

**Meeting Minutes of Regular Meeting of Hanover Board of Selectmen held at Town Hall on Monday, January 7, 2019 @ 7:00 PM.**

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Present were Chairman Emmanuel Dockter, Vice-Chair John C. Tuzik, Selectmen: David Delaney, Jocelyn Keegan and John Barry. Also present: Town Manager (TM) Joe Colangelo and Executive Assistant Ann Lee.

At 7:03 p.m. Chairman Dockter opened the meeting and asked if any member of the audience had any comment or discussion item for the Open Forum portion of the meeting; no response.

The Board voted to approve the Meeting Minutes from 12-3-18, 12-17-18 and 12-21-18. The Board agreed to hold the vote on the 1-3-19 Meeting Minutes.

**Licenses/Permits:**

The Board voted to approve the renewal of the 2019 Automatic Amusement License held by Big Top Playland of Hanover, LLC.

**Discussion/Action Items:**

Chairman Dockter noted the Board has been looking into the Sylvester School reuse for three years; an RFP was issued; one response was received; and the Board has held several meetings on this topic. Chairman Dockter opened the meeting to public comment; members of the audience provided comment on the reuse of the building ([attendance sheet attached](#)). Chairman Dockter polled the Board and agreed the Town's people should decide the future use. The Board voted to direct the TM to draft a proposed article for the Town Meeting Warrant to appropriate the necessary funds to demolish Sylvester School building. The TM will have the article for the Board's next meeting.

The Board discussed the Housing Development Forum held on January 3<sup>rd</sup> regarding housing at the Hanover Mall. The Board voted to provide a placeholder in the Warrant with respect to a way to suspend the VPUD while they further understand the impact of multi-family developments in our community; Selectman Delaney refrained from the vote. The TM requested clarification on the Board's motion/vote; Chairman Dockter noted it would suspend the VPUD portion of the Zoning Bylaw, further noting the warrant can be opened if adjustments are needed; Selectman Barry noted this suspension would give time for the Cottage Bylaw, which is a lot like the VPUD but is not for attached housing, it would be for detached housing on a smaller scale; Selectman Keegan noted agreