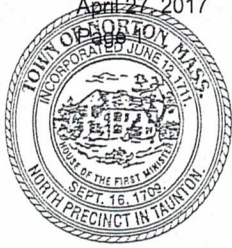


April 27, 2017



TOWN OF NORTON

BOARD OF SELECTMEN

MUNICIPAL CENTER,

70 EAST MAIN STREET, NORTON, MA 02766

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

RECEIVED
NORTON TOWN CLERK

2018 MAY 22 A 10:27

BOARD OF SELECTMEN MINUTES OF MEETING APRIL 27, 2017

I. CALL TO ORDER

The April 27, 2017 Meeting of the Board of Selectmen was called to Order by Mr. Kimball, Chairman, at 7:00 P.M., held in the First Floor Conference Room.

A. ROLL CALL: Mr. Robert K. Kimball, Jr., Chairman; Mr. Bradford K. Bramwell, Vice-Chair; Mr. Robert S. Salvo, Jr., Clerk; 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

The Town Spring Cleanup will be held Saturday April 29 from 9 a.m. - 12 p.m.; groups are being sought for cleanup and a brief registration form should be completed. Wheaton College will host a celebration from 12 noon - 2 p.m. with refreshments, fun, and activities. Trash bags will be supplied by the Highway Department.

During Hazardous Household Waste Collection Day, a "Proper Disposal of Medications" event will be held on April 29 from 9 a.m. - 12 noon at 70 East Main Street (Town Hall parking lot) and residents may bring expired or no longer needed medications in their original containers. Walgreens has generously donated the use of a pharmacist specifically for this collection.

IV. BUSINESS

A. NEW BUSINESS

1. Vote on M.G.L. c.61A – Re-Notification regarding Amendment to Purchase and Sale Agreement – 235 East Main Street (Lot 11-32), 0 Leonard Street (Lot 11-22), 0 Leonard Street (Lot 11-25), 0 Leonard Street (Lot 11-25-01) (collectively, the “Property”)

Mr. Kimball noted a letter in the Board's packet from Conservation Commission regarding Right of First Refusal.

Mr. Yunits explained this is the Leonard Street property, Houghton Farm, and the Board already voted not to exercise their option on this property. There has been an amendment to the purchase and sale agreement, so they wanted the Board to reaffirm the vote. Basically, the amendment is in reference to the proponent, Condyne, who has to pay a fee to Houghton Farm for any extension on that purchase and sale agreement. He referenced a letter from Conservation Commission indicating they reaffirmed their vote taken in the summer of 2016. They had some requests and said they believed these principles guide the Board of Selectmen and the Town Planner in negotiation deliberations with anyone proposing developing property and, if done, they can all reach their directives, and if that can be done, the Conservation Commission (ConCom) does not recommend to exercise the right of first refusal on this property. It basically means any development in that area should not alter the floodplain, the wetland area, river front area, and any assistance the developer can give in aiding the Canoe River Green Belt, and also providing public access to the river, and the developer previously indicated they were working on all of this. The attorney, Jerome Fletcher, has asked the Board of Selectmen to reaffirm their vote taken to not exercise the right of first refusal of this property.

MOTION was made by Mrs. Steele to reaffirm the vote of the Board of Selectmen to not exercise the Right of First Refusal of this property in reference to Vote on M.G.L. c.61A – Re-Notification regarding Amendment to Purchase and Sale Agreement – 235 East Main Street (Lot 11-32), 0 Leonard Street (Lot 11-22), 0 Leonard Street (Lot 11-25), 0 Leonard Street (Lot 11-25-01) (collectively, the “Property”). Second by Mr. Salvo.

Discussion: Mr. Kimball referenced the land itself, and said if someone is developing a piece of property and cannot use it anyway, he would rather they pay taxes on it than donate it. He understood the Green Belt concerns, but it cannot be used for anything other than that purpose and if the Town has public access to it, he was not inclined to take it as a gift, etc. Mr. Kimball noted even marginal land is still worth something in the future. He agreed with Concom, they need to do everything they can to protect this area, but not interested in taking any donations of property.

