

**BOARD OF SELECTMEN
MINUTES OF MEETING FOR
FEBRUARY 9, 2012**

I. CALL TO ORDER BY CHAIRMAN

The February 9, 2012 Meeting of the Board of Selectmen was called to Order by Mr. Bramwell, Chairman, at 7:00 p.m., at the Municipal Center, first floor Selectmen's Conference Room

A. Roll Call: Mr. Bradford Bramwell, Chairman of the Board of Selectmen; Mrs. Mary Steele, Vice-Chair; Mr. Timothy Giblin, Clerk; Mr. Robert Kimball; and Mr. Robert Salvo were present. Mr. Michael Yunits, Town Manager, was present.

B. Pledge of Allegiance

II. WARRANTS AND MINUTES

A. Approve bills Warrant #46, dated February 2, 2012, in the amount of \$1,210,575.12

MOTION was made by Mr. Giblin to Approve bills Warrant #46, dated February 2, 2012, in the amount of \$1,210,575.12. Second by Mr. Kimball. Vote: Unanimous. MOTION CARRIES.

B. Approve bi-weekly payroll for the period ended February 4, 2012, Warrant #47, dated February 9, 2012, in the amount of \$984,637.95

MOTION was made by Mr. Giblin to Approve bi-weekly payroll for the period ended February 4, 2012, Warrant #47, dated February 9, 2012, in the amount of \$984,637.95. Second by Mr. Kimball. Vote: Unanimous. MOTION CARRIES.

C. Approve bills Warrant #48, dated February 9, 2012, in the amount of \$1,218,320.19

MOTION was made by Mr. Giblin to Approve bills Warrant #48, dated February 9, 2012, in the amount of \$1,218,320.19. Second by Mr. Kimball. Vote: Unanimous. MOTION CARRIES.

D. Minutes – August 11, 2011
August 25, 2011 Executive Session

MOTION was made by Mr. Giblin to approve the Board of Selectmen Minutes of Meeting, dated August 11, 2011, as written. Second by Mr. Salvo. Vote: Unanimous. MOTION CARRIES.

MOTION was made by Mr. Giblin to approve the Board of Selectmen Minutes of Meeting of the Executive Session, dated August 25, 2011, as written. Second by Mr. Salvo Vote: Unanimous. MOTION CARRIES.

III. LICENSES AND PERMITS

IV. ANNOUNCEMENTS

It was noted the Presidential Primary is Tuesday, March 6, 2012. Polls will be open from 7 a.m. - 8:00 p.m. And all precincts will vote at Norton High School. The last day to register to vote or to change your political party for the Presidential Primary is Wednesday, February 15th.
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Kathy Bailey Memorial Basketball Game to be held Friday, March 9, 2012, at 7 p.m. (tickets are \$8).
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Community Cleanup Day scheduled for May 5, 2012.

V. BUSINESS

A. NEW BUSINESS

1. Interviews for appointments to the Water Bodies Committee:

- . Patrick Daly
- . Joe McFarland
- . Carol E. Zwicker

Patrick Daly

Mr. Daly stated he was a 14 year resident of Norton and is a member of the Norton Planning Board. He holds a Bachelor of Science Degree from University of Rhode Island, and is a golf course supervisor and has experience with water issues. He also canoes/fishes with his three children. He said the Town has a great opportunity at hand.

The Board of Selectmen thanked Mr. Daly for stepping forward.

Joe McFarland

Mr. McFarland has been a resident on the Norton Reservoir since 1992. He also has been a scout master in Town with use of various bodies of water. He has been an outdoorsman his entire life, and follows environmental issues. He attended Mass College of Lakes and Ponds; seminar he attended a few weeks ago. He referenced booklet he had with him noting pros/cons and solutions.

The Board thanked Mr. McFarland for his interest.

Mr. Bramwell said he envisioned this committee being as large as volunteers stepping forward.

Carol E. Zwicker

Ms. Zwicker has been a resident since 1971. She had three sons and two foster sons and two stepsons.

Always enjoyed sitting by water and utilizing Canoe River with the boy scouts/her sons. She has no specific qualifications except her interest in this.

