



# TOWN OF NORTON

BOARD OF SELECTMEN

MUNICIPAL CENTER,

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## BOARD OF SELECTMEN

### MINUTES OF MEETING

AUGUST 24, 2017

#### I. CALL TO ORDER

The August 24, 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. Michael Flaherty; and Mr. Robert S. Salvo, Jr., Clerk, were present. Absent: Mrs. Mary T. Steele. Mr. Michael Yunits, Town Manager, was also present.

#### B. Pledge of Allegiance

#### II. LICENSES AND PERMITS

1. Application of Peter Gagne for a one-day Beer and Wine license, to be utilized at Everett Leonard Park, Sunday, September 3, 2017, 10:00 A.M. - 7:00 P.M., for a private party

It was noted this was signed off by all appropriate departments (building inspector, police and fire departments). No detail officer is required.

**MOTION was made by Mr. Bramwell to approve Application of Peter Gagne for a one-day Beer and Wine license, to be utilized at Everett Leonard Park, Sunday, September 3, 2017,**

**10:00 A.M. - 7:00 P.M., for a private party. Second by Mr. Flaherty. Vote: Unanimous. MOTION CARRIES.**

### **III. ANNOUNCEMENTS**

Town Offices will be closed Monday, September 4, 2017, in Observance of Labor Day. Have a safe and happy Labor Day weekend!  
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The Addict's Mom Lights of Hope event will be held on September 9 at 6 P.M. at Plainville Town Park, 142 South Street. across from Cumberland Farms. Guest speakers will include former New England Patriot's Player, Chris Sullivan and his wife. This event is an annual nationwide campaign to honor and support all those whose lives have been touched by addiction.

### **IV. BUSINESS**

#### **A. NEW BUSINESS**

1. Vote Re: Autumn Lane Street Acceptance to be placed on the October 23, 2017 Fall Annual Town Meeting and refer to Planning Board for its Public Hearing

Mr. Yunits referenced a letter from Planning Board which the Board of Selectmen should have in their packets. The Town Planner is recommending an article be placed on warrant which relates to a cul de sac off of Stoney Field Road. The developer is also present this evening.

Mr. Bramwell asked if Highway Department has looked at this as well?

Mr. Yunits responded Mr. Silver, Superintendent of Highway Department, has checked it and he will advise Mr. Silver to send the Board of Selectmen a letter regarding this.

Mr. Kimball stated it appears all conditions were met, etc.

Mr. Bramwell asked about street lights, and if they were compatible with Mass Electric?

Mr. Jay Zola of Folkman and Zola responded there are no street lights and referenced a waiver from Planning Board. He noted each solar light has its own post lighting, therefore, there would be no maintenance., etc, on the Town's part.

**MOTION was made by Mr. Bramwell to approve Autumn Lane Street Acceptance to be placed on the October 23, 2017 Fall Annual Town Meeting and refer to Planning Board for its Public Hearing. Second by Mr. Flaherty. Vote: Unanimous. MOTION CARRIES.**

2. Vote to support the application for a MassWorks Grant to install infrastructure for the West Main Street Sewer Project

Mr. Yunits explained West Main Street sewer to be running by Housing Authority to West Main Street to pump station on Wheaton Campus. They applied for a \$750,000 MassWorks grant and they are seeking voter support and a vote from Board of Selectmen regarding this.

**MOTION was made by Mr. Bramwell to support the Application of a MassWorks Grant to install infrastructure for the West Main Street Sewer Project. Second by Mr. Flaherty. Vote: Unanimous. MOTION CARRIES.**

3. Review October 23, 2017 Fall Annual Town Meeting Article List

Mr. Yunits noted the Board has a list of articles and there are now 34 articles proposed as placeholders for the warrant. He referenced the Home Market Foods TIF, design on Council on Aging (COA), Camp Edith Read, some work on Chartley Pond dam. Also, Water & Sewer Department will have several articles on warrant.

Marijuana bylaw was briefly discussed. Mr. Yunits stated he was uncertain if limitations also need to be voted by voters on this bylaw; they will need clarification by town counsel.

Mr. Kimball said he believed they needed more info on Betterment Bylaw. He referenced Article 20; which is archaeologically-related.

Mr. Yunits replied that is something they need to do specifically in area in which they found artifacts.

Laws on marijuana were discussed.

4. Attorney Daniel M. Rich Re: Sportsman's Cafe, 13 South Worcester Street, CVAA License  
This agenda item was not discussed.

5. Review Tax Increment Financing Proposal with Home Market Foods

Mr. Troy Totten, Vice President of Operations for Home Market Foods, was present and thanked Mr. Yunits for introducing Home Market Foods. It is a privately-owned business and headquartered in Norwood, Massachusetts. The products they have are items found in your grocery store. They are looking to expand and working with Mr. Yunits for a potential location for them. He referenced the former Sysco building and stated he was present this evening to hopefully see some support and partnership to attract them into this area. It is a significant purchase for Home Market Foods and a significant amount of investment. The company would bring some jobs to the community and fill a facility that is under-utilized. They would occupy about 25% of building and remainder would be space to continue to lease to others. They would operate it and invest. The current operator is an out of state owner. He reiterated, he was present this evening to seek some support from Board of Selectmen to help them to come into the town of Norton and become part of the family.



