



TOWN OF NORTON  
BOARD OF SELECTMEN  
MUNICIPAL CENTER,  
70 EAST MAIN STREET, NORTON, MA 02766

Telephone: (508) 285-0210 Fax: (508) 285-0197

RECEIVED  
AUG 13 2018  
TOWN CLERK

BOARD OF SELECTMEN MINUTES  
Thursday, July 12, 2018  
7:00 P.M.,

I. CALL TO ORDER BY CHAIRMAN

- A. Roll Call - Robert Kimball, Bradford Bramwell, Mary Steele, Michael Flaherty, Michael Yunits  
B. Pledge of Allegiance

II. LICENSES AND PERMITS

- A. Application of Norton High School Cross Country Boosters Organization  
c/o Pam Anderson for 5K Road Race, to be held Saturday October 27, 2018,  
entirely contained on school property – fundraiser for Cross Country Team  
Bradford Bramwell – Why do we need to approve? It doesn't go off school property.

**Motion by Mr. Bramwell**  
**Second by Ms. Steele**  
**Unanimous**

- B.\*Application for one-day Beer and Wine liquor license, to be utilized  
August 30 – September 3, 2018, 7:00 AM – 8:00 PM, at the Tournament  
Players Club of Boston Golf Course, entire greens area, 400 Arnold Palmer  
Blvd., Norton, MA 02766, for a private party.  
Mr. Kimball – How can it be 1 day if the dates are August 30th through September 3<sup>rd</sup>?  
Mr. Bramwell – It is temporary so they need to do a 1 day.

**Motion by Mr. Bramwell**  
**Second by Ms. Steele**  
**Roll Call - Unanimous**

- C.\*Applications of Soccer Village Foundation, Attn: Lindsey Farina, Esq., Skene Law Firm PC,  
2614 Highway 516, 2<sup>nd</sup> Floor, Old Bridge, NJ 08857, for one-day All Alcohol licenses,  
August 30, - September 3, 2018, 7:00 AM – 8:00 PM, to be utilized at the Tournament Players  
Club of Boston Golf Course, 400 Arnold Palmer Blvd., Norton, MA 02766, for private  
parties, as follows: (Bradford Bramwell provided that the details are present and a 2 drink  
limit)

- \*William Hill Wine Lounge, 11<sup>th</sup> Green  
**Motion by Ms. Steele**  
**Second by Mr. Flaherty**  
**Roll Call - Unanimous**
- \*Citi Cardmember Club, 16<sup>th</sup> Fairway  
**Motion by Mr. Bramwell**  
**Second by Mr. Flaherty**

**Roll Call - Unanimous**

- \*Grey Goose Lounge, 16<sup>th</sup> Fairway  
**Motion by Mr. Bramwell**  
**Second by Mr. Flaherty**  
**Roll Call - Unanimous**
- \*Champions Club, 17<sup>th</sup> Tee  
**Motion by Mr. Bramwell**  
**Second by Mr. Flaherty**  
**Roll Call - Unanimous**
- \*Spectator Oasis, 17<sup>th</sup> Tee  
**Motion by Mr. Bramwell**  
**Second by Mr. Flaherty**  
**Roll Call - Unanimous**
- \*CDW, 15<sup>th</sup> Green  
**Motion by Mr. Bramwell**  
**Second by Mr. Flaherty**  
**Roll Call - Unanimous**
- \*Connell Limited Partnership, 15<sup>th</sup> Green  
**Motion by Mr. Bramwell**  
**Second by Mr. Flaherty**  
**Roll Call - Unanimous**
- \*16 Open Air Sky Chalet, 16<sup>th</sup> Green  
**Motion by Mr. Bramwell**  
**Second by Mr. Flaherty**  
**Roll Call - Unanimous**
- \*Wedgewood Club, 16<sup>th</sup> Green  
**Motion by Mr. Bramwell**  
**Second by Mr. Flaherty**  
**Roll Call - Unanimous**
- \*Grey Goose Lounge, 16<sup>th</sup> Green  
**Motion by Mr. Bramwell**  
**Second by Ms. Steele**  
**Roll Call - Unanimous**
- \*Charles Schwab, 17<sup>th</sup> Green  
**Motion by Mr. Bramwell**  
**Second by Mr. Flaherty**  
**Roll Call - Unanimous**
- \*Fed Ex, 17<sup>th</sup> Green  
**Motion by Mr. Bramwell**  
**Second by Mr. Flaherty**  
**Roll Call - Unanimous**
- Anheuser Busch, 17<sup>th</sup> Green  
**Motion by Mr. Bramwell**  
**Second by Mr. Flaherty**  
**Roll Call - Unanimous**
- \*Greenside @ 17, 17<sup>th</sup> Green  
**Motion by Mr. Bramwell**  
**Second by Mr. Flaherty**  
**Roll Call - Unanimous**
- \*Comcast Business, 17<sup>th</sup> Green