Ms. Zwicker said when she first moved to this area, the Reservoir was clean then got an odor and was dark with brown in water and not a pleasant place. It is now cleaned up and is beautiful but weeds are taking it over.

Mr. Kimball said Ms. Carlino, Conservation Agent, should also be on this Committee. Possibly could look into a temporary drop.

Mr. Bramwell said two other people are interested in being on this committee but not available to come in this evening so will probably have them in at the next meeting.

2. Vote to authorize the Chairman of the Board of Selectmen, Bradford K. Bramwell, or the Town Manager, Michael D. Yunits, to sign the Greater Attleboro/Taunton HOME Consortium (GATHC) Mutual cooperative Agreement on behalf of the Town of Norton, for a three-year period beginning on July 1, 2012, which was previously approved at the Board of Selectmen's Meeting January 26, 2012

Mr. Bramwell explained at the last meeting of January 29, 2012, the Board spoke about this and voted to support it but neglected to allow/authorize someone to sign agreement.

MOTION was made by Mr. Kimball to authorize Chairman of the Board of Selectmen, Bradford K. Bramwell, or the Town Manager, Michael Yunits, to sign the Greater Attleboro/Taunton HOME Consortium (GATHC) Mutual Cooperative Agreement on behalf of the Town of Norton, for a three-year period beginning on July 1, 2012, which was previously approved at the Board of Selectmen's Meeting of January 26, 2012

Mr. Yunits stated this was a great opportunity for people of Norton. It can be used for 1) first time homebuyer; 2) for rehabilitation (bring up to code/energy efficient windows, heating systems, roof, gutters, siding, etc.). Lien on a person's property and once house sells get your money back. 3) assistance to someone to develop low-income housing.

Residents can call him with any questions they may have.

Mr. Kimball suggested Mr. Yunits leave a information sheet at town hall regarding this.

Mr. Yunits said he will try to also pt some info on Town website.

3. Discussion – Town Manager Evaluation Process

Mr. Bramwell recognized Michelle Brown who does so much for the Board of Selectmen/Town, and thanked her for all she does and keeping “on top” of things for everyone.

Mr. Bramwell said Ms. Brown e-mailed him and said it has been almost a year since Mr. Yunits was hired and she e-mailed scorecard to him. Mr. Bramwell said it is his intention to set up a timetable.

Evaluation sheet/scorecard by board of Selectmen next week and have an executive session and compile scores and look at them, and will invite Mr. Yunits on another date to hear this evaluation. Mr. Yunits should also put together a self-evaluation, and he can set some goals. Discussion ensued.

Mr. Kimball said “n/a” will need to be used for some items as Mr. Yunits has not been in Norton for that long and hasn't gone through some processes, etc.

Mr. Giblin said it has been about a year and Mr. Yunits has not been through some processes so agreed with Mr. Kimball; need to score accordingly.

Mr. Bramwell asked that he receive these completed scorecards by Tuesday of next week and will discuss at the next Board of Selectmen meeting and proceed from there.

B. TOWN MANAGER'S REPORT

. Water/Sewer Update

Mr. Yunits referenced an e-mail he received this week regarding a large septic system in Town. It is not a septic system; it is a sewerage treatment plant expansion; water that has been treated is what comes out of it and it goes back into ground and should be no odor.

Mr. Yunits spoke of EPA regulation; this water runs back into Town's aquifer (treated/filtered/and clean water produced); it will be an improvement.

Mr. Yunits stated he received some info from the Water and Sewer Department. Cottage Street pump/hydrant upgrades/North Worcester street upgrade services; water main service upgrades/ and gave update on other streets, etc. Spring and Fall flushing program referenced.

Mr. Bramwell said North Worcester Street he believed was held off from being paved due to water project (coordination necessary between Mass Highway and Water and Sewer Dept.).

Mr. Yunits responded Highway Dept. would like to get moving on paving project.

Mr. Kimball said a rep from bank should be asked in to discuss Crickets Corner, If water lines are being installed, it should be coordinated. Town can help and referenced the property (Passenti property) on Route 123.

