



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

Telephone (508) 285-0210; Facsimile (508) 285-0297

RECEIVED
TOWN CLERK
2021 JAN -5 A 10:39

Select Board
Meeting Minutes
November 19, 2020

I. Call to Order by Chairman

The November 19, 2020 meeting of the Norton Select Board was held remotely (Web: <https://us02web.zoom.us/j/6391519600>; Phone: 646-558 8656; Meeting ID: 639 151 9600, and was called to order at 5:31 P.M., by Mr. John Conway, Chair. Member(s) present: Ms. Renee Deley, Mr. Michael Toole, Mr. Bradford K. Bramwell, and Ms. Megan Artz. Also in attendance: Mr. Michael D. Yunits, Town Manager.

II. Appointments/Resignations/Retirements

III. Licenses and Permits

1. 2021 License Renewals.

The 2021 License Renewals specified on the "2021 License Renewals" document presented to the Select Board at the November 19, 2020 Select Board meeting were all approved as written.

CVAA, CVWM, RPAA, RPWM, CV:

Alberto's Pub & Pizza, Inc. d/b/a Alberto's
241 Mansfield Ave.

CVAA
CV
Jukebox
MA S.E. for Jukebox

The Chateau Restaurant of Norton, Inc.
d/b/a The Chateau Restaurant
48 Bay Road

CVAA
CV
Live Entertainment
Dancing

MA S.E. for Live Entertainment; Dancing

City Oasis, Incorporated
50 Pleasant St.

CVAA
CV
Live Entertainment
Dancing
DJ
5 Coin-Operated Pool Tables
2 Video Games
Jukebox

MA S.E. for Live Entertainment,
Dancing, DJ, Video Games, Coin-
Operated Pool Tables, Jukebox

Zheng's International, Inc. d/b/a
Greatwoods Mandarin
175 Mansfield Ave.

CVAA
CV

Home Plate Norton LLC
184 West Main St.

CVAA
CV
Live Entertainment
Dancing
MA S.E. for Live Entertainment;
Dancing

MOTION was made by Mr. Toole to approve/renew the above 2021 licenses as specified on document, 2021 License Renewals, Page 1 as presented to the Board on November 19, 2020. Seconded by Mr. Bramwell. Vote: Ms. Artz – Yes; Mr. Toole – Yes; Mr. Bramwell – Yes; Ms. Deley – Yes; and Mr. Conway - Yes. MOTION CARRIES.

CVAA, CVWM, RPAA, RPWM, CV (contd.):

Zhang and Chen, Inc. d/b/a Jasmine Garden
113 Mansfield Ave.

CVAA
CV
Live Entertainment

Kelly's Place at the Crossing, Inc.
d/b/a Kelly's Place
292 East Main St.

CVAA
CV

Mac & Walt's, Inc.
363 Old Colony Rd.

CVAA
CV
Live Entertainment
MA S.E. for Live Entertainment

Jay Laxmi Corp. d/b/a MAS GAS
62 Mansfield Ave.

RPWM

Michelle's Corner Store, Inc.
d/b/a Michelle's Corner Store
325 West Main St., Units 1 - 4

RPAA

Konstantinos J. Babanikas
d/b/a Mike's Famous Pizza
105 Taunton Ave.

CVAA
CV

Northeast Golf Properties, Inc. d/b/a
Norton Country Club
188 Oak St.

CVAA
CV
Live Entertainment

	Dancing MA S.E. for Live Entertainment; Dancing
Kaival Krupa Corp. d/b/a Norton Liquors 92 Mansfield Ave.	RPAA
20 Broad Street, Inc. d/b/a Pinecrest Beer & Wine 175 Mansfield Ave.	RPWM
Produce Barn Incorporated d/b/a Produce Barn 72 Mansfield Ave.	RPAA
Mary E. Manchester d/b/a Sportsman's Café 13 South Worcester Street	CVAA CV Jukebox and Pool Table MA S.E. for Jukebox and Pool Table

MOTION was made by Mr. Toole to approve/renew the above 2021 licenses as specified on document, 2021 License Renewals, Page 2 as presented to the Board on November 19, 2020. Seconded by Mr. Bramwell. Vote: Ms. Artz – Yes; Mr. Toole – Yes; Mr. Bramwell – Yes; Ms. Deley – Yes; and Mr. Conway - Yes. MOTION CARRIES.

