

**Finance Committee Meeting
September 11, 2013
7:30 PM
Municipal Center – Selectmen's Conference Room**

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Present: Chair, Michael Flaherty; Vice-Chair, Peter Carignan; Thomas DeLuca; Stephen Evans; Michael Fiore; Paul Helmreich; Lee Tarantino; Michael Thomas.
Also present: Town Manager, Michael Yunits.

Absent: Jackie Desrochers; Richard Dorney; William Rotondi.

Call to Order

Meeting was called to order at 7:30 pm.

I. Approval of Minutes

Motion was made by Mr. DeLuca to approve the September 4, 2013 Finance Committee minutes as amended. Seconded by Mr. Carignan. Vote: 5 in favor, with Mr. Evans, Mr. Helmreich, and Mr. Thomas abstaining. **Motion carries.**

II. New Business

Mr. Yunits reviewed the updated FY14 Revenues and Expenditures Sheet noting that there is currently a \$34,666 surplus.

He also noted that this would be the last time the "Charges for Services – Sewer" would be shown on the Local Receipts worksheet, as the Sewer receipts will belong entirely to the Enterprise Fund.

Planning Board Warrant Articles:

Mr. Charles Gabriel, Town Planner, addressed the FinCom regarding Articles 18, 19, 22, and 23, as follows:

Article 18 – Street Acceptance – Feck Way

Mr. Gabriel explained that most of the houses on Feck Way are actually in Mansfield, but 2 or 3 houses are in Norton. He said he is hoping that Mansfield will plow the entire street, even the Norton portion, but that has yet to be worked out. He said that the Select Board has sent a letter of intent to the Planning Board and that the Planning Board has voted to recommend the acceptance of the street.

Article 19 – Street Acceptance – Country Club Way

The Select Board has recommended the acceptance of the street but the Planning Board has not. Mr. Gabriel plans to discuss this at the next Planning Board meeting. He said that personally, he would like to wait on the acceptance of this street.

Article 22 – Zoning By-Law – Zoning Map Amendment (Village Commercial)

Mr. Gabriel provided the FinCom with a plot map to help in the discussion of this article.

He said that the article deals with a plot of land that is currently zoned residential.

He explained that there is a plot of land that is adjacent to this residential property that is zoned village-commercial and that the owner of the land is requesting a zoning change to village-commercial.

The Planning Board thought that the request deserves a Public Hearing and voted as such. The Public Hearing for this zoning request is Tuesday, September 17th.

Mr. Bob Kimball, Selectman, said that he had a meeting with the landowner about the possibility of the town buying the land because the piece of land sits between 2 municipal buildings (Town Hall and Police Station). Mr. Kimball said that the land owner wants to build a gas station on the piece of land. He said

he feels that the Select Board would likely not support this article because it would not be the proper use for this land.

Article 23 – Zoning ByLaw – Use and New Category (Marijuana Dispensary)

It was noted that this article was written by town counsel. Mr. Gabriel said that he feels that the ByLaw as it is currently written is restrictive. Section 3 of the ByLaw is titled "Location". This section describes the location in which the dispensaries would be allowed, and states that they would not be allowed within 1000 feet of schools, day cares, libraries, parks, public pools, and more. It also states that the dispensaries would be permitted in Industrial Zoning Districts if located no less than 1000 feet from other zoning districts. He noted that the zoning districts in town are small which means that the dispensaries would only be allowed in the Industrial Park.

Fall Town Meeting Warrant Articles:

Mr. Yunits reviewed the warrant articles as follows:

Article 1 – Unpaid Bills

The total for this article is \$9,019.18, coming from legal fees, Planning Board expenses, and purchases from Roche Bros., among other things.

Motion was made by Mr. Carignan to recommend Article 1 as written. Seconded by Mr. DeLuca. Vote: All in favor. **Motion carries.**

Mr. Yunits told the FinCom that he would get the total amount for legal expenses in FY13 for next meeting.

Article 7 – Electronic Sign

This would be a replacement for the sign that is presently outside of Town Hall. Mr. Yunits explained that Mr. Bob Slavo, Selectman, got an estimate for the cost of the sign, the electrical work, and the installation, and it totaled about \$29K (which includes some contingency money).

Mr. DeLuca said that he doesn't feel that it's important to spend \$29K on a sign that isn't really needed when the money could be better spent elsewhere.

Article 8 – Yelle School Insurance Loss – Floor Repairs

The total cost of the repair was \$49,345.21 and the reimbursement was \$5K less at \$44,345.21. This article would authorize the town (School Committee) to spend the amount of the reimbursement for the repair. The remaining \$5K came from the School budget.

Motion was made by Mr. Carignan to recommend Article 8 as written. Seconded by Mr. Thomas. Vote: All in favor. **Motion carries.**

Article 10 – OPEB Contribution

Mr. Yunits said that he would like to put \$36K into this Post Employment Benefits account. He noted that it looks good for the town when going out to borrow. He explained that this fund is for if the town ever finds itself in the position where it can't fund it on its own.

Motion was made by Mr. Carignan to recommend Article 10 as written. Seconded by Mr. Thomas.

Mr. Helmreich said that he would like to wait on voting until it is closer to the date of Town Meeting. He said that he would like to see if the money may be needed elsewhere before voting on it. Members agreed.

Mr. Carignan withdrew the motion.

Article 11 – Chapter 40B Legal Fund

Mr. Yunits explained that this article would put \$50K from Free Cash into the legal fund for upcoming 40B projects. He said that the fund has run out of money.

Mr. Thomas asked why this is not included in the Legal budget. Mr. Yunits said that it is kept separate in order to show what is being spent specifically for 40B projects.

Article 14 – Land Acquisition – Ch. 61A Daggett-Crandall

Mr. Yunits said that the appraisal for the 7.5 acres of land came in at \$475K. He said that the town would like to purchase this land for cemetery purposes. He noted that the cost would be off-set by \$19,313 in back-taxes.

Mr. Kimball asked if the town knew how much would be charged for plots. He also noted that when a cremation is buried, it needs less space which would allow for more capacity. He said he'd like to see this looked into further in the future. He also told the FinCom that the Select Board would get more information, such as how many plots there would be on that land.

Article 16 – GASB #45

This article is for the federally mandated Governmental Accounting Standards Board Statement #45, in the amount of \$10K.

Article 17 – Overlay Surplus Transfer

This article would transfer the FY13 Overlay Surplus of \$15,667.49 to the FY12 Overlay Account because of a recent settlement.

Motion was made by Mr. Carignan to recommend Article 17 as written. Seconded by Mr. Thomas.

Vote: All in favor. **Motion carries.**

III. Old Business

None.

Next Meeting

The next meeting is scheduled for September 16, 2013 at 7:30 pm.

Adjournment

Motion was made by Mr. DeLuca to adjourn at 8:45 pm. Seconded by Mr. Carignan. Vote: Unanimous.

Motion carries.

Documents Referenced:

Minutes of September 4, 2013
Est. Revenues and Expenditures FY14
Local Receipts worksheet
Draft of Fall Town Meeting warrant
Plot map handout for Article 22

Respectfully Submitted by:



Michael Flaherty, Finance Committee Chair



Sara Lyons, Finance Committee Secretary

9/16/13

Date Approved