Mr. Kimball asked that developer of Great Woods should be invited in also (hotel discussion). Great Woods is in an economic development area, but Passenti's property is not. Mr. Kimball said economy appears to be improving.

Mr. Salvo agreed with Mr. Kimball. If bank is coming in to speak with Board of Selectmen, important to discuss straightening that corner out at Passenti's property, if a commercial development is planned. Mr. Salvo said he would not sign/agree to anything the way it is now. A strong message to be sent regarding that corner.

Mr. Bramwell said he believed where the former old sawmill was is a worse area, which is further down Route 123.

Mr. Giblin said those two combined can be discussed/looked at; at least get one corner fixed or possibly could improve both.

Mr. Kimball said bank/landowner should be made aware the Town wants to work with them and open up a dialog. It is necessary to be more proactive and asked Mr. Yunits to make some connections and get some discussions active.

. Economic Development Discussion

Mr. Yunits said some night IDC; Planning Board; Zoning Board; and Water and Sewer Dept. need to meet. He spoke to Mr. DeMarco last week about his property and possibility of a hotel and it is a hard sell unless there is a lot of activity.
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Mr. Yunits said he attended the Chamber of Commerce meeting and listened to speaker from U-Mass with communication that Norton is positioned really well. Norton has the land/access to highway and future of Town positive (to protect wetlands and to develop -- can be done). Regarding open space; question if you want open space near highway. It is difficult to sustain without a mix. Change in demographics and encouraging a downtown with everything there; a downtown open 16 hours a day. Need a mix of housing. Red Mill is a great development but very expensive. Apartments, etc., needed for a mix of housing. Cabot Park in Mansfield speaker indicated is not the best park; they are generally one-story buildings which are not ideal. Multi-story buildings are best speaker indicated. Speaker said this area is prime with recreational facilities; commuter rail and two major airports. Board should invite SRPEDD to that meeting also. Many people in Town who are knowledgeable and need to look at this.

Mr. Salvo said a commercial tax base is needed in town. Route 123-one side is residential and one side is commercial, but should be changed. People should be able to choose to sell property that is residential to a commercial entity. He believed this area of Route 123 - Norton to Easton, zoning needs to be changed.

Mr. Yunits said speaker said commercial, retail and apartments are the best mix.

Mr. Kimball said opportunity is there now; Norton has a mixed use. Opposite side of Route 495 - No. Washington Street and new DPW building, there is a State-owned parcel of land; possibly Norton should talk to State about it.

Mr. Kimball referenced Hill Street property and said he has heard some rumblings from residents but this property had a pricetag of \$3M. Norton was not proactive enough but \$3M was pricetag told to Norton.

Discussion on who controls the land. Possibly Dept. of Capital Assets and asked Mr. Yunits to open up a dialog with them.

Mr. Giblin said a meeting should happen as soon as possible because the more time wasted, then things may unfortunately happen.

Mr. Salvo suggested a meeting at the beginning of March.

Mr. Kimball agreed to move along fast is best.

Mr. Giblin said Town has been very generous with TIF's in past so Norton's record is apparent.
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Mr. Yunits said revised Island Brook plan was provided to him but not a lot of specific/clear info.

Mr. Kimball spoke of his concerns if this area floods and he spoke to Mr. Junior, developer, and his other projects have had problems. Need to hire professionals to provide info.

Mr. Yunits said wetlands were delineated and Town asked Mr. Junior to approach Conservation Commission. Plan shows no flood plain elevations.

Mr. Kimball said he had about four conversations with these people but they do not seem to understand what is needed.

Mr. Bramwell said Plan referenced Route 106 which is incorrect (an error) he believed.

Mr. Kimball said whatever response Mr. Yunits could send back would be great; need to stay on top of this.

Mr. Yunits said plan says “public sewer available” but that is not accurate.

Mr. Yunits said 25 units are planned at market rate and 75 affordable units (1600 square feet each with three bedrooms/2-story).

Mr. Giblin stated certain guidelines people need to follow, especially near wetlands.

Mr. Kimball said when Mr. Yunits is responding to this there is a private line on south side of East Main Street and would not be allowed – it is private. Not sure what Mr. Junior is using for zoning but it is not going to work.