CVAA, CVWM, RPAA, RPWM, CV (contd.):

Laljikrupa, Inc. d/b/a Sun Market 181 West Main St.	RPWM
Tournament Players Club of Boston at Great Woods LLC 400 Arnold Palmer Blvd.	CVAA CV
Wendell's Pub, Inc. 30 West Main St.	CVAA CV Jukebox 1 Video Game MA. S.E. for Jukebox; 1 Video Game
Wheaton College 26 East Main St.	CVWM CV Live Entertainment at the Loft
Oxoboxo Restaurant Group, Inc. d/b/a The Best Sandwich Shop 175 Mansfield Ave.	CV

Greatwoods Donuts, Inc. d/b/a Dunkin Donuts 175 Mansfield Ave.	CV
Hayat, LLC d/b/a Dunkin Donuts 246 East Main St.	CV
Route 123 Donuts, Inc. d/b/a Dunkin Donuts 420A Old Colony Rd.	CV
Jade City Chinese Restaurant 63 E. Main St.	CV
P & D Management LLC d/b/a McDonald's 175 Mansfield Ave.	CV
Norton House of Pizza 57 West Main St.	CV
Ultimate Pizza, Inc. d/b/a Pizza Tyme 250 East Main Street	CV
MA PIZZA, Inc. d/b/a Roma Italian Pizza	CV

MOTION was made by Ms. Artz to approve/renew the above 2021 licenses as specified on document, 2021 License Renewals, Page 3 as presented to the Board on November 19, 2020. Seconded by Mr. Bramwell. Vote: Ms. Artz – Yes; Mr. Toole – Yes; Mr. Bramwell – Yes; Ms. Deley – Abstain; and Mr. Conway - Yes. MOTION CARRIES.

CV (contd.):

Norton Subs, Inc. d/b/a Subway 130 Mansfield Ave.	CV
--	----

CLASS I, II, and III:

Fogerty Enterprises 97 Oak St.	Class III
John M. Freeman and Dorothy A. Freeman d/b/a Freeman's Garage 29 Ford Rd.	Class II
John M. Freeman and Dorothy A. Freeman d/b/a Freeman's Garage 29 Ford Rd.	Class III

Goosebrook Garage & Recycling LLC
d/b/a Goosebrook Garage
36 Dean St. Class II

Goosebrook Garage & Recycling LLC
d/b/a Goosebrook Garage
36 Dean St. Class III

Midway Collision Center, Inc.
85 Mansfield Ave. Class II

Midway Service Center, Inc.
92 East Main St. Class II

Platinum Auto Sales
145R West Main St. Class II

Quality Van Sales, Inc.
349 Old Colony Rd. Class I

Trans International Autos, Inc.
d/b/a Route 123 Motors
406 Old Colony Rd. Class II

Mr. Bramwell asked if anyone recalled or had any knowledge of the past problems with the collection of tires at Goosebrook Garage & Recycling LLC. Mr. Yunits said the owner actually just had a meeting this week with the Board of Health Agent, Building Commissioner, and Fire Department and they all agreed to do this quarterly.

Mr. Toole asked if it was possible to have as a condition of approving this license. Mr. Yunits explained that the owner of Goosebrook Garage bought the site with everything that was there, which included thousands of piled tires. The Town Manager stated that the Town thought it was better to have someone there with the plan to clean-up the property rather than have it abandoned. Mr. Yunits answered Mr. Toole by stating that the Board could approve the license with the condition of quarterly inspections. Mr. Yunits informed the Board that the Conservation Agent was on the call the other day and didn't find any issues there.

MOTION was made by Ms. Deley to approve/renew the above 2021 licenses as specified on document, 2021 License Renewals, Page 4 as presented to the Board on November 19, 2020 with the condition of sending a letter to Goosebrook Garage regarding quarterly inspections. Seconded by Mr. Bramwell. Vote: Ms. Artz – Yes; Mr. Toole – Yes; Mr. Bramwell – Yes; Ms. Deley – Abstain; and Mr. Conway - Yes. MOTION CARRIES.