Vote: Yes. MOTION CARRIES.

2. Review and Vote to authorize Town Manager Michael D. Yunits to sign the 2017 Lake Treatment Contract with Solitude Lake Management, Shrewsbury, MA 01545

Mr. Yunits said this is finally moving ahead and Solitude Lake Management is the company which won the bid for treatment of the ponds. They have been out and conducted their pretreatment survey on the ponds/water bodies and looking to begin treatment in June on Lake Winnecunnet and the Reservoir and in August and September will survey all the water bodies to see how effective it has been. This will most likely need to be done again next year.

MOTION was made by Mr. Bramwell to authorize Town Manager Michael D. Yunits to sign the 2017 Lake Treatment Contract with Solitude Lake Management, Shrewsbury, MA 01545. Second by Mr. Salvo. Vote: Unanimous. MOTION CARRIES.

3. Discussion on Town Life Insurance

Mr. Yunits stated for 20 years, the Town offered life insurance to its employees and this is a benefit all new employees also receive. It costs \$4,000 for active employees and \$2,000 for retirees. He noted the cost of a funeral has skyrocketed and in reviewing area towns, many have increased coverage to \$10,000 for active employees and \$5,000 for retirees. Mr. Yunits inquired of their insurance company, Boston Mutual, what that increase would cost the Town. Currently, the Town's annual cost is \$9,642 and if they were to increase it to \$10,000/\$5,000, the cost to Town would be \$27,677 (this would be an increase of \$18,000 for all Town employees).

Mrs. Steele asked if something like this would be done through negotiations?

Mr. Yunits responded this is part of insurance program, so it is not a negotiated item; everyone gets what the benefit is.

Mr. Yunits noted currently 282 active employees and 180 retirees are on life insurance. This is for year 2018. Money would come out of health insurance budget.

Mr. Kimball stated it appeared the money was already preassigned to the upcoming budget proposal.

Mr. Kimball communicated his concern regarding this that the timing was not right at this time. The Town is discussing shortfalls with town government and school department for FY18 and, as much as it costs a lot of money to cover funeral expenses, he was not sure if this was the right time. An additional \$18,000 could be salary of another part time person to be hired for town/school department. He said the company he is employed with has an option of additional life insurance which costs employees pennies per month and he would not object to that option (costs less than \$1.00 per month for the employee).

Mr. Yunits noted this option is available to Town employees, however, they would need to have the basic life insurance to have that option.

Mr. Kimball noted the Town employees can purchase additional life insurance if they want to do so.

Mr. Bramwell stated he would be in favor of this, but also believed it was not the right time to do

this. It seems to be beneficial that employees have the option to buy additional insurance for a small amount of money (employees can pay approximately \$3.00 per month for an extra \$6,000 of life insurance).

MOTION was made by Mr. Bramwell to approve additional Town Life Insurance Coverage for Town Employees. Second by Mrs. Steele.

Mrs. Steele stated she agreed with Mr. Bramwell and Mr. Kimball. She was not totally opposed to this, but believed this evening was not the time to discuss spending money at this time for FY19 budget, and recommended to review again in six months.

Mr. Kimball suggested to Table this for six months.

Mr. Yunits replied they Board did not need to Table it necessarily; he can revisit this item with the Board in six months; it will then be the Fy19 budget.

Vote: All Opposed to Motion. MOTION DOES NOT CARRY.

4. Vote to sign Town Manager Michael D. Yunits Contract

Mr. Kimball said Mr. Yunits had a very good review and former Chairman of the Board of Selectmen, Mr. Giblin, took time to go over that with Mr. Yunits. The highlights are, for current fiscal year rate being \$135,317; \$2,500 deferred = total comp of \$137,817 total comp. FY18 = \$144,000; FY19=\$148,320; FY20 = \$152,770; FY21 = \$157,353; and FY22 = \$162,704. The car allowance was increased from \$3,000 to \$5,000 with also one additional week of vacation.

MOTION was made by Mr. Bramwell to approve and sign the Town Manager, Michael D. Yunits', Contract. Second by Mrs. Steele. Vote: Unanimous. MOTION CARRIES.

Mr. Kimball commended Mr. Yunits for doing a great job for the Town, especially in the very trying times within the last couple of years. Mr. Yunits has done a lot to increase the tax base in Town and assisted greatly in coming up with additional plans with solar farms and commercial development in the Town of Norton. He believed the Town would be in much worse shape if they had not followed Mr. Yunits' lead with getting some of these projects started and on the tax roll. He thanked Mr. Yunits for all of his efforts and for doing a great job for the Town.

B. OLD BUSINESS

1. Review FY'18 Budget

Mr. Yunits communicated the budget will be the same as voted; a level services budget as voted by Finance Committee (FinCom).

2. Review and/or vote May 8, 2017. Town Meeting and Special Town Meeting Articles

Mr. Yunits referenced Article 8, on the Special Town Meeting Warrant, for design and construction of a public sewer system for West Main Street. This is a \$3.32M project; this is part of a plan that the Town has had for awhile. The plan always was that once the center sewer pump station was built, then they would go down West Main Street for the first phase.

This project is important as Norton Housing Authority and some Norton Public School facilities are both currently having issues. There is some grant money the Housing Authority will potentially have access to in order to jumpstart this. This project is not to help Housing Authority, but planned for West Main Street, however, it will help the Housing Authority and Housing Authority will pay a good portion of the project. There was previous discussion with School Department of possibly cutting through school property with this project, but they are not comfortable having project travel through school property. If it did go through the school, this project becomes a school project/a housing authority project, and not a project to help West Main Street as a whole. There is a need for sewerage and expanding the plant currently, and there is a cost to that, and now that cost is borne by ratepayers, and if they do not expand the number of ratepayers, the people on sewerage now will bear that cost. The reason to agree to expand plant was to add users on and this provides the Town with an opportunity to do that.

Mr. Bernie Marshall, Water & Sewer Superintendent, was present along with the engineer, Mr. Fran Yanuskiewicz, from Weston and Sampson. Mr. Marshall stated for the first order of business he wished to introduce Tom Weir, the new member of the Water & Sewer Commission.

Mr. Weir introduced himself and noted he was familiar with most of the Board of Selectmen and said it would be a pleasure to work with everyone and see what they can do to get water back on track.

Mr. Kimball said he and the Board looked forward to working with him as well.

Mr. Marshall stated he had previously worked with Mr. Weir in Foxboro and stated Mr. Weir was a very competent person.

Mr. Marshall said they have been in front of Capital Improvements Committee and FinCom and the Board of Selectmen should have the information in their packets.

Mr. Kimball noted the handout is a version of where pumping station will be located and box above is a larger version of the proposed project.

Mr. Marshall provided a broad overview of this project. He stated about 18 months to two years ago, he came in front of the Board of Selectmen for the center pump station. He explained the way waste is collected and important to have project up and running in order to meet permit. Mr. Marshall indicated they have had the School Department and Housing Authority contact them; the Housing Authority system is failing and needs to come into compliance and then the school department has issues as well. The school system sewer treatment plant is not meeting its permit and DEP is involved. A study will need to be conducted to get sewerage treatment plant up and running. He referenced a 30 year plan and in what direction the Town should go regarding this. The first direction was placing pump station at Wheaton College, which is the lowest point in Town, to continue down Pine Street, to Plain Street, and into main interceptor. They hooked up the L. G. Nourse school and they are very happy with it and it changed dynamics immensely. Also, the school system does not want to be in the wastewater business as they are educators. Another issue is the H. A. Yelle School and Norton High School which pump to treatment facility and is failing and DEP is on board, and they need to do a study and

upgrade their treatment facility. As stated previously, the Housing Authority also has issues. They looked at a program to take and collect all from Housing Authority to Routes 123 and 140, to Howard Street, and tie in to pump station at Wheaton College and take all wastewater from one area to another area.

Mr. Yanuskiewicz explained it starts at Housing Authority because it is a fairly significant grant to put into play. It does add a lot of money into funding this project to make it much more affordable. The line starts at Housing Authority itself, and every property from Housing Authority from center of Town to Wheaton College pump station would be served by gravity. The H. A. Yelle school and high school pumps would go away; there are septic tanks now at high school and Yelle School which have odor control issues, etc., and those septic tanks would also go away. It appears to be an ideal situation especially with financing from Housing Authority. The plant at the Norton Middle School has not been meeting permit for many months because of nitrogen and DEP has come forth and said they need to do something about this issue. DEP told Town at a meeting with state reps, Housing Authority, Mr. Marshall, and School Department that they want a timeline because of issues at the Middle School plant which need to be taken care of, and they are willing to work with the Town. He referenced a long-term plan. The School Department's agreement to get high school and Yelle school off treatment plant would help, even though flows were low, it was meeting permit for DEP without those flows. The Housing Authority is not sure how long that grant money will be available, and they are looking at no interest for funding. Timing is important to get documents submitted.

Mr. Kimball stated the Middle School is not part of the process. If they abandon the line going back to the Middle School, it would only be Housing Authority down to Wheaton College.

Mr. Salvo noted the Housing Authority has had discussions, and a DACD was filed to move forward; they were given the ok. He referenced the perk test showing bad high water tables and not fit to build waste water treatment plant. If there is another housing authority in the Commonwealth that needs money, they are allowed to take it and then the Town of Norton would need to start process all over again.

Mr. Marshall said they need an August timeframe; cannot wait until October.

Mr. Yunits said the Board should be aware the Capital Planning Committee and FinCom in support of this Article.

Mr. Kimball explained there were two alternatives which were explored. It was important it stay on West Main Street because of potential future expansion that could happen in that area. As there is additional grant money received, his hope is it will keep cost of installation as low as possible. He spoke of a long-term payment program where residents would not be required to come up with the money immediately. It will improve property values on West Main Street. This was the area that was previously planned to be done (the "downtown" area). The main concern of residents is the cost to make connections, therefore, if there is additional grant money, it will soften the blow. He referenced the public schools and the Housing Authority and the penalties and fines for failing systems.

Mr. Bramwell recommended they take this info back to their Water Commission; the Board of

Selectmen are comfortable knowing the Water Commission will work with homeowners along the route, so homeowners are not hit with an immediate \$30,000-\$35,000 bill to pay and will be able to take time to pay it.

Mr. Marshall said Mr. Yanuskiewicz and he have no recourse with fees that are imposed. However, there is a new horizon and they have something that will benefit Norton because of the village commercial area. It is an economic area where this can have a substantial impact.

Mr. Bramwell stated this is something that definitely needs to be done, even if it is just for the Housing Authority and the two schools.

Mr. Marshall said DEP is getting much more strict with their bylaws and permitting.

Mr. Yanuskiewicz said this is an extremely expensive pipeline and keeping the cost down is important, but it is a fact that they are a state highway and referenced requirements such as backflow, etc., and said road does not settle and it is extremely expensive to place CDF. He also referenced Wheaton College property, where there is approximately 1400 feet along Fillmore Drive and Howard Street, so it is a 1400 foot stretch with no one tying in. Therefore, it will be expensive; it is a state highway; 1400 feet of pipe and a pump station, however, it is part of the framework for the future. They are investing now for the future and the grant money will be helpful.

Mrs. Steele thanked them for their hard work on this project. She asked if out of the \$3.32M project cost, would the Housing Authority contribute \$1.17M total?

Mr. Marshall noted there will be connection fees. Mr. Yanuskiewicz responded they were told the total grant is \$1.17M and he was uncertain if any of that has already been expended.

Mrs. Steele clarified that the purchase would then be \$2.1M. She said it appeared the Norton Public Schools would not be paying into this.

Mrs. Steele inquired as to what the average house would be paying into this?

Mr. Marshall replied they are currently looking at Title V for a 3 bedroom at \$11,550 for a standard tie-in fee.

Mrs. Steele questioned if there would be other fees?

Mr. Marshall responded there would be a tie-in fee and it would be up to the homeowner to bring their sewer into the tie-in.

Mrs. Steele asked what the tie-in to the house would cost?

Mr. Salvo replied it is by the foot; about \$35 per foot; it could be \$6,000-\$8,000.

Mrs. Steele asked if the tie-in fee for residents would be the same as the small businesses?

Mr. Yanuskiewicz stated the Town's rules and regs call for a system based on flow and a certain cost for a single family residence, and commercial properties would pay an equivalent basis on how much flow they put in.

Mrs. Steele indicated she understands this needs to be done and it is a great project. However, it appears it would cost the average house about \$18,000 to tie in. They are asking residents and small businesses to do this and it will be a benefit in the long run. Especially if residents just upgraded their septic system this is an issue. She asked Mr. Weir if she could hear from the Commission at some point as to what controls were going to be in place for the residents. If the Town has 20 years to pay off as a Town; would homeowners be able to pay it off in 20 years as well?

Mr. Yanuskiewicz responded the the laws have changed and a lot is controlled by state law, but not local preference as much. Communities have up to 20 years through sewer assessments which is now expanded to 30 years. He noted interest costs do add up and interest charged as related to sewer assessments go; it is now changed to: "up to 2%" more of what the Town is paying. Basically, timeframe is up to 30 years and Town interest rate can charge less.

Mr. Salvo stated he would like to see this be consistent throughout the entire Town, no matter if it was prior or new.

Mr. Kimball noted they will be going through the Town doing a lot of this and many others will be impacted and they will try to soften the blow as much as possible. A policy in place this day forward that homeowners have up to thirty years to pay for this. Some will pay up front and others will take 30 years at 2% interest. He believed the Water Commission needed to think of a rigid program to be put in place today for all these ideas and concepts.

Mrs. Steele said she had another concern; if a homeowner maintains/upgrades their Title V and then the sewer is put in the road after the fact, that would be an issue. Could they advertise this so homeowners are aware of this?

Mr. Marshall said they have it advertised in the Norton Public Library what the plans for the Town are in the next five to seven years especially related to the West Main Street and Elm Street area.

Mr. Kimball noted the Board of Health is also involved/make decisions, and can grant a waiver to homeowners, etc.

Mrs. Steele communicated she looked forward to hearing from the Commission as to cost of fees and if there is a plan for the Town moving forward.

Mrs. Steele asked what they foresee as possible traffic disruptions?

Mr. Marshall referenced Route 123 and said they would mitigate as much as possible what they can and would stay off road as much as possible.

Mr. Yanuskiewicz responded they are required to have a traffic management plan because it is a

state road and would have signage/signals, etc., to maintain traffic in at least one direction, and possibly schedule the timing of construction, as well.

Mr. Yunits stated the requirement is for people to tie-in within five years. He previously thought a betterment was the way to go, but that is up to the Board. Discussion ensued.

Mr. Kimball asked for an assessment of how many connections there are?

Mr. Yanuskiewicz replied there are approximately 100 units (including houses/businesses).

Mr. Marshall indicated the tie-ins will be done during construction.

Mr. Kimball stated there was one suggestion he wished to make to the Commissioners; where the traffic light is located at the center of Town, this is a historic district, and encouraged them speak with Historic District, and referenced easements, etc. He recommended they possibly direct it behind church/cut across front of post office as a shortcut to stay out of that intersection.

Mr. Marshall stated this project has not been totally designed yet, but they will take that into consideration.

MOTION was made by Mr. Bramwell to support Article 8 of the Special Town Meeting Warrant. Second by Mr. Salvo. Vote: Unanimous. MOTION CARRIES.

Mr. Yunits referenced the Spring Annual Town meeting Warrant, Article 3, Retirement Expense. \$73,000 to be raised and appropriated and will cover two retirements.

MOTION was made by Mr. Bramwell to support Article 3 on the Annual Town Meeting Warrant. Second by Mr. Salvo. Vote: Unanimous. MOTION CARRIES.

Mr. Yunits referenced the Special Town Meeting, Article 3, Operating budget Supplements, FinCom voted to recommend budget supplements in the amount of \$83,940. The bulk of the budget supplements were snow and ice, and broken down into two sources of money. Free cash to cover snow and ice; some unforeseen expenses at COA, and also some expenses for work performed on the server at Town Hall. Second group is in the amount of \$9290 that will come from the dog fund and \$2890 of that will go to town clerk for her dog licensing software and \$6400 to animal control salary account.