**Motion by Mr. Bramwell**

**Second by Mr. Flaherty**

**Roll Call - Unanimous**

- \*Military Patriot Outpost, 17<sup>th</sup> Tee

**Motion by Mr. Bramwell**

**Second by Mr. Flaherty**

**Roll Call - Unanimous**

- \*Multiple Partner Suite, 18<sup>th</sup> Green

**Motion by Mr. Bramwell**

**Second by Mr. Flaherty**

**Roll Call - Unanimous**

- \*Harbor One, 18<sup>th</sup> Green

**Motion by Mr. Bramwell**

**Second by Mr. Flaherty**

**Roll Call - Unanimous**

- \*CBS, 18<sup>th</sup> Green

**Motion by Mr. Bramwell**

**Second by Mr. Flaherty**

**Roll Call - Unanimous**

- \*Club Seats, 18<sup>th</sup> Green

**Motion by Mr. Bramwell**

**Second by Mr. Flaherty**

**Roll Call - Unanimous**

- \*Safety Insurance, 18<sup>th</sup> Green

**Motion by Mr. Bramwell**

**Second by Mr. Flaherty**

**Roll Call - Unanimous**

**STIPULATIONS FOR ALL FOREGOING TPC GOLF TOURNAMENT  
LICENSES, AS FOLLOWS:**

- 1. "DETAILS AS REQUIRED BY THE CHIEF OF POLICE"**
- 2. "APPROPRIATE VISIBLE SIGNAGE FOR TWO (2) DRINK  
LIMIT PER PERSON PER SERVICE"**

**III. ANNOUNCEMENTS**

- A. Mr. Bramwell read information on Arnie's March on Saturday, August 25, 2019 to raise money for Mass General Hospital for Children Cancer Center. It is a 5K walk and lunch at TPC Boston
- B. Mr. Flaherty read the notice on Symphony Under the Stars at Wheaton College on Friday, June 20th

**IV. BUSINESS**

**A. NEW BUSINESS**

1. Open Meeting Law Complaint – review, discuss and respond to Open Meeting Law Complaint filed by Denise Luciano dated June 26, 2018  
Mr. Yunits – We are responding to the Attorney General's Letter explaining our plan to catch up on late minutes. We have put out an Ad for a part time position today.

Mr. Kimball – The law states we must put minutes in written form. We must get serious about doing this. Can we get someone to help us get up to date?

Mr. Yunits – We put an Ad out today for a part time position.

Mr. Kimball – I believe we thought that because we were being recorded by the Media Center we no longer had to create written minutes. We have since been informed that this is not true. Thus, we are behind in our minutes.

Mr. Kimball – Those of you who are listening from Committees. When you complete minutes send them to the Town Clerk.

Mr. Yunits – We also need to agree to send the letter out.

**Motion made by Mr. Bramwell**

**Second by Mr. Flaherty**

**Unanimous**

2. Discussion on Solar Development – Slattery Property

Mr. Kimball – What would it cost to look into the development of Solar on that property.

Mr. Yunits – Last time we hired a consultant for \$10,000 to prepare an RFP, to receive the quotes, and review all the companies to make sure they were viable and could do the project. Also, the Hill Street Solar Farm brings in \$48,572 credits/month. These credits go toward 20% of High School, 20% toward street lights, the remaining toward the Middle School, Solmonese, Town Hall, Police Department, Pump House and Norton Well.

Mr. Kimball – If we had 2 viable Solar Farms and possibly put our credits up from 20 – 40% that would be a great use of this property. Can we get an article for the Town Meeting to approve the \$10,000 for the consultant?

Mr. Yunits – Yes. We also get \$120,000 a year for the rent of the land and pilot payment. This money goes to the General Fund.

**Motion made by Mr. Bramwell**

**Second by Mr. Flaherty**

**Unanimous**

3. Tolling Agreement Between The United States, The Commonwealth of Massachusetts, And The Town of Norton, Massachusetts

Related to The Shpack Landfill Superfund Site – review, discuss, and vote to authorize Chairman Robert W. Kimball, Jr. to sign said agreement

Mr. Yunits - This agreement is to extend the Statute of Negotiations out to 2020. The state has already agreed to sign this and our lawyer recommends that we do so as well.

Mr. Kimball – So this is just to allow more time for the State to get the money to pay?

Mr. Yunits – Yes

**Motion made by Mr. Bramwell**

**Second by Mr. Flaherty**

**Unanimous**

4. Discussion Re: Green Community Guide

Robert Kimball – We have to repair the electrical problems at the Chartley Firehouse and where to get the funds. Then remembered a conversation I had with Mary Steele regarding the Green Community Designation. I understand that there would need to be zoning changes most of which the State already wants and is about to require, for example, Electric Car Zones. We already have some of those right? This designation would allow up to apply for grants to help defray costs of these upgrades.

Michael Yunits - Yes. I have spoken to Seth Pickering, a representation from the State for this designation to help with our draft. He says there are two things we must do:

- a. Change to our zoning bylaws for car reduction, Solar by Right.
- b. Change to our Building Codes to adopt 'stretch code'. Again, the State is moving toward these codes and they will soon be required by all.

Mr. Kimball – Can we do this? It would be great to have access to these grants.

Ms. Steele – What is Solar by Right?

Mr. Yunits – We need to get clarification on that from Mr. Pickering. Today you can only have a large solar area on your property by Special Permit. This would not be the same as putting solar on your home.

Ms. Steele – What is Stretch Code?

Mr. Yunits – This is a new set of Building Codes to increase energy efficiency.

Mr. Bramwell – The State is also working toward new buildings and have to be built with the infrastructure to allow for Solar even if you are not planning to use it immediately.

Mr. Kimball – 210 Towns already have the Green Community Designation List. There is over \$39 Million available in grant money. Can we put this on the Town Meeting? It would be great to be able to apply for that Grant Money.

Mr. Yunits – We will put this on the October Town Meeting, the Planning Board will have to work on this.

5. Review and Vote to Authorize the Town Manager, Michael D. Yunits, to sign a Contract with DBVW Architects for the Town Hall Feasibility Study

Mr. Yunits – The Building Committee reviewed all the contracts and recommend DBVW for a cost of \$103430. This will include review of two sites, engineering, parking and facilities. I am asking for approval to sign the contract.

6. Ms. Steele – Can we build one building?

7. Mr. Yunits – Yes, if we use Elm St. property

8. Mr. Flaherty – The current contract show that he adds a 15% surcharge for expenses, seems petty. Also, the limited liability, the contract is limited to \$100,000. I'd like to see that negotiated.

Ms. Steele – I agree that this expenses piece seems a little petty. So, will our next step be to go back to them?

9. Mr. Kimball – Good find, Mike, please review and we can put it on the next agenda, how will that work with two Architects?

Mr. Yunits – yes. The Architects know each other. The Council on Aging Architect has said his product will be transferable and that they know and will work with each other.

Mr. Kimball – We need to see what our needs are and find a way to fix our current problems. The videographer and I went from office to office and each floor recording the Town Hall so people will be able to view it and see its current condition. The Town Hall portion we are in presently was built in 1910. A complete assessment was done in 1996, he read from that report. Many of the issues are still there and not been repaired, including ADA violations, notations of the stale air, old HVAC systems, very dark work area.