Lodging:

8 Pine Street, LLC
(Peter G. Berg, Owner)
8 Pine St. Lodging House

The North Cottage Program, Inc.
69 East Main St.

Lodging House
CV

MOTION was made by Mr. Bramwell to approve/renew the above lodging house 2021 licenses as specified on document, 2021 License Renewals, Page 5 as presented to the Board on November 19, 2020: Seconded by Ms. Deley. Vote: Ms. Artz – Yes; Mr. Toole – Yes; Mr. Bramwell – Yes; Ms. Deley – Yes; and Mr. Conway – Yes. MOTION CARRIES.

IV. Announcements

1. Santa Parade on Saturday, December 5th at 12:00 P.M. (Rain Date 12/6/20).

Mr. Toole announced that the Santa Parade would be held on Saturday, December 5th at 12:00 P.M. He explained that the route would begin at the J.C. Solmonese, run along Route 123 East to South Washington Street, turning right onto Plain Street, then right onto Pine Street, and ending at the Norton Fire Department. This event is sponsored by the Norton Parks & Recreation and L.G. Nourse PTC. The rain date will be December 6th.

MOTION was made by Mr. Bramwell to approve the parade route as read into the record by Mr. Toole. Seconded by Ms. Deley. Vote: Ms. Artz – Yes; Mr. Toole – Yes; Mr. Bramwell – Yes; Ms. Deley – Yes; and Mr. Conway – Yes. MOTION CARRIES.

V. Business

A. New Business

1. Marijuana Retailer Presentations and Host Community Agreements.

Mr. Andre Arzumanyan, President, presented on behalf of Solar Retail Norton, LLC. Mr. Arzumanyan stated that they are committed to creating an inclusive and positive environment in this emerging industry. He advised that Solar Retail Norton LLC operates as a licensed partner with Solar Therapeutics. Mr. Arzumanyan advised that the proposed site is 242 Mansfield and is within the recently approved marijuana overlay district. He commented that there is great traffic flow and visibility at this location with a favorable ingress and egress with 75 parking spaces for consumers. He explained that the company's state-of-the-art headquarters in Somerset, MA has almost 70,000 square feet of solar panels on the roof. Mr. Arzumanyan said they are also coming online in Seekonk and later in New Bedford. He moved on to providing revenue projections and assumptions based on 7% of residents within a twenty-minute drive of the establishment being cannabis users (or 16,748 people), which he emphasized was a low figure, but they wanted to be conservative with their numbers. The estimated annual revenue the company would generate is \$17,585,610 for 2021 with the Town getting \$1,055,137. The proposed timeline showed an estimated opening date of September 26, 2021.

Ms. Artz asked how many jobs were to be created for this in the retail store. Mr. Arzumanyan answered anywhere between 36-42 positions. Ms. Deley asked if these were part-time or full-time positions and he replied that it would be a mix of both. Ms. Deley asked if the company

has taken into consideration saturation in respect to other retail marijuana establishments coming into the area. Mr. Arzumanyan said that they are cognizant of increasing competition and the numbers presented reflect this.

Ms. Beth Goldstein asked how many stores would be within a twenty-minute drive because there are already stores in Attleboro and Taunton. Mr. Arzumanyan said that they are aware of one project in Mansfield and that there are some other possible competitors on the fringe of that twenty-minute drive time.

Mr. Alex DiPietro, President of Exit 10 LLC (d/b/a Cultivate) presented next. The property location proposed for this establishment is 237 East Main Street, Building #2 in the Blue Star Business Park. He informed the Select Board that Cultivate was the first retail marijuana establishment to open in the State and got a lot of notoriety with the long lines in the news, which they have worked through. He stated that Cultivate already has two facilities and will soon have a third facility. Mr. DiPietro pointed out that he and his wife, Lindsey DiPietro, Vice President, have a history in retail through franchising. Mr. DiPietro informed the Board that Exit 10 LLC has a licensing agreement with Cultivate, but Cultivate has no ownership in the company (Exit 10 LLC). However, as part of the licensing agreement and wholesale agreement, they will have access to all the same product as Cultivate's other locations and will have their buy price as well.