MOTION was made by Mr. Bramwell to support Article 3 of the Special Town Meeting Warrant. Second by Mr. Salvo. Vote: Unanimous. MOTION CARRIES.

Article 8, Special Town Meeting Article, which was previously discussed. This is the West Main Street Sewer Project in the amount of \$3.32 where borrowing would be under the enterprise account.

Mr. Kimball explained this money will be charged out through the enterprise account, as Mr. Yunits indicated, which does not fall under provisions of Proposition 2 ½; it does not involve

overrides, etc.

Mrs. Steele had concerns if the grant does not come through.

Mr. Kimball replied he was confident they will be receiving some type of grant/assistance. Otherwise, it would need to be paid by other means.

Mrs. Steele reiterated her concerns with residents and small businesses being required to pay for this.

MOTION was made by Mr. Bramwell to support Article 8 of the Special Town Meeting Warrant. Second by Mrs. Steele. Vote: Unanimous. MOTION CARRIES.

C. TOWN MANAGER'S REPORT

D. APPOINTMENTS/RESIGNATIONS/RETIREMENTS

1. Constable Reappointments

Mr. Kimball stated a letter was received from Jerald Loomis respectfully requesting reappointment. He has been a constable since August 20, 2015 in the Town of Norton.

Mr. Yunits explained this is a three year term and the terms are staggered; Mr. Loomis' term is up this year; there will be two up in 2018; and two more up in 2019.

Mr. Bramwell asked if they keep track of the activity that is performed by the constables?

Mr. Yunits responded Mr. Loomis sends the Town reports and there are two other constables who are also very active in Town.

MOTION was made by Mr. Salvo to reappoint Jerald L. S. Loomis for position of constable for a term of three years. Second by Mr. Salvo. Vote: Unanimous. MOTION CARRIES.

V. SELECTMEN'S REPORT AND MAIL

Mr. Salvo respectfully requested to either have a rep from Cable Commission in to speak with the Board of Selectmen, or Comcast, or whoever is in charge of this system broadcasting from the Town Hall. He hears comments and complaints from residents, he noticed there is a five second delay, and picture seems to appear distorted and does not look good.

Mr. Salvo said he would like to "put that to bed", along with other outstanding issues, such as dirty/brown water in Town, etc.

Mr. Kimball stated there were two new cameras being used this evening. He thought it looked like a decent picture from what he could see. Mr. Kimball noted the lighting in the Selectmen's meeting room was not the best either.

.....

Mrs. Steele thanked the voters who came out and cast their vote in support of her on Tuesday,

especially in the inclement weather. She looked forward to working with this Board of Selectmen for the next three years.
.....

Mrs. Steele thanked Donna Palmer, the Town's Public Health Nurse, who coordinated a vigil in honor of opioid victims at the Norton High School. She organized a nice evening, but it was also a sad and moving experience. Police Chief Clark spoke at it, as well as a mother of a deceased teenager who died of an overdose, and two recovering addicts who spoke of their experience. There were a lot of victims of opioid overdoses who were from this area and many names were read aloud. 118 people attended this vigil, with many from the Town of Norton. Mrs. Steele noted she was part of this opioid group along with Donna Palmer and others. She believed the average person was not aware there is a problem in Norton, but it will get worse before it gets better. They want to bring awareness to Town as to what an epidemic it is. Many times it starts with a high schooler with an injury and is prescribed pain medication and then an addiction occurs.

Mr Yunits also thanked Donna Palmer and the Board of Health for holding this event.
.....

Mr. Yunits congratulated Mrs. Steele and the other candidates who were elected to Town Board/Committees.
.....

Mr. Yunits indicated he spoke to the new developer of Turtle Crossing, Denunzio Development, who owned the project previously and they are taking it back. He referenced the percentage of affordable and said they are going back to 25% not 58% affordable and that will be brought back to the Zoning Board. Discussion ensued.