**No approval at this time.**

10. Review and/or update on year-end transfers

Mr. Yunits – Met with departments this year and all did very well staying within their budgets. He read the overages.

Mr. Kimball – No action needed.

## B. OLD BUSINESS

Sonia Tsilis provided an update regarding Founders Day 2018. She read a letter thanking sponsors and volunteers. The turnout was great, food, activities, music, and fireworks. She apologized for any hiccups that occurred, but stated that the committee tried their best to resolve any logistic problems. She also stated that the criticism was fierce.

Mr. Kimball – I thought it was a great event there were a lot of new faces.

Ms. Tsilis – we had some problems with the equipment. That is due to the age of the equipment nothing to do with Founder's Day.

Mr. Kimball – I think we need power behind Yelle School. Then we won't need generators. You and your committee did a great job.

Ms. Steele – I was out of town and couldn't go but I have heard wonderful things. My advice to you is to ignore the criticism.

Mr. Kimball – so you are stepping down? What are you going to do?

Ms. Tsilis – I am stepping down from my position as co-chair of the Recreation Commission.

Mr. Kimball – You don't have to be chair but you are valuable as a member.

## C. TOWN MANAGER'S REPORT

### 1. Update – Town Budget Presentation

Mr. Yunits – people that attended were provided with packet regarding prop 2 ½, the link for presentation. Explaining where the money comes from. Norton increased their budget more than the surrounding towns. With the limitations we had without 2 ½, I think the Finance Committee did very well.

### 2. Also, Fire fighter Mike Wilson and Josh Wilson lost their father and grandfather yesterday, condolences sent to them.

### 3. Whole Market Foods are in now and allowed all firefighters to train on their new ammonia system, and appreciate all their support from the town.

### 4. Lucia Longhurst needs Poll workers, please contact her if interested.

### 5. Keith Silver wanted to let people know that milling and blacktop will begin this week on Old Taunton to East Hodges to Taunton line.

### 6. Water & Sewer will be having preconstruction meeting next Tuesday.

### 7. Congratulations to Deputy Chief Shawn Simmons on being certified as Fire Chief from the State.

### 8. We also need people for the ZBA if interested. We have 2 alternate positions open.

### 9. Fire Dept wanted to thank Norton Cable Access for the \$2,166 grant funding to improve technology.

### 10. Reminder July, 25 6 PM meeting for regional dispatch in Mansfield.

### 11. Norton has been declared disaster Area for the March Storm. Information center will learn how to apply for FEMA

### 12. Woman on Robinson Lane has cleaned up the town property there.

### 13. Discussion on Motorcraft on the Reservoir

People have complained about activity on Juniper Beach and Jet ski activity. Recent bylaw for 35 MPH on lake and 6 MPH near shore and dock. Signs will be posted, but it is difficult to monitor.

Mr. Kimball – We need to have signs put up before we can monitor or take action. At some time we need to get a boat ramp on Mansfield Ave to relieve some of the pressure on these neighborhood ramps.

Mr. Yunits – Used to be able to launch from Tsang's until it got trashy.

Mr. Kimball – we were hoping to add a ramp at the Mansfield Ave property but never had the money to add one. Not sure if it is deep enough there. Good for canoes and kayaks.



#### D. APPOINTMENTS/RESIGNATIONS/RETIREMENTS

1. Appointment of Bradford J. Wry Special Police Officer  
Chief Clark explained the need for another Special Police Officer.  
Mr. Wry completed his degree at Nichols College and Reserve Intermittent Academy.  
Mr. Wry – Thank you for your time. I am looking forward to serving the community.  
Mr. Kimball – This is a great way to get your foot in the door.  
Chief Clark - Caveat to appointment; We play Wheaton Tuesday night in Softball and Brad is a great baseball player. Mr. Wry has a Bachelor Degree in Criminal Justice and has passed all criteria.  
Mr. Bramwell – I can remember as a youth in town. They never seemed to have young men. Everything you are doing has made the Department more professional.