Mr. DiPietro pointed out that being the first cannabis retail establishment to open in Massachusetts has given them a lot of advantages because they have been at the forefront and have worked through some of challenges they were initially faced with such as alleviating long lines. He mentioned that from the start they have worked very closely with the Police Department. Mr. DiPietro further stated that they are currently operating two grow facilities, one in Uxbridge and one in Leicester, and are currently operating two dispensaries with a third under construction. Mr. Rob Lally, one of the founders of Cultivate, explained that they do both medical and retail marijuana and emphasized the importance of having an experienced retailer, which they have with Mr. and Mrs. DiPietro.

Ms. Deley asked what the timeline looked like for getting the building because there is no construction still at that location. Mr. DiPietro stated that they plan to have the building done in August 2021, which lines up with their timeline to get the HCA and other paperwork done. Mr. Conway asked what their revenue projections were. Mr. DiPietro answered they are going based off of the two fully operational dispensaries in very different areas and trying to be conservative, but he estimated anywhere between \$6 million and \$7 million.

Ms. Alissa Nowak CEO and founder of Lucky Green Ladies, explained that it is a small-family owned company. She stated that this would be a cannabis boutique store with 16 full-time employees and 3 part-time employees. Ms. Nowak informed the Board that the company would be hiring employees at a living wage starting at \$16 per hour, which would increase to \$18 per hour after one year. She said the company's preference is for full-time staff with full benefits where the company pays 80% health, dental, and vision insurance along with a 401(k) plan within one year. Ms. Nowak advised that the plan would be to hire 50% of the staff with Norton residents and will advertise local hiring.

Ms. Nowak moved on to explain that Lucky Green Ladies has supply agreements in place with Revolutionary Clinics, Garden Remedies, T-Bear Inc., Deep Roots, LLC, and Pharmacan

(DBA: Verilife). She broke down the municipal revenue categorized from low (\$3 million to \$4 million), medium (\$6 million to \$7 million) and high (\$12 million to \$15 million). She said that the company plans for home delivery.

She listed the following as direct benefits of social equity to the Town:

- Expedited licensure review
- Exclusive access to home delivery license (3 years, 51% owner: social equity/economic empowerment)
- Non-equity = 2021 eligible (soonest)
- Media coverage (Uxbridge, MA and 2/3 side of Norton (population: 14,000))

Ms. Deley asked what the benefits were of being within a shopping plaza rather than a stand-alone store. Ms. Nowak said there was an uptick in business for the stores around the marijuana retail establishment. Ms. Deley asked if there was any benefit for the marijuana establishment itself. Attorney Nicholas Obolensky, Ms. Nowak's attorney, answered that the vision is it will be a successful plaza. He referred to the slide where it pointed out that Greatwoods Market Place is 50% vacant and adding a marijuana retail establishment would create consumer traffic.

Town counsel, Attorney Amy Kwesell, commented that the Town did this process right; it wasn't rushed and the Host Community Agreements went out to applicants with some changes. Attorney Kwesell said the real differences amongst the 3 applicants are the locations, so it really comes down to experience. She advised that all applicants are within the marijuana overlay and all will need to get a special permit from the Planning Board. She added that the Cannabis Control Commission (CCC) doesn't take these licenses lightly and lastly stated that they were all worthy applicants.

Mr. Toole asked to clarify the annual community benefit payments to the Town outlined in the HCA. Ms. Deley explained that there is the 3% community impact fee and annual charitable/non-profit contributions. Attorney Kwesell further explained that the community benefit payment is to fund substance abuse and mental health services, including but not limited to school substance abuse and counseling services and the annual charitable/non-profit contributions is selected by company and approved by the Town.

