

**Board of Selectmen
Meeting Minutes
11/2/09**

The Board of Selectmen met this evening at the Easton Town Offices, Selectmen's Office, 136 Elm Street, with Chair Colleen Corona presiding.

Members present: Colleen Corona, John Haederle, Chuck King, Ellen Barlow, and Town Administrator David Colton

Members not present: Irwin Cohen

Corona called the meeting to order at 7:00pm

Application for change of manager – Café Hayashi, Inc.- 447 Turnpike Street, Unit #8, Easton
Owner Young Yeom and proposed new manager Lydia St. Thomas were present.

Yeom and St. Thomas introduced themselves to the Board. Corona referenced TIPS training and asked if St. Thomas is TIPS trained. St. Thomas replied that she is not but will get certified if necessary. Corona suggested that she become TIPS trained. Corona spoke of the two or three stings conducted per year in Easton and the fact that we check all the licensed establishments. Corona spoke of the expectation of all managers to be TIPS trained. Corona suggested that it would not be taken well if there were a violation and St. Thomas was not TIPS trained. Corona asked how many hours St. Thomas plans to be on premises. St. Thomas noted 30 or 40 hours per week. St. Thomas currently works for the establishment and has experience as a waitress. Corona noted the online training courses available as well. Corona suggested that St. Thomas contact the Police Chief about TIPS training. Corona noted only the State of Massachusetts drivers licenses, passports and military identification are acceptable forms of identification.

Voted: (Haederle/King) voted unanimously to approve the change of manager request

Office hours for Congressman Lynch Staff Member Nicholas Zaferakis

Colton announced office hours for Staff Member Nicholas Zaferakis on Wednesday, November 4, 2009 from 9am – 11am in the Mary Connolly Meeting Room. No appointment is necessary.

Office hours for Senator Brian A. Joyce

Colton announced office hours for Senator Joyce on Monday, November 9, 2009 from 9:30am – 10:30am in the Selectmen's Office. No appointment is necessary.

Veterans Day Parade

Colton announced the Veterans Day Parade to be held on Wednesday, November 11, 2009 beginning at 10:30 at Washington Plaza.

One day liquor license requests – Stonehill College, Inc.

Corona referenced the three one day license requests as follows:

*Alumni Auction at the Martin Institute on November 7, 2009 from
6pm – 11pm*

*Shields Dinner on November 17, 2009 at the Science Center from
5:30pm – 8pm*

Guidance Counselor Reception on November 18, 2009 at the Science Center from 4pm – 6pm

Easton Police Department details are not required for any of the events.

Voted: (Barlow/King) voted unanimously to approve the one day license requests

Time extension agreement – Massapoag Ave property

Colton noted the minor glitch in the property title which will require the extension of the Purchase and Sales Agreement.

Voted: (Haederle/King) voted unanimously to approve the time extension agreement

Contract with MHQ Municipal Vehicles – two F250 Utility Trucks

Colton noted that town meeting approved the purchase of two F250 Utility Trucks for the Water Division. MHQ Municipal Vehicles is the state approved supplier and the proposed contract for two vehicles will not exceed \$75,200.

Voted: (Haederle/Barlow) voted unanimously to approve the contract with MHQ Municipal Vehicles

Disband Educational & Municipal Technical Access Committee

Corona explained the need to disband the committee due to the lack of funds and the fact that they no longer have a role to fulfill.

Voted: (Barlow/King) voted unanimously to disband the committee

Appointments to Local Historic Study Committee

Corona referenced the nominations submitted by the Historical Commission; Cathy Adler and Paul Rohr.

Voted: (Haederle/Barlow) voted unanimously by roll call to appoint Cathy Adler and Paul Rohr to the Local Historic District Study Committee

Haederle – Adler/Rohr; Corona – Adler/Rohr; King-Adler/Rohr; Barlow – Adler/Rohr

Green Communities Committee resignation

Corona referenced the recent resignation of Patricia Haederle as the Selectmen's representative because of the time of the meetings. Corona suggested that the Board discuss this at an upcoming meeting to see if members may have some suggestions for a designee to the committee.

Verizon New England, Inc./Massachusetts Electric company – Pole location hearing Poles P22S & P23S on Church Street, Easton, MA

Rights of Way Manager JoAnn Robidoux was present.