**Motion by Ms. Steele**

**Second by Mr. Flaherty**

**Unanimous**

2. Requests for appointment to the Industrial Development Commission:

- Renee L. Deley
- David Heaney
- Denise Luciano
- Michael Toole

**Motion by Ms. Steele**

**Second by Mr. Bramwell**

**Unanimous**

3. Vote to reappoint Mary Ellen Steniford to the Town Common Committee

**Motion by Mr. Bramwell**

**Second by Mr. Flaherty**

**Unanimous**

4. Vote to reappoint Michael D. Yunits to the Mansfield/Foxboro/Norton Waste Water District Commission, effective July 1, 2018

**Motion by Mr. Bramwell**

**Second by Ms. Steele**

**Unanimous**

5. Amend Vote for Zoning Board appointment of Lukaz Wasiak from Alternate to Permanent

**Motion by Mr. Bramwell**

**Second by Mr. Flaherty**

**Unanimous**

6. Resignation of Sonia Tsilis from the position of co-chair of the Norton Parks and Recreation Commission, effective September 1, 2018

**Motion by Mr. Bramwell**

**Second by Ms. Steele**

**Unanimous**

7. Vote to appoint Lisa Carrozza at-large member of the Storm Water Committee.

**Motion by Mr. Bramwell**

**Second by Ms. Steele**  
**Unanimous**

- V. SELECTMEN'S REPORT AND MAIL  
Nothing to report this week

- VI. WARRANTS AND MINUTES

Report of Chairman Robert W. Kimball, Jr. on the following Payroll and Invoice Warrants:

- A. Approve FY18 bi-weekly Payroll Warrant PR27, for the period ended June 30, 2018, dated June 30, 2018, in the amount of \$524,032.09

**Motion by Mr. Bramwell**  
**Second by Mr. Flaherty**  
**Unanimous**

- B. Approve FY18 Invoice Warrant AP53, dated June 29, 2018, in the amount of \$1,152,902.14

**Motion by Mr. Bramwell**  
**Second by Mr. Flaherty**  
**Unanimous**

- C. Approve FY19 Invoice Warrant AP19-01, dated July 5, 2018, in the amount of \$1,190,318.64

**Motion by Mr. Bramwell**  
**Second by Mr. Flaherty**  
**Unanimous**

- D. Approve FY19 Payroll Warrant PR19-01, dated July 5, 2018, in the amount of \$75,555.39

**Motion by Mr. Bramwell**  
**Second by Mr. Flaherty**  
**Unanimous**

- E. Approve FY19 Invoice Warrant AP19-02, dated July 12, 2018, in the amount of \$286,505.17

**Motion by Mr. Bramwell**  
**Second by Mr. Flaherty**  
**Unanimous**

- F. Approve Minutes –

- VII. NEXT MEETING'S AGENDA - July 26, 2018

- VIII. EXECUTIVE SESSION

- IX. ADJOURNMENT

**Motion by Mr. Bramwell**  
**Second by Ms. Steele**  
**Unanimous**



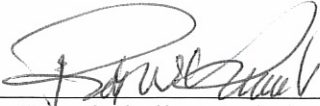
Prepared by:



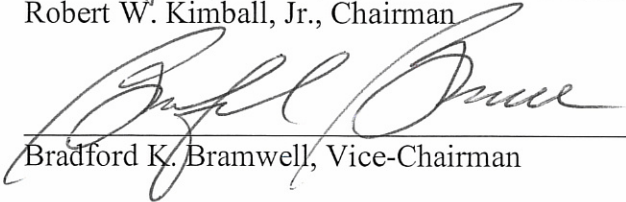
Michael D. Yunits  
Town Manager  
July 12, 2018  
2:00 P.M.

**Please note that it is possible that a vote or votes may be taken by the Board regarding the above agenda items.**

**BOARD OF SELECTMEN  
MINUTES OF MEETING  
JULY 12, 2018**



Robert W. Kimball, Jr., Chairman



Bradford K. Bramwell, Vice-Chairman

Robert S. Salvo, Sr., Clerk



Mary T. Steele

Michael Flaherty

Minutes Approved by Board on: November 15, 2018