Mr. Toole commented that he thought that Solar Retail Norton LLC didn't do deliveries and that this was the first he was hearing of this. Attorney Obolensky clarified that delivery licenses will not be available to anyone who is not a 51% social equity/economic empowerment applicant for the first three years the establishment is operational. He added that that draft regulations have not changed, so the soonest non-equities will have delivery available is 2024. He also emphasized that this is still in final draft form and not finalized. Attorney Kwesell added that they were hopefully to have the final version by the end of this year, but the iterations really haven't changed. Mr. Arzumanyan of Solar Retail Norton LLC said they are going to coordinate with the contractors to facilitate delivery. Ms. Deley clarified that they have the potential to enter into a contract with a third-party for delivery, which Mr. Arzumanyan confirmed. Mr. Lally confirmed that Exit 10 LLC d/b/a Cultivate has been working on contracts for delivery as well.

Attorney Obolensky said that they have the possibility to operate two businesses out of the Town, delivery and retail, and then they would capture another 3% from the delivery business. Ms. Deley said they would have to draft a separate HCA for the delivery part of the business, which he confirmed.

Mr. Bramwell expressed that he favored Exit 10 LLC because of the diversity in location and Solar Retail Norton LLC due to the experience.

Mr. Toole said he liked Lucky Green Ladies because it is an equity-based company, it can be fast-tracked through the CCC, and the company wouldn't have to outsource for delivery. Mr. Toole emphasized that the Town should also invest in Greatwoods Plaza and bring business there. Mr. Toole said he also likes that it is a small start-up business. He lastly stated that he also favored Exit 10 LLC because of the separation geographically and would like to invest on the other side of the town economically.

Ms. Artz expressed that she didn't want to see two stores at Mansfield Avenue so she was also in favor of Exit 10 LLC. She explained that the Greatwoods Plaza has been such a nightmare for a long time and expressed that she didn't know if she wanted to put a startup business in there. Ms. Artz stated that she would vote for Solar Retail Norton LLC and Exit 10 LLC.

Ms. Deley said her support is with Exit 10 LLC and Solar Retail Norton LLC due to the locations. She also pointed out that the other thing Exit 10 LLC and Solar Retail Norton LLC bring to the Town that Lucky Green Ladies wouldn't is the property tax. Ms. Deley lastly stated that she also thinks that Solar Retail Norton LLC and Exit 10 LLC have more experience.

Mr. Conway expressed that he would favor Exit 10 LLC and Lucky Green Ladies. The Chair explained that Norton is behind as far as getting into this market and perhaps a better strategy is to take more of a risk with Lucky Green Ladies who may not have the business experience, but the speed to market and the exclusive for delivery.

Mr. Bramwell expressed that he would consider it more if Lucky Green Ladies was in a different location within the plaza and not infringing upon another larger tenant who could potentially bring in a larger supermarket. Ms. Artz expressed that she is highly against that plaza because there is nothing else really in that plaza and it is just going to become a parking lot of people hanging out there. Ms. Artz stated that she agreed with Mr. Bramwell's comments as well.

MOTION was made by Ms. Deley for the Board to enter into a Host Community Agreement with Exit 10 LLC. Seconded by Ms. Artz. Vote: Ms. Artz – Yes; Mr. Toole – Yes; Mr. Bramwell – Yes; Ms. Deley – Yes; and Mr. Conway – Yes. MOTION CARRIES.

MOTION was made by Ms. Deley for the Board to enter into a Host Community Agreement with Solar Retail Norton LLC. Seconded by Ms. Artz. Vote: Ms. Artz – Yes; Mr. Toole – No; Mr. Bramwell – Yes; Ms. Deley – Yes; and Mr. Conway – No. MOTION CARRIES.

MOTION was made by Ms. Deley for the Board to have the ability to reengage with the third applicant, Lucky Green Ladies, who is recommended by Marijuana Retail Sub-Committee should either Exit 10 LLC or Solar Retail Norton LLC not come to fruition within the next two years or at such time that the Town, through normal growth or special legislation, has the ability to entertain a third marijuana retail establishment that the Board has the ability to engage with Lucky Green Ladies without going through the RFI process or Marijuana Retail Sub-Committee. Seconded by Mr. Bramwell. Vote: Ms. Artz – Yes; Mr. Toole – Yes; Mr. Bramwell – Yes; Ms. Deley – Yes; and Mr. Conway – Yes. MOTION CARRIES.

2. Discussion and/or Vote to Approve the Southeastern Regional Services Group Drug Alcohol Testing Services for 1/1/21-12/31/23.

Mr. Yunits explained that the Southeastern Regional Services Group that the Town uses went out to bid for drug testing and this is mainly for the employees of the Highway and Water/Sewer Departments who have Class 2 driver's licenses. He stated that it is a requirement that they be in a pool and by going out to bid with all the other communities that are in the consortium, the Town can get a better rate and the pool is larger.

MOTION was made by Mr. Toole to approve the Southeastern Regional Services Group Drug and Alcohol Testing Services as proposed for 1/1/21 to 12/31/23. Seconded by Mr. Bramwell. Vote: Ms. Artz – Yes; Mr. Toole – Yes; Mr. Bramwell – Yes; Ms. Deley – Yes; and Mr. Conway – Yes. MOTION CARRIES.

3. Vote to Waive the Club (All Alcohol) License Fee for the Fillmore-Nason Post #8049 V.F.W. of USA.

Ms. Deley asked if it was a non-profit and Mr. Yunits stated it was. Mr. Conway said that they have also been completely closed all year and probably will be through the winter too. The Board agreed to wait until their meeting on November 24th to vote on this to get more information.

Later in the meeting, Mr. Yunits informed the Board that he got the information from the Veterans' Agent, Ms. Estelle Flett, that they were looking for. Mr. Yunits reported that Ms. Flett confirmed that they are a non-profit and further explained that because of COVID-19 restrictions that require food be served at bars with alcohol they cannot open because they don't have a common victualler license.

MOTION was made by Mr. Toole to waive the club fee for the V.F.W. #8049 for the fiscal year. Seconded by Ms. Deley. Vote: Ms. Artz – Yes; Mr. Toole – Yes; Mr. Bramwell – Yes; Ms. Deley – Yes; and Mr. Conway – Yes. MOTION CARRIES.

4. Discussion on Special Legislation for Liquor Licenses.

Mr. Yunits gave an explanation on how an attorney from Sharon reached out to him because he has a client who is interested in a retail package (all alcohol) license (RPAA) for the Blue Star Business Park. The Town Manager informed the Board that this would have to go to town meeting. He added that Senator Feeney said he would spearhead the process for special legislation and advised him that the Town should go for more than one license.

Mr. Toole expressed an interest in obtaining a RPAA license to be utilized either at Greatwoods Plaza or the Blue Star Business Park. He pointed out that the other retail package (all alcohol) stores are clustered in one section of town on the west side. Mr. Toole went on to explain that the Select Board would first propose and vote on economic need area, then town meeting approval followed by special legislation, and lastly the Alcoholic Beverages Control Commission (ABCC) would issue the license(s).

Mr. Toole continued his presentation to the Select Board, which was previously presented to the Economic Development Commission (EDC) with a proposed timeline of April 2021 town meeting, May 2021 special legislation, June-August 2021 ABCC approval, and September-October 2021 opening.

Mr. Conway asked how the Board doesn't do anything to give the conception of bias towards Mr. Toole, who is on both the EDC and the Select Board. Mr. Toole said he has spoken with ethics and he will recuse himself from the conversations/votes on this matter with the exception of his presentations as he was advised to do so. Ms. Deley said the same goes for the EDC in regard to alcohol and licenses.

Ms. Deley said in perspective of the EDC, Mr. Toole came to them in April or May as a potential client. She said the EDC does want to know what happens if the Town gets the 2020 census results back and the population hits 20,000 residents as far as getting additional licenses through special legislation. Ms. Deley stated that the EDC asked the Select Board to consider what areas of town have the most economic needs. She further stated that the EDC supported 2 additional licenses through special legislation for all alcohol licenses specific to areas in need of economic development.

Mr. Bramwell said traditionally he is not in favor of additional liquor licenses through special legislation, but he can see the need on the Easton side of town. He said he would like to get the answer to the question posed regarding if the Town is able to get an additional license from the 2020 census results potentially showing an increase in the Town's population being 20,000 people or more and what impact that may have on the 2 additional licenses through special legislation. Mr. Bramwell advised that he could see getting 2 more licenses in Town, but that he is not in favor of 3 additional licenses.