Mr. Kimball stated this would be a great addition to the community and would appear to be a smooth transition and acquisition. Truck traffic would be a concern and would need to divert and have the right path in that area for trucks.

Mr. Yunits stated a meeting was held with Mr. Totten, the Town Planner, as well as the Assessor. All work on building would not need site approval. It would be a good opportunity for the Town and there would be a MOU (Memorandum of Understanding) along with the TIF regarding the truck route and they did discuss the route and Mr. Totten is aware of the route which would be to exit out, take a left, and go down South Worcester Street to Eddy Street, out to industrial park.

Mr. Yunits noted they are fortunate to have a good local company who can be contacted easily and not someone out of state.

Mr. Totten communicated they want to be a good neighbor and there will be leadership on site 24 hours per day, at least five days per week.

Mr. Totten said they will use that facility in a different way; they will have a significantly lower volume of trucking compared to the former company.

Mr. Bramwell noted most of the problems that occurred with Sysco were trucks not belonging to them from different parts of country along with idling issues.

Mr. Totten stated trucks coming in and out will be trucks they will control.

Mr. Flaherty asked if the outgoing trucks would belong to Home Market Foods or were contracted?

Mr. Totten replied they would be contracted by their company. They have control of them currently because they are calling them in and out of their own contracted facilities.

Mr. Yunits stated that building is 40% vacant at this time; so it is an exemption on their taxes; immediately the new development and next space to be occupied goes away so tax revenue will be greater. It is a company they feel would benefit the Town and they do not want an empty building sitting there. They went back and forth on a TIF agreement they felt would benefit both parties. The average tax revenue to Town would be \$83,653 more per year with this development. It is not a huge amount of money for a TIF, but they are investing \$25,000,000 into this project. Mr. Yunits noted the company is also looking to add 20 new jobs (i.e., shipping & receiving, etc.).

Mr. Kimball indicated other TIF's have worked out well with many of these companies being good neighbors, and helpful to the community.

**MOTION was made by Mr. Bramwell to recommend that the Town Meeting approve a proposed 10-year Tax Increment Financing (TIF) Agreement, pursuant to M.G.L. c. 40, Section 59, and M.G.L. c. 23A, Sections 3E and 3F, between Home Market Foods, Inc. and Dowe Realty, LLC and the Town of Norton for the proposed property and authorize the submission of same for approval to the Massachusetts Economic Assistance Coordinating Council (the "EACC"). Second by Mr. Flaherty. Vote: Unanimous. MOTION CARRIES.**

**MOTION was made by Mr. Bramwell to recommend that Town Meeting approve the acceptance of proposed Economic Development Incentive Program ("EDIP") Local Initiative-Only Application by Home Market Foods, Inc. and Dowe Realty, LLC and authorize the submission of same for approval to the EACC. Second by Mr. Flaherty. Vote: Unanimous. MOTION CARRIES.**

State Representative Barrows stated he looked forward to a favorable vote on this and then he would take it to the State. He noted TIF's have been successful with Norton in the past and confident the State will be helpful. He stated everyone worked diligently on this, especially the Town Manager and Lynn Tokarczyk, Government Incentives Consultant, Business Strategies, Inc.

Ms. Tokarczyk thanked Mr. Yunits, Town Manager, and the Board of Selectmen for being "pro-business". This is a great region and these are great companies. They will be working on a formal agreement after Town Meeting for the Board's signature.

## **B. OLD BUSINESS**

1. Review and/or Vote Re: Rights of First Refusal - A Statement of Purposed Use - C.61A - Fairland Farms LLC - A small parcel of land located off of Bay Road

Mr. Yunits stated this matter had come before the Board previously. Conservation Commission had taken it up at a previous meeting. It does not abut any other conservation land.

**MOTION was made by Mr. Bramwell to not exercise the Rights of First Refusal - A Statement of Purposed Use - C.61A - Fairland Farms LLC - A small parcel of land located off of Bay Road. Second by Mr. Flaherty. Vote: Unanimous. MOTION CARRIES.**

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

- Water Bodies Treatments

Mr. Yunits stated this is an ongoing process and was hopeful it would work and improve the situation.

Mr. Kimball asked what was floating in Lake Winnecunnet?

Mr. Yunits replied it appeared to be some algae and buckweed, he believed the name may be. They are working on controlling that.

Mr. Kimball asked about mosquitoes?