Mr. Kimball thought is had been about nine years since the start of this proposed project, however, he would like to know what the exact date was. He referenced the newly built apartments located at 274 East Main Street and the various incidents occurring there with swat teams involved, such as the hoax where there was barricading by a resident and a standoff. The residents in this Town are generally peaceful people and some people who live in these apartments come in from elsewhere and it changes the character of the Town. He would like to know the number of police and fire department reports relating to 274 East Main Street as he was told public safety make frequent visits to these apartments. If possible, he would like to ascertain how many incidents have happened at this location. He was also informed the Town's fire truck does not meet the roof of building at this location. It would be beneficial to hear from the fire and police chiefs regarding this location and their exposure. Mr. Kimball also heard the first floors flood with rain, etc. He would like to get an update on this and would also like to send a letter to Mass Housing explaining that these are some of the reasons the Town has concerns with this type of housing as it brings in a different element.

Mr. Salvo stated he understood that after two years, these apartments are allowed to go Section 8. He also heard these apartments are having a difficult time renting out the third floor because there is no elevator and he can understand that concern.

Mr. Salvo said he had photographs of the Town's ladder truck parked off the road, over curb, and onto sidewalk onto the grass to reach. It should have been able to accommodate building all the way around from the street.

Mr. Kimball said the Board voiced their concerns from the beginning of this project. He noted they also decreased the height of that building. They have an obligation to protect residents. They also need to advise State this does not work. If the State wanted purchase a new ladder truck, that could be an option.

Mr. Salvo said even if the Town acquired a larger fire truck, it probably would not fit into the fire station.

Mr. Kimball respectfully requested Mr. Yunits to obtain a report regarding this and if the fire or police chiefs/departments would like to come in to a meeting to discuss that would be fine also.
.....

Mr. Kimball noted there were two wells in Town: one for Town Common and one for Master Sgt. Trent Memorial and both are completed/in the ground and pumps installed. They are only awaiting the installation of wiring to be put in place. On the Master Sgt. Trent Memorial, there is an underground sprinkler system, therefore, they are waiting for the connection to that.

There are a lot of changes being made to the Town Common. They need to take the fence down, otherwise it will fall down. The plan is to restore fence and will raise funds privately, but intent is to put it back up. This fence has been at this location since 1865 and Eliza Wheaton paid to have that fence installed herself. They are probably looking at about \$100,000 to replicate/restore fence. However, at this time this is not their number one priority; the sprinklers and improvements on landscaping is the current priority. They are relying on many volunteers. The well will be expensive because they needed to drill down 600 feet, therefore, they are looking at \$14,000/\$15,000. Mr. Kimball was aware some residents discussed with town manager the need to spend money wisely in trying times. There have been generous donations of many people in the community who assisted in the installation of these wells. No Town funds were expended on either well. Mr. Kimball declared he was also Chairman of the Gold Star Committee and will work on this as long as they can and they have a very devoted and dedicated Committee.

Mr. Kimball referenced the Campbell House and noticed the second floor window was open and it needs to be closed. He said people are entering this house by using the bulkhead/low roof. He asked Mr. Yunits to send a letter to the Historic Commission as to what their intentions are with this house. The history of this house is gone and the historical value is not intact as it's been updated, modified, etc. Before someone gets injured or killed in this house, he would recommend they demolish it if there no plan to restore it. The barn behind this house needs to come down definitely; the inside of it was burned out. Again, it is a place where it appears kids are gathering and will get hurt inside the building or trying to extinguish a fire. He believed they need some direction from the Historic Commission; it is the oldest house in Norton, but not the same house as it was originally.
.....

Senator Jim Timilty is resigning from his current position and was invited in to attend a future meeting of the Board of Selectmen.
.....

Mr. Kimball noted there were three candidates running for the Board of Selectmen and believed it was in everyone's best interest to have them in to meet them and have them communicate

briefly describing who they are and what they would like to see happen in Town. It would not necessarily be a debate and there would be no questions, it would just be an opportunity to talk to the people of Norton especially considering the short period of time to run for office.
.....