Ms. Deley pointed out that if the Town does obtain 2 additional liquor licenses, through the 20% rule, the Town would be able to provide a third marijuana retail establishment. She explained that under the law, 20% has to be allowed. Ms. Deley advised that if the Town obtains 3 additional retail package store license, then the Town would get a total of 4 marijuana licenses. Mr. Bramwell added that he could see the potential with the bigger liquor stores the Town could possibly have, but he also doesn't want to put the smaller stores at a disadvantage.

The Board agreed to wait on the answer to their question regarding the results in the population total from the 2020 census and obtaining additional licenses through special legislation before taking a vote.

5. Discussion and/or Vote on Updated Ambulance Rates.

Captain Wilson, head of EMS, explained that they typically review the rates every three years and the last time they did this was 2017. He informed the Board that they went with a new system of billing where they are bundling rather than an itemized listing. Captain Wilson explained that the Fire Department went with a new billing company that went out to bid July 1st and that has been working well.

Captain Wilson gave an overview of the proposed new rates and informed the Board that the rates are based off the level of experience/certifications of who is on the ambulance. Ms. Deley asked if the reason Norton's rates were so much higher compared to surrounding towns like Easton, Foxboro, and Mansfield was because the ambulance rates are based off of the level of experience of the paramedic and the fact that Norton typically has at least two paramedics on the ambulance at a time was because the other towns don't typically have this many paramedics on an ambulance. Captain Wilson answered that these towns do have two paramedics on an ambulance at times, but it may be more sporadic than Norton. Captain Wilson explained that the real reason they are probably seeing the large difference in rates between Norton and these towns is because these rates are on a three-year cycle; he continued that he believed Norton is one year behind Foxboro and two years behind Easton as far as the billing cycle. Captain Wilson emphasized that these are the numbers suggested by the billing company and the Fire Department relies on their expertise. Mr. Toole clarified that the billing company gave them these rates because they see rates as figures they can get reimbursed for by insurance, which Captain Wilson confirmed.

Mr. Bramwell said regardless of what you charge, the insurance company and Medicare have their standard fees they are going to be paying anyways; so as far as Norton residents, they are not going to be charged for any over excess over what the insurance pays and asked for confirmation from Captain Wilson. Captain Wilson advised that this was correct and referred to the Medicare rates on the chart provided and explained that this is what the Town gets regardless of what they bill.

Ms. Deley asked what the best practices were as far as reviewing the ambulance rates. Chief of Fire, Shawn Simmons, answered that they should review them annually. Ms. Deley asked with these new rates if there were any projections of potential increases back to the Town. Chief Simmons said there was a potential for this and used the example of a base of 30/70 BLS versus ALS split and for the calculation assume that you are going to collect 100% of what was billed out it would be just shy of \$400,000. Chief Simmons advised that this probably wasn't going to happen because 60% of their transports are Medicare or Medicaid and those are fixed rates. Chief Simmons said realistically it would be somewhere in the \$150,000 range. Captain Wilson commented that they also recently went through the CPE Program where Medicare wants them to look at what they are charging and see if they are paying enough, which he said they are not, but with that the Town qualifies for an additional \$134,000 for the Medicare for what they lose on transports. Chief Simmons stated that they will be doing this annually moving forward too.

MOTION was made by Mr. Bramwell to approve the increased ambulance fee rates as presented by Chief Simmons and Captain Wilson. Seconded by Ms. Deley. Vote: Ms. Artz – Yes; Mr. Toole – Yes; Mr. Bramwell – Yes; Ms. Deley – Yes; and Mr. Conway – Yes. MOTION CARRIES.

Mr. Toole advised that he and Chief Simmons on January 13th are going to do a community update on what is going on with the Fire Department. Mr. Toole thanked Chief Simmons for being proactive and keeping the community informed. He lastly stated that this will be at 6:00 P.M. in an online public forum.

B. Old Business

1. 7:00 P.M. - Tax Classification Hearing.

The Tax Classification hearing was called to order at 7:12 P.M.

Ms. Denise Ellis, Director of Assessing, explained that everything was in to the State and that they are now just waiting for the approval, which will happen either tomorrow or Monday morning.