Mr. Yunits stated there was a hit in Norton in a trap which had West Nile Virus. No one should panic because it is one mosquito trap out of many. People know it is potentially still out there and people should take precautions such as wearing long sleeved shirts, using insect spray etc.). To be sprayed for mosquitoes, residents can call (508)-823-5253.  
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Mr. Kimball inquired about the status of street lights for the Town?

Mr. Yunits responded he would contact the appropriate person again tomorrow because he thought they would have known by now.

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

- Recreation Commission Appointments

Mr. Yunits stated the the Parks and Recreation Coordinator, Nicole Cundo, is recommending the following individuals to the Recreation Commission:

- .Vittoria Bravetti
- . Alexandria Tibbert Green
- . Lorna Hutchings
- . Robert Kerr
- . Nicole Pryharski
- . Sonia Tsilis
- . Michael Young

Mr. Kimball noted normally the Board would receive letters of interest.

Mr. Yunits responded he could obtain those if desired.

Mr. Kimball said there was no need to do that.

Mr. Bramwell recommended to get these individuals on board in order to allow them to meet sooner for upcoming events.

Mr. Kimball stated if the Board does vote on this tonight, then he would recommend to Mr. Yunits to establish a Chair and Vice-Chair, etc.

Mr. Yunits noted the first meeting is planned to be held next week on Tuesday.



**MOTION was made by Mr. Bramwell to approve the following individuals to the Recreation Commission, per the recommendation of Nicole Cuneo, Parks and Recreation Coordinator:**

- .Vittoria Bravetti
- . Alexandria Tibbert Green
- . Lorna Hutchings
- . Robert Kerr
- . Nicole Pryharski
- . Sonia Tsilis
- . Michael Young

**Second by Mr. Flaherty. Vote: Unanimous. MOTION CARRIES.**

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

. "Coffee with Town Manager" was held at Council on Aging (COA) this week and it was a good meeting. There were good questions and main concern is they are not suitable where they are currently located, the building is too small, and there are parking issues, the number of seniors is increasing, etc. They did talk about the importance of moving forward regarding a new COA. There was also a concern about rusty water and the East and West Main Street sewer project.  
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Discussion ensued if someone is on vacation it would be beneficial to have an alternate. Mr. Yunits stated he would ask town counsel if it is the position or the person; either chairman or name specific person.

Under the warrants, they do not all have to sign it; and can put on future agenda to do it. They can authorize one person to do that.  
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Mr. Kimball referenced a letter regarding the Old Colony Rest Home, formerly located on Route 123, which is not there any longer.

Mr. Yunits indicated someone else would like their bed space from Old Colony Nursing/Rest Home assigned to them.

Mr. Kimball said as a Town, they would be giving up bed space to take them.  
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Mr. Kimball said it would be beneficial to have Mr. Yunits provide another update on the vacant positions on all boards/committees.

**VI. WARRANTS AND MINUTES**

- A. Approve bi-weekly Payroll Warrant PR4, for the period ended August 12, 2017, dated August 17, 2017, in the amount of \$572,436.15

**MOTION was made by Mr. Salvto to Approve bi-weekly Payroll Warrant PR4, for the period ended August 12, 2017, dated August 17, 2017, in the amount of \$572,436.15. Second by Mr. Bramwell. Vote: Unanimous. MOTION CARRIES.**

- B. Approve Invoice Warrant AP7, dated August 17, 2017, in the amount of \$1,050,168.68

**MOTION was made by Mr. Salvo to Approve Invoice Warrant AP7, dated August 17, 2017, in the amount of \$1,050,168.68. Second by Mr. Bramwell. Vote: Unanimous. MOTION CARRIES.**

- C. Approve Invoice Warrant AP8, dated August 24, 2017, in the amount of \$67,031.44

**MOTION was made by Mr. Salvo to approve Invoice Warrant AP8, dated August 24, 2017, in the amount of \$67,031.44. Second by Mr. Bramwell. Vote: Unanimous. MOTION CARRIES.**

- D. Approve Minutes - April 13, 2017 Executive Session

The voting on these particular Minutes will be held off until Mrs. Steele is present.

**VII. NEXT MEETING'S AGENDA - September 7, 2017**

1. Petition of National Grid request to install 35' support stub pole across the street from Pole 1292 NE 29', Hill Street, Norton, MA, on town property

**VIII. EXECUTIVE SESSION**

**IX. ADJOURNMENT**

**MOTION was made by Mr. Bramwell to Adjourn at 7:53 P.M. Second by Mr. Flaherty. Vote: Unanimous. MOTION CARRIES.**

Respectfully Submitted by:

Janet Sweeney  
Board of Selectmen - Recording Secretary



**BOARD OF SELECTMEN  
MINUTES OF MEETING  
AUGUST 24, 2017**



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



**BRADFORD K. BRAMWELL, VICE-CHAIR**

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

**MICHAEL FLAHERTY**



**MARY T. STEELE**

Dated: \_\_\_\_\_

08/09/18