Haederle read the notice of hearing into the record.

Robidoux explained that the poles will replace the two trees which are now dead.

Voted: (Haederle/Barlow) voted unanimously to approve the pole locations

South Coast Rail Update

Planning Director Alice Savage was present. Savage announced that Kristina Egan of the Executive Office of Transportation (EOT) awarded the Town of Easton with technical assistance funding. Savage will be working with Old Colony Planning Council (OCPC) and the Town of Stoughton to do some stationary planning. We will be hearing more information on this relatively soon.

Corona asked about the grants and what it means for Easton. Savage noted that this funding is separate and apart from the selected route issue. The selected route has yet to be announced. Easton was only selected for the downtown area application, which is our priority one. We asked for a concept plan which included visualization and concept design. Savage suggested that even if the rail doesn't come through,

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this funding will help us in this area. This is the area adjacent to the medical building near Roche Brothers.

Haederle asked the amount of the grant funding. Savage hasn't heard exactly how much will be received. Haederle asked if there is a preselected consultant. Savage replied yes, OCPC; we will get staff time from them.

Barlow asked what other cities and towns received grants. Savage replied that she was not sure. Raynham did not apply and Stoughton applied and did receive grant funding.

Barlow asked if she anticipates a problem working with OCPC and the Metropolitan Area Planning Council (MAPC). Savage didn't see this as a problem at all. She thinks working with the planning councils will help. She met with the Town Planners from both Stoughton and Raynham last week. Savage spoke of joining responses with the other towns. Part of the meeting last week was focusing on mitigation. Savage and other planners decided that they could focus together on mitigation for the noise issue. Although EOT is not prepared to talk about noise, the towns will begin to prepare for this.

Corona asked about the recent articles in the Enterprise. Savage spoke of the mitigation and although we do not have control over this, the Selectmen have taken a position that they are opposed to the rail. Savage clarified that the town doesn't have control over the mitigation but we can fight as hard as possible for mitigation.

Colton noted that a lot of the traffic concerns relating to safety are shared by other towns; we will be dealing with the issue of crossings as they relate to safety.

Shovel Shops Redevelopment Proposal

Colton announced that a contingent purchase and sales agreement has been signed between Beacon Communities and the Turner Brothers. This will include a historic preservation easement, demolition limitations; roof lines of all granite buildings will be preserved with no major exterior renovations to them; Steam Hammer Shop's original pitched roof will be replicated and the Glass Store will be modified to accommodate indoor parking and residences.

The proposal would also include 119 new homes of which 20% will be affordable. The proposal would include an environmentally friendly design and condominium conversion of market rate apartments after five years. A wastewater treatment plant with capacity to serve the North Easton Village area of town is proposed. A public park and restoration of the pedestrian access through the site connecting Main Street to Mechanic Street is proposed.

To develop the project, the Town and Beacon will need to develop a public-private partnership which will require a number of things including loan of CPA Funds. Colton recommended that the town pursue this plan because Beacon Communities specializes in this type of project. Some examples of recently completed historic area projects are the Wilbur School Apartments in Sharon and a couple of projects in Haverhill, MA. Colton talked about the contentious debate over the future of the North Easton Village and suggested that Beacon looks forward to working with the town on this project.

Colton referenced a number of public forums to be scheduled.

- November 10th presentation to the Historical Commission
- November 16th presentation to the Board of Selectmen
- November 23rd presentation to the Planning Board
- December, a presentation to the CPA Committee (date to be determined)

Information about this proposal will be placed on the Town's website very soon. Colton noted that the details are subject to change and this is the purpose of having the public forums.

King spoke of the excellent work on many sides, specifically the proposed affordable units. King stated that he likes the proposal.

Barlow noted the excitement because it is a public/ private venture; she asked what the process will be during the public forums. Colton noted that certain pieces are to come from CPA funds; they hold the first key vote and their application deadline is December 31st. Colton noted that there will be a series of things needed to be voted at town meeting. The developer will also be applying for federal and state tax credits. There is an awful lot of work needed to get this through. This is the best bet we have to preserve North Easton Village and doing so in a way to help protect the character of the Town. The developer is not interested in fighting with us; they want to work with us on this proposal.