MOTION was made by Mr. Bramwell to continue the public hearing once again to Tuesday, November 24th at 7:00 P.M. Seconded by Ms. Deley. Vote: Ms. Artz – Yes; Mr. Toole – Yes; Mr. Bramwell – Yes; Ms. Deley – Yes; and Mr. Conway – Yes. MOTION CARRIES.

C. Town Manager's Report

1. Constellation Change in Law Notice.

Mr. Yunits advised that the Town received a Change in Law Notice from Constellation, who is the new energy aggregation supplier. The Town Manager explained that when a contract is signed with the aggregation supplier, if the State changes any regulation that would affect the cost of the supply of energy, they are able to pass that cost along. He reported that there was a change made by the State that was a change in the provision for renewable energy. Mr. Yunits said the cost that is being passed on \$0.00085/kWh; so, the effect on the average homeowner is \$6.38 a year. Mr. Conway asked how people opt in for this and Mr. Yunits replied that anyone who was on the previous program is on this program unless they opted out; if they want to sign-on, they can contact the Town and the information is also available on the Town's website. The Town Manager added that anyone that is on the program currently can opt-out at any time. Mr. Conway asked what their current rate is now and Mr. Yunits stated that it is \$0.10470 cents.

2. Mr. Yunits reported that there will be electrical work being done along East Main Street on December 5th and there will be no electricity from 8:00 A.M. to 10:00 A.M. The Town Manager thanked Chief Simmons for clarifying with National Grid what properties on East Main Street would be affected.

V. Select Board's Report and Mail

Ms. Artz brought up Reed & Barton and the coalition that was formed. She reminded the Board that at some point they are going to have to have a larger discussion about this. Ms. Deley referred to her request for another meeting on this specifically an executive session with town counsel. Mr. Yunits said he spoke with Attorney Mark Reich from KP-Law and he said they could do the executive session sometime in December.

Mr. Toole looked for clarification on when HR would be in the budget because he thought the Town Manager said it was for FY21 and Ms. Deley agreed. Mr. Yunits stated that this was not correct and Mr. Conway agreed the Town Manager saying he thought it was part of the budget that would be proposed in April.

Ms. Deley wished Mr. Bramwell the best of luck with his surgery and told him if he needs anything to let the Board know.

Mr. Conway reported that he spoke with Chair of Charter Commission about final recommendations and suggested having the Charter Commission attend one of their meetings in December. He said they also need to speak with town counsel about the Charter Review Council. Ms. Deley asked Mr. Yunits to get town counsel's feedback for Tuesday. Mr. Toole asked Mr. Yunits to ask town counsel if they can just appoint the committee that is already established. Mr. Bramwell said he thought they couldn't do that because the members have to be of certain elected bodies and a certain number of people at large.

VI. **Meeting Minutes**

There were no minutes to approve.

VIII. **Warrants**

There were no warrants to report on.

IX. **Other Business**

There was no other business to discuss.

X. **Next Meeting's Agenda** – Tuesday, November 24, 2020 at 7:00 P.M – Tax Classification Hearing (contd.).

XI. **Executive Session**

There was no need for an executive session.

XII. **Adjournment**

MOTION was made by Mr. Bramwell to adjourn at 8:56 P.M. Seconded by Ms. Artz. **Vote:** Mr. Toole – No; Ms. Artz – Yes; Mr. Bramwell – Yes; Ms. Deley – Yes; and Mr. Conway – Yes. **MOTION CARRIES.**

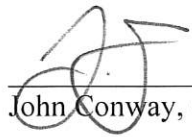
URL Link: <https://www.youtube.com/watch?v=Zz1IFG3WH-4>

Respectfully Submitted by:

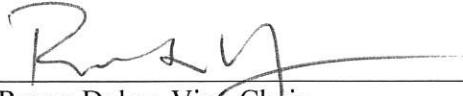


Jennifer Reid, Office Administrator

**SELECT BOARD
MINUTES OF MEETING
NOVEMBER 19, 2020**



John Conway, Chair



Renee Deley, Vice-Chair

Michael Toole, Clerk

Bradford K. Bramwell



Megan Artz

Minutes Approved by Board on: December 17, 2020