

Holbrook Board of Selectmen

Minutes of the Regular Session of

Wednesday, August 13, 2014

Present: Timothy J. Gordon, Chairman
Matthew V. Moore, Vice-Chairman
Kevin J. Sheehan, Clerk
Richard B. McGaughey, Associate
Daniel F. Moriarty, III, Associate
In attendance: William J. Phelan, Town Administrator
Benjamin Ecord, Superintendent of Public Works
Luke McFadden, Fire Chief
William Smith, Acting Chief of Police
Marjorie E. Godfrey, Assistant Town Administrator

The meeting was called to order at 7:00 p.m. by Chairman Gordon, in the Selectmen's Meeting Room, Holbrook Town Hall, 50 North Franklin Street, Holbrook, MA 02343, and began with the Pledge of Allegiance.

MINUTES:

MOTION: By Mr. Moriarty, second b Mr. McGaughey, to accept the minutes of the regular session of Wednesday, July 9, 2014, as printed

VOTE: 3:0:2 (Mr. Moore and Mr. Sheehan abstained)

MOTION: By Mr. Sheehan, second by Mr. Moriarty, to accept the minutes of the regular session of Wednesday, July 23, 2014, as printed

VOTE: 4:0:1 (Mr. Moore abstained)

It was announced that the Holbrook Cultural Council is sponsoring a FAMILY CONCERT NIGHT at the Holbrook Gazebo on August 17th from 7:00 pm until 8:30 pm.

Town Administrator Phelan reported that:

- The solar request for qualifications (RFQ) has been sent for review by the state, and should be sent out for proposals within a month. Then, the panel will meet and review the proposals.
- He has been contacted by another energy company with an opportunity for a municipality to purchase credits from a company-owned solar farm. Rather than utilizing the energy from a solar farm on the landfill, the town could enter into a lease of the land. Also, an EPA representative has called to discuss using the Baird and McGuire site.
- A solution to the town's water supply issue will be finalized by either a connection to the MWRA or a new Tri Town treatment plant. The Governor recently signed legislation that is subject to appropriation, but would cover costs associated with building a plant or entrance fees for a regular water supplier like the MWRA.
- The renovations of the former fire station adjacent to the town hall are just about complete. Sheriff Bellotti's office, and the inmates who did a lot of the work, were commended.
- The NSTAR project is in the state regulatory process, and the town has entered as a party to that process.

Mr. Moore expressed his gratitude for the expressions of sympathy he received from the Board and others in response to his Mother's recent passing.

*Holbrook Board of Selectmen
Minutes of the Regular Session
Of August 13, 2014*

Mr. Phelan discussed a proposed host agreement with MASSMEDICUM to cultivate, but not dispense, medical marijuana in Holbrook. They are expected to be granted a license to dispense marijuana in a county other than Norfolk County. The terms of the new agreement would include a \$50,000 payment to the town up front and 2% of the gross sales, up to \$4 million in sales. The 2% would be reduced by the \$50,000. They would pay 3% over the \$4 million in sales, and provide security and general conditions. Massmedicum Corp. would be paying taxes to the town, and would be supportive of community programs. The Board discussed the terms of the agreement.

MOTION: By Mr. Gordon, seconded by Mr. Moore, to propose to Massmedicum a 3% of gross agreement to be paid to the Town of Holbrook, based on revenue

Comment: Mr. Gordon explained that it would be 3% from the beginning, with no up-front payment
Motion was later withdrawn by Mr. Gordon

MOTION: By Mr. McGaughey, seconded by Mr. Moriarty, to amend the motion for 3% for the first 4 million and 4% for everything over that

Motion was later withdrawn by Mr. McGaughey

MOTION: Made and seconded, that the terms of the host agreement with Massmedicum include 2.5% of the first \$4 million of gross revenue, and 3.75% of all gross revenue over \$4 million

VOTE: 5:0

Massmedicum will work with the Police Chief regarding the necessary security, which will include cameras outside the building. The town will need to issue a letter of support using a template prepared by the state and supplied by Massmedicum.

