carry on until next year. At any time, if needed, the Board of Selectmen can ask for a reorganization. He turned meeting over to Mr. Yunits.

Mr. Yunits asked for any nominations for Chairman of the Board of Selectmen?

Mr. Bramwell nominated Mr. Kimball. Second by Mrs. Steele.

Mr. Yunits asked if there were any other nominations? There were no other nominations.

Mr. Bramwell moved that nominations be closed. The Board voted in the affirmative. MOTION CARRIES.



Mr. Yunits asked for a vote of those members in favor or opposed to Mr. Kimball as Chairman. All Board members voted in the affirmative.

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Mr. Yunits asked for any nominations for Vice-Chairman of the Board of Selectmen?

Mr. Salvo nominated Mr. Bramwell. Second by Mrs. Steele.

Mr. Yunits asked if there were any other nominations? There were no other nominations.

Mr. Salvo moved that nominations be closed. The Board voted in the affirmative. MOTION CARRIES.

Mr. Yunits asked for a vote of those members in favor or opposed to Mr. Bramwell as Vice-Chairman. All Board members voted in the affirmative.

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Mr. Yunits asked for any nominations for Clerk of the Board of Selectmen?

Mr. Steele nominated Mr. Salvo. Second by Mr. Bramwell

Mr. Yunits asked if there were any other nominations? There were no other nominations.

Mrs. Steele moved that nominations be closed. The Board voted in the affirmative. MOTION CARRIES.

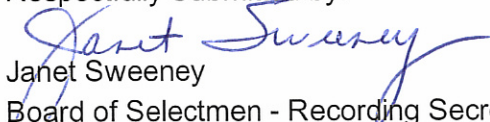
Mr. Yunits asked for a vote of those members in favor or opposed to Mr. Salvo as Clerk. All Board members voted in the affirmative.

#### **VIII. EXECUTIVE SESSION**

#### **IX. ADJOURNMENT**

**MOTION was made by Mrs. Steele to Adjourn at 8:40 P.M. Second by Mr. Salvo. Vote: Unanimous. MOTION CARRIES.**

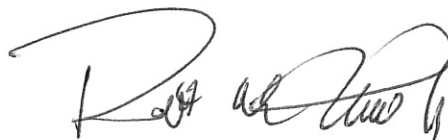
Respectfully Submitted by:

  
Janet Sweeney  
Board of Selectmen - Recording Secretary

Documents Presented at Board of Selectmen's Meeting of March 23, 2017

- FY 2018 Budget Documents - Southeastern Regional School District (Luis G. Lopes, Ed.S., Superintendent)
- LED Street Light Conversion Study Presentation/Documentation (presented by Paul Vesel, Director, Business Development - North Eastern USA)
- Norton Media Center - Memorandum of Understanding Regarding Coverage of Live Public Meetings

**BOARD OF SELECTMEN  
MINUTES OF MEETING  
MARCH 23, 2017**



**ROBERT W. KIMBALL, JR., CHAIRMAN**



**BRADFORD K. BRAMWELL,**

**VICE-CHAIR**



**ROBERT S. SALVO, SR., CLERK**

**MARY T. STEELE**

**Dated:** 6/29/17