Mr. Kimball said it is zoned as residential but not sure if zoning is accurate. Need to check on this.
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Mr. Yunits referenced House Bill 4331-Conservation Bill passed in Senate today and relates to Shpack Cleanup.
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Mr. Yunits said oil tank ruptured at a private home and homeowner commended the Fire Dept. for help and professionalism.
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Mr. Yunits said May 12 is Hazardous Waste Collection Day from 9 a.m. - 1 p.m. Collection of

pharmaceuticals also will be conducted hopefully. Info is posted on Town website and flyers to be distributed. List of hazardous wastes were described by Mr. Yunits and will be indicated on website/flyers.

C. APPOINTMENTS/RESIGNATIONS

1. Appointment of Part-Time Temporary Account Clerk

This is a non-benefit position in Treasurer's office.

MOTION was made by Mr. Giblin to appoint Bonnie Lee Davis as Part-Time Temporary Account Clerk, effective date of 2/3/12. Second by Mr. Kimball. Vote: Unanimous. MOTION CARRIES.

Mrs. Steele departed meeting at 8 p.m. due to a previously scheduled commitment.

VI. SELECTMEN'S REPORT AND MAIL

Mr. Giblin referenced Crossroads Veterans Services District Board Meeting, amongst Norton and its neighboring towns and two meetings thus far have been held. Adding a third VSO and Board approved budget for four towns with third VSO. Budget spread based on population.

Thirde VSO changed to Foxboro and Mansfield. February 21 is next meeting possibly at Town Hall and any veterans or people/residents interested may attend. Progress is being made.
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Mr. Kimball said this week a Conservation Commission Public Hearing will be held on Feeney Island to discuss proposal for development of a recreational facility. Mr. Kimball said he has heard "buzz" around Town about sighting of a Bald Eagle. It is important residents see presentation regarding this. Sighting of eagle is very exciting and he will attend meeting and developer called him and told him of the eagle naturalist being asked to look at Island. A naturalist went out to island and an eagle's nest should be six feet round with a radius of 40 miles. Seeing this type of wildlife, this Island is not the home of the eagle. He has heard concerns about noise/development of island. The area being discussed is the side toward Mansfield (Tsang's/140 end of island). Mr. Kimball said his daughter lives in that area also. He hoped residents attend this meeting.

Mr. Kimball said other concern he is hearing around Town are the trees; no trees are being taken down.

VII. NEXT MEETING'S AGENDA

1. 7:30 P.M. - Continuation of Hearing – Application of Horizon Beverage Company, 45 Commerce Way, for license for aboveground storage of diesel fuel totaling 13,247 gallons

VIII. EXECUTIVE SESSION

1. To discuss strategy with respect to collective bargaining

IX. ADJOURNMENT

MOTION was made at 8:15 p.m. by Mr. Kimball to enter into Executive Session for purpose to discuss strategy with respect to collective bargaining, and not to return to open session. Second by Mr. Giblin. Vote: Unanimous. MOTION CARRIES.

Respectfully Submitted by:

Janet A. Sweeney
Board of Selectmen – Recording Secretary

**BOARD OF SELECTMEN
MINUTES OF MEETING OF
FEBRUARY 9, 2012**

Bradford K. Bramwell, Chairman

Mary T. Steele, Vice-Chair

Timothy R. Giblin, Clerk

Robert W. Kimball, Jr.

Robert S. Salvo, Sr.

Date Approved:_____

Documents Distributed/Reviewed at February 9, 2012 Board of Selectmen Meeting

. Draft Board of Selectmen Minutes of Meeting of August 11, 2011 and August 25, 2011 Executive Session

. Letter dated January 12, 2012, to Mr. Michael Yunits from Greater Attleboro/Taunton Home Consortium (Mr. Michael J. Ferreira, Community Development Director) with attached Mutual Cooperation Agreement

. Memorandum dated February 2, 2012, from Michael D. Yunits, Town Manager, to Board of Selectmen regarding Notice of Appointment of Part-Time Temporary Account Clerk

. Memorandum dated January 27, 2012, from Danielle Sicard, Town Clerk, to Board of Selectmen regarding Proposed Charter Changes