
Date Approved

**Board of Selectmen
Meeting Minutes
11/26/07**

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, Charles King, Irwin Cohen, Ellen Barlow and Town Administrator David Colton.

Corona called the meeting to order at 7:05pm.

Haederle acknowledge the passing of Oliver Ames on November 23rd at the age of 87 after a long illness. Our thoughts and prayers are with his family at this time.

The name Oliver Ames is synonymous with the Town of Easton. The legacy that this great man left on our community simply cannot be captured in a few words. To say that he was one of the most influential men of his time would be an understatement of the highest order.

His passing represents, in many ways, the end of an era. Oliver was a man of many talents and passions. As a citizen, philanthropist, public servant, businessman, father, military hero – he embodied the best traits and aspirations of the human spirit. His love for Easton manifested itself in numerous ways that enhanced our quality of life and strengthened our community spirit. Oliver's legacy has left our community richer in too many ways to count. He will be missed.

HUGS donation to the Recreation Department

Police Officer Denise Papagno, Recreation Director Jennifer Hruniak, Program Director Ann Daley, HUGS volunteers and members of the Recreation Commission were present. Papagno presented a check to the Recreation Department in the amount of \$8,600. She thanked the entire community for their support and the Police Chief and Police Department for their support over the years. This donation is specifically given to help with expenses related to the Homework Club. On behalf of the Selectmen, Corona thanked HUGS for their generous donation. The Recreation members also thanked HUGS for the donation.

One day liquor license request – Stonehill College, Inc. - Men's Basketball

Colton spoke of the one day license request for the Men's Basketball League to hold a fundraiser on 1/12/08 from 6-10pm at Alumni Hall.

On Haederle's motion, seconded by Barlow, the Board voted unanimously to approve the one day liquor license request.

One day liquor license request – Easton Chamber of Commerce

Colton spoke of the one day license request for the Easton Chamber of Commerce to hold their Business Appreciation Night on 12/6/07 from 6-9pm at Alumni Hall.

On King's motion, seconded by Barlow, the Board voted unanimously to approve the one day liquor license request.

Contract amendment #18 – Easton Middle School project

Iaccarino was present to explain the Middle School Project contract amendment in the amount of \$140,671.50. King asked about #205R-1 in the credit amount of \$20,342.66. Iaccarino explained the change in wall type needed and the necessary work needed in the boiler room. The masonry wall was eliminated and replaced with a steel studded wall and some walls were eliminated.

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1 King asked about #225R-1, \$111,957.60 and questioned the need to remove a portion of the concrete floor slab in
2 the existing boy's locker room and to replace 16" of the existing unsuitable backfill material with approved dense
3 grade aggregate. Iaccarino explained the process. A geographical engineer was on site to give his recommendations
4 regarding the floor. A new drainage system was necessary.

5 Cohen asked why the architect did not catch these things in the beginning of the project such as the drain in the
6 floor. Cohen asked about #189 and providing new electrical circuits to the existing kitchen; he questioned why this
7 would not have been standard.

8 Iaccarino referenced #239 and the need to install the drain and #189, the change of the kitchen plan in the back. He
9 explained that some new panels were installed and although it appears to have been missed in the original drawings,
10 it wasn't, it was just reconfigured.

11 **On Haederle's motion, seconded by Barlow,** the Board **voted unanimously** to approve Contract Amendment
12 #18 in the amount of \$140,671.50.

13
14 Surplus vehicles and equipment

15 Colton referred to the list of surplus vehicles and equipment and explained the Police Department's list of bicycles
16 as recovered stolen items never claimed.

17 **On Barlow's motion, seconded by King,** the Board **voted unanimously** to declare the list surplus.

18
19 ***SURPLUS TOWN-WIDE DEPARTMENTS' VEHICLES:***

	<u>Name</u>	<u>Year</u>	<u>Dept.</u>	<u>Vehicle Identification #</u>
20				
21	1. Ford F-700 Boom Truck	1979	DPW	F70BVDG8079
22	2. Ford F-800 Dump Truck	1991	DPW	1FDXF82K7HVA01287
23	3. Ford Super Duty	1993	DPW	2FDLF47M8PCA57699
24	4. Ford Bronco	1995	DPW	1FMEU15N8SLA75854
25	5. Oldsmobile Ciera	1996	EPD	1G3AJ55MST6334679
26	6. Ford Crown Vic	1996	BLDG	2FALP71W1TX166821
27	7. Ford F-150 XL	1997	DPW	1FTDF1721VNB78555
28	8. Ford Crown Vic	1998	CCOM	2FAFP71W5WX151627

29 ***SURPLUS EQUIPMENT PUBLIC WORKS DEPARTMENT:***

	<u>Name</u>	<u>Dept.</u>
30		
31		
32	9. Scissor Maintenance Lift	DPW
33	10. Garden Tractor	DPW

34
35 ***SURPLUS EQUIPMENT POLICE DEPARTMENT:***

	<u>Name</u>
36	
37	
38	11. Sharp – Model SF-2030 Copier
39	12. Schwinn Varsity 14 speed racing bike (girl's)
40	13. Roadmaster 18 speed mountain bike (boy's)
41	14. "NEXT" 18 speed Powerclimber mountain bike (boy's)
42	15. Murray single speed bicycle (boy's)
43	16. Magna 10 speed Skyqueen mountain bike (girl's)
44	17. Pacific single speed Blossom bike (girl's)

45
46 Selectmen's notes

47 Corona referred to the Holiday Festival this coming weekend and the information on the Town's website.

48
49 Queset Commons 40R

50 Traffic Report- BETA Group

51 Attorney Mark Bobrowski, Developer Doug King, Tony Lionetta of Beta Group, Mark Bartlett of Norfolk Ram
52 Group and Gary McNaughton of McMahan Associates were present. Colton explained the traffic findings.
53 Lionetta referred to this as a follow up to the Selectmen's meeting held on October 15, 2007. A new memo was
54 circulated addressing updates since that time. Lionetta referred to the second page and specifically spoke of the
55 intersection of Washington Street/Belmont Street. McNaughton referenced the attached full build map. The interim
56 plan and the full build were shown. Lionetta noted the Beta Group was asked to look at the interim plan for

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1 adequacy. Lionetta referenced the Beta Group's response and compared the two designs. In summary, the Beta
2 Group recommends the full build design. The full build provides separate left turn phasing and pedestrian crossings.
3 Land takings would be required. The interim plan provides a reasonable level of service. They feel there may be
4 some problems with potential traffic back up. If the timing of the land takings and the improvements are not in
5 sync, it may be appropriate to consider the interim build. Corona suggested that the interim build is missing a lane.
6 Lionetta agreed and spoke of the single left hand land on Belmont Street. Corona confirmed that the full build
7 design would provide the best level of service. Lionetta spoke of the need to speak with the state. Lionetta only
8 views the interim plan as a temporary fix until the land takings are acquired. It may actually cost no more money to
9 do both the interim and the full build. Doug King noted the problem of the land takings and suggested that doing the
10 work is not going to be a problem. Selectman King noted there are only two landowners involved. Haederle asked
11 about the median and the turning radius to get back into the intersection and asked if this would be improved in the
12 new plan. Bartlett acknowledged this as a problem now and noted they are trying to address this to some degree.
13 Doug King noted the long term leases with CVS and the North Easton Savings Bank. Bartlett suggested the
14 entrance would be pushed up and away from the intersection; the lane would be wider. McNaughton suggested the
15 wider driveway would help with the traffic entering the development. Selectman King asked about the median
16 closure on both these mitigations. Bartlett noted that this has not been designed yet and suggested a raised median
17 of some type. Corona asked about wiring the additional traffic signal although we would not be using it right away.
18 Lionetta explained the set up for coordination at a later date. Selectman King expressed concern with traveling on
19 Rt. 138 toward Stoughton. Lionetta agreed that the full build would better address this issue. Corona summarized
20 that there are still some internal issues to be worked out. Lionetta acknowledged that the project still needs site plan
21 review and changes are expected. Barlow asked about the land takings and specifically asked how much.
22 McNaughton suggested 6-8 feet for an extra lane. Colton spoke of the office building proposed at the southern end
23 of the site near the CVS. He spoke of the negotiations with Doug King over the creation of a town parcel on
24 Roosevelt Circle. Doug King has agreed to give 35,000 square feet of land plus a permanent easement for the
25 construction of a new fire station. Colton spoke of the financing and how it could be done in a way so that it doesn't
26 impact the Town's budget. Colton noted this proposed new station would replace the Depot Street fire station. This
27 station would be 3-4 bays and would take some of the load off the Lothrop Street station location. The additional
28 space on Lothrop Street could help the Police Department with their space needs. Doug King would build the
29 station with his own funds and the repayment would have to be worked out. Special legislation may be an issue.
30 Corona noted that this is great news and helps with one of the Town's long term problems. She thanked Colton and
31 Doug King for their work on this negotiation.

32
33 *Financial Impact Report – Community Opportunities Group, Inc.*

34 Bobrowski introduced Judith Barrett, Director of Planning for Communities Opportunities Group.
35 Corona noted that Ms. Barrett is here to present a financial analysis of the project. Barrett noted that this is not a
36 final draft but the conclusion will not change. After reviewing the project, Barrett suggested that the Queset
37 Commons Project makes sense from a fiscal and planning point of view. On smaller projects, she assesses things
38 differently than a project like this. She referred to the attached report. She spoke of the process involved and
39 looking at all the operating costs in the community. Most of the costs are public safety and schools. She looks to
40 see if a particular project is financially sustainable. She looks at the long term function of the project and asks
41 herself if the project can support itself. It has a mixed use; the more you mix the use, the more you create a
42 sustainable solution. Barrett feels that the number of children in this development will be very low. Public safety
43 will be the first impact, then the schools. Corona noted residential developments require more service than
44 businesses. Barrett suggested felt that she was very conservative when reviewing the project. There are 60 home
45 ownership units proposed. There is also an assisted living residence. Corona asked why the development wouldn't
46 promote families. Barrett suggested that a project of this type would most likely attract families with small little
47 children; she suggested a turn over. The affordable units will most likely attract families with some children. King
48 suggested an equal number of younger people moving into the apartments. Barrett suggested that they don't stay
49 long, there is a large turnover. She suggests smaller children not necessarily school age children. It is not a big
50 enough environment to be a big draw for children. Barlow asked about the number of children and the effect on
51 school system. Barrett explained how she did her analysis, she noted Easton's enrollment over the years. Barlow
52 spoke of the additions to the schools and how we are restricting the grades at the locations. Haederle also asked if
53 she had factored in the new expansions of the schools. Barrett noted she thought about it but she didn't get to that
54 level. Barrett is aware of Easton's school renovation projects. The Board spoke of the different phases of the
55 project. Barrett noted that Phase I is crucial. She spoke of mixing residential uses. Cohen asked about the bonus of
56 \$3,000 per unit. Bobrowski answered that DHCD is paying out \$3,000 per unit. Barrett noted that she wouldn't

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1 count on this too much, it would be nice but what really matters is if the project can support itself. Corona agreed
2 that this would be one-time money and suggested money cannot be the motivator. Haederle asked how many 40R's
3 have come forward statewide. Bobrowski noted 20 and six have gone through plan review and only two have been
4 issued permits. Colton asked Barrett to put the .6 ratio in perspective. Barrett noted that it is ok, the actual balance
5 of costs and revenue for the project could go as high as 69 and down to 55 cents per unit. Bobrowski noted that we
6 can work on this during plan approval. Barrett suggested that the phasing looks pretty good. Bobrowski spoke of
7 40S and you would have to have a negative physical impact to get money for the state to pay for school funding.
8 Net numbers will need to be verified per Bobrowski.

9 Bobrowski asked about the application process and where we are now. He suggested that if the Selectmen are
10 inclined to see this project move forward, the Board would need to advertise a public hearing in the newspaper.
11 This is a required step by the Department of Housing and Community Development (DHCD) before we submit the
12 Town's 40R application. Colton suggested that the Board could hold a public hearing on 12/17/07 at the
13 Richardson/Olmsted School Cafeteria. Bobrowski suggested if the Board votes to submit the application to the
14 state, it would take 30- 60 days for their review. A Planning Board public hearing would then be required and then
15 after that, it would go to town meeting for a zoning change. If the zoning is voted in at town meeting, another
16 hearing is required. All of this needs to be done before building permits are issued. Colton summarized that after
17 the Board votes, it goes to the state. Barlow asked the process of the public hearing. Bobrowski suggested that the
18 traffic consultants and peer reviewers would be present. The Board may make a decision at the conclusion of the
19 hearing. After discussion, the Board agreed to move forward with the public hearing. Selectman King asked what
20 would happen if the project needed to be scaled back. Barrett noted that right now, we are only dealing with
21 concept. Barrett noted the importance of balancing the uses within the project.

22 **On King's motion, seconded by Haederle, the Board voted unanimously** to hold a public hearing on 12/17/07 at
23 7:20pm at the Olmsted/Richardson School Cafeteria.

24
25 Review draft comments on Shovel Shop 40B Application

26 Director of Planning and Community Development Marc Rousseau and Attorney Mark Bobrowski were present.
27 Colton noted the submission of the 40B application by Shovel Shop, LLC. See attached initial comment dated
28 11/26/07. We have not received final comments from Historical Commission and the Planning Board will be
29 finalizing their comments at the meeting Wednesday, 11/28/07. Colton referenced the comment deadline next week.
30 Bobrowski suggested it is routine for the DHCD to extend the timeframe for an additional 30 days. Colton and the
31 Board agreed that the extension may be a good idea. Rousseau will draft the extension request.
32 The comments will be discussed again at the Selectmen's Meeting on 12/17/07.
33 The Board thanked Colton and the department heads for their work on this issue.

34
35 Town Administrator's notes

36 None

37
38 Press notes

39 None

40
41 Public participation

42 None

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44 **On Barlow's motion, seconded by King, the Board voted unanimously** to adjourn at 8:30pm.

45
46 *Respectfully submitted,*

47
48 *Mary Southworth*

49
50 _____
51 APPROVED

52 _____
53 DATE