Corona noted that we will be working to decrease the financial interest of the town. Colton noted that we have also engaged George Cole of GLC Development Resources to help with the financial information. Colton referenced the details that we are still working through and felt that it is important to get this new information announced as soon as possible.

Corona noted the importance of securing the safety of the investment by making sure that Beacon is the company that will be with us throughout the process.

King asked about the CPA Committee and what we will be doing in conjunction with them. Colton noted we will present to the CPA Committee in December and the CPA Committee has representatives from all the other town boards. If we meet with the various committees prior to the date of the CPA Committee, we can get the information out to everyone. We want all three of the groups to go to the CPA Committee for a recommendation. Colton stressed the importance of everyone knowing that citizens can attend any of these public forums.

Haederle asked about the wastewater study done a few years ago. Colton noted that the downtown area was the number one priority in the study.

Barlow asked about the Mansfield connection and the Queset on the Pond proposal and what affect this proposal will have on this proposal if any. Colton noted that it's really too early to tell. We will be proposing multiple solutions.

Corona noted that we will get a much more detailed presentation in two weeks. Colton noted the issue of risk and this is our #1 priority. He spoke of Beacon and their track record and the projects they have been responsible for; they will be a strong partner.

Massachusetts Historical Commission Historic Survey Consultant selection

Colton spoke of the matching grant to conduct a survey of historic places in Easton. We received the responses and appointed a committee to review the proposals.

Colton recommended the award of the contract to Kathryn Grover Larson Fisher Associates in the amount of \$30,000.

Voted: (King/Barlow) voted unanimously to award the contract to Kathryn Grover Larson Fisher Associates in the amount of \$30,000

Proposed Selectmen's meeting schedule for 2010

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Corona referenced the proposed 2010 schedule and suggested that the Board consider revising the November and December 2009 meetings. Corona suggested that the Board meet on Nov 16, December 7 and December 21, 2009 and to cancel the November 30th meeting. The Board agreed.

Minutes

Voted: (Barlow/King) voted unanimously to approve general minutes dated 9/14/09

Voted: (Barlow/King) voted unanimously to approve general minutes dated 10/19/09

Town Administrator's notes

Colton asked the Board to approve a request for fee waiver relating to building permit fee to rebuild the back steps at the Town Offices.

Voted: (King Barlow) voted unanimously to approve the fee waiver request for the Easton DPW

Colton referenced a memo which will be sent to the Board of Health (BOH) investigating the recycling with other vendors that are not the town vendor. He noted the discrepancies between other companies. Haulers are required to obey the regulation of the BOH and the Department of Environmental Protection (DEP). Clearly, the town's program is working and the other vendors are not doing something.

Haederle noted that DEP is really starting to ramp up enforcement with respect to the communities or vendors that are not complying; this is not discretionary.

Barlow asked if we know if the other vendors charge for recycling. Colton said he is not familiar with the price structures of the other vendors.

Corona asked where the information comes from with respect to tonnage. Colton noted it is reported to the BOH.

Press notes

None

Selectmen's notes

Corona spoke of the state budget cuts, specifically the cut to the circuit breaker reimbursement for special education and the significant cut to the Quinn Bill. The Southeastern Regional School budget has been cut and they have been forced to eliminate one bus in the afternoon. The school cannot charge for bussing and they will have to cut operating budget. Corona referenced the letter recently submitted to the Board by the Southeastern Regional School. The state cut to the regional school will impact us directly and indirectly.

Colton noted our payment in lieu of taxes will be reduced. We receive \$70,000 yearly and will see a 40% cut. This revenue is from state owned land, specifically Borderland State Park.

Barlow asked the Town's estimate of cut. Colton suggested the biggest cut will be the increased bill from the Southeastern Regional School. Barlow suggested that we should commend the Governor for not cutting more local aid. Colton noted that last year they cut the local aid late in the fiscal year and it was harder to take. It has caused the towns to appear to be pitting against health services providers.

Public participation

None

Voted: (Barlow/Haederle) voted unanimously by roll call to go into executive session for the purpose of discussing contract negotiations, not to return to open session (7:55pm)

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Haederle yes; Corona yes; King yes; Barlow yes.

Respectfully submitted,

Mary Southworth