MOTION: By Mr. Gordon, second by Mr. Sheehan, to write a letter in favor of supporting Massmedicum's cultivation center in Holbrook, contingent upon the signing of a host community agreement

VOTE: 5:0

Mr. Gordon explained that several good candidates expressed an interest in serving on a new ECONOMIC DEVELOPMENT ADVISORY COMMITTEE. The appointments will be postponed until the next meeting.

Mr. Sheehan explained that the GREAT POND LOWER RESERVOIR DAM is considered a High Hazard Dam by the DEP, and is in need of repairs. A special town meeting warrant article will be prepared in order to fund Holbrook's 15% share of the design and construction, which is \$193,680. The agreement with Tri Town Water is that Holbrook will fund 15% of capital costs, and 11% of the water, based on usage.

MOTION: By Mr. Gordon, second by Mr. Sheehan, that the Board of Selectmen support an article on the special town meeting warrant to fund the engineering, design, and construction of repairs to the Great Pond Dam located off West Street in Braintree

VOTE: 5:0

*Holbrook Board of Selectmen
Minutes of the Regular Session
Of August 13, 2014*

Mr. Phelan explained that Braintree's Mayor Sullivan has arranged a meeting with Mr. Fred Laskey of the MWRA. The recent legislation that passed giving the towns incentive to build a tri town plant, may also push the MWRA. Southfield will be using either Braintree or Holbrook to connect to the MWRA, which would be a benefit for all three of the towns in Tri Town Water. A letter will be prepared expressing the town's interest in discussing a connection to the MASSACHUSETTS WATER RESOURCES AUTHORITY (MWRA) water supply at the next meeting.

Mr. Sheehan, the Board representative to both the RANDOLPH/HOLBROOK JOINT WATER BOARD and the TRI TOWN BOARD OF WATER COMMISSIONERS, is unable to continue attending those meetings. The Board will consider appointing another member of the Board at the next meeting.

SPECIAL TOWN MEETNG:

MOTION: By Mr. Moriarty, second by Mr. McGaughey, that the Board of Selectmen schedule a Special Town Meeting on Wednesday, October 22, 2014, at 7:15 pm, in the gymnasium of Holbrook Junior-Senior High School, 245 South Franklin Street

VOTE: 5:0

MOTION: By Mr. Moriarty, second by Mr. McGaughey, that the Board of Selectmen vote to open the warrant for the October 22, 2014 Special Town Meeting immediately, and that the warrant for said meeting close at 4:00 pm on Wednesday, September 17, 2014

VOTE: 5:0

Treasurer/Collector Paul Digirolamo was credited with color coding a map of the lots in the Edgewood Park area, indicating whether they are Town-owned, Conservation, owned by Mr. Crosby, or in tax title. The cost will be determined to use an attorney from Kopelman and Paige, PC, who specializes in such cases.

Mr. Ecord reported that:

- o Public Works has been painting crosswalks, post and rail fences, and hydrants, and doing brushwork
- o Walsh Road and Linfield Street are being paved

Mr. Phelan commended Mr. Ecord for recent emergency work at the Joint Water TREATMENT PLANT and for identifying the source and responsibility for a recent sewer line break.

The contractor for the sewer line on SPRING STREET has been put on notice because SPRING LANE is now puddling again. The parts necessary for the pumping station were not ordered, and there is an 8 – 10 week lead time.

Due to the work that needs to be done in preparation for the renovation of the Weymouth, Pine and Sycamore Street intersection, paving Quincy Street will be postponed.

The contracts for the next WATER MAIN IMPROVEMENT PROJECT were before the Board.

*Holbrook Board of Selectmen
Minutes of the Regular Session
Of August 13, 2014*

MOTION: By Mr. Moore, second by Mr. Moriarty, that the Board of Selectmen execute the contract for Phase II of the 2014 Water Main Improvements as printed

VOTE: 5:0

MOTION: At 8:30 pm, to adjourn the meeting

VOTE: 5:0

Kevin J. Sheehan, Clerk

Documents: Agenda, minutes, letters of interest in appointment to Economic Development, Great Pond Dam town share