Mr. Kimball stated he requested what the Town's long term borrowing picture looked like. There are some major projects done in the past which are coming up; and other new ones are not financed yet. To look back five years was his request and based on today's standard, what they will be looking at are for the next five years. Possibly there could be additional revenue to Town. He asked Mr. Yunits if he could possibly obtain a copy for the Board of Selectmen for their own info.

Mr. Salvo asked if anyone has yet adopted the Tricentennial Park?

Mr. Kimball replied no one adopted it yet. He drove past it earlier in the day and it did not look like it was in good shape. The Land Preservation Society took it under their wing but asked if there was another organization who would like to adopt the park. If anyone is interested in doing so, they should contact the Board. It is not a large park, so maintaining it should be somewhat easy; it needs some grooming/maintenance.

VI. WARRANTS AND MINUTES

- A. Approve bi-weekly payroll for the period ended April 22, 2017, Warrant #64, dated April 27, 2017, in the amount of \$1,224,472.19

MOTION was made by Mr. Salvo to Approve bi-weekly payroll for the period ended April 22, 2017, Warrant #64, dated April 27, 2017, in the amount of \$1,224,472.19. Second by Mr. Bramwell. Vote: Unanimous. MOTION CARRIES.

- B. Approve bills Warrant #65, dated April 27, 2017, in the amount of \$441,753.93
MOTION was made by Mr. Salvo to Approve bills Warrant #65, dated April 27, 2017, in the amount of \$441,753.93. Second by Mr. Bramwell. Vote: Unanimous. MOTION CARRIES.

- C. Approve Minutes – No minutes were reviewed/approved.

VII. NEXT MEETING'S AGENDA

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

VIII. EXECUTIVE SESSION

1. To consider the purchase, exchange, taking, lease, or value of real property
2. To discuss strategy with respect to collective bargaining with union personnel

IX. ADJOURNMENT

DECLARATION BY THE CHAIRMAN:

I declare, under General Laws Chapter 30A, Section 21A(a)(3), that the purpose of the executive session will be to discuss strategy with respect to collective bargaining with union personnel (SENA-A and NPA), and to discuss consideration of the purchase, exchange, taking, lease, or value of real property, because a discussion of this strategy in open session could compromise the purpose of the executive session and with the Board to not return to open session at the conclusion of the executive session.

MOTION BY MEMBER:

MOTION was made at 8:40 P.M. by Mr. Bramwell to move that the Board go into executive session under G.L. c.30A, Section 21(a)(3) for the purposes and reasons declared by the Chairman and with the Board to not return to open session thereafter. Second by Mrs. Steele. Vote: All in Favor of Motion. **MOTION CARRIES.**

Respectfully Submitted by:

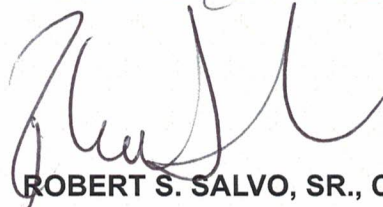
Janet Sweeney
Board of Selectmen - Recording Secretary

**BOARD OF SELECTMEN
MINUTES OF MEETING
APRIL 27, 2017**

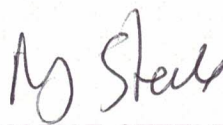
ROBERT W. KIMBALL, JR., CHAIRMAN



BRADFORD K. BRAMWELL, VICE-CHAIR



ROBERT S. SALVO, SR., CLERK



MARY T. STEELE

Dated: 11/16/17

Documents Presented at Board of Selectmen's Meeting of April 27, 2017

- Review FY'18 Budget
- Review and/or vote May 8, 2017, Town Meeting and Special Town Meeting Articles
- M.G.L. c.61A – Re-Notification regarding Amendment to Purchase and Sale Agreement – 235 East Main Street (Lot 11-32), 0 Leonard Street (Lot 11-22), 0 Leonard Street (Lot 11-25), 0 Leonard Street (Lot 11-25-01) (collectively, the “Property”)
- 2017 Lake Treatment Contract with Solitude Lake Management, Shrewsbury, MA
- Town Manager, Michael D. Yunits', Contract with Town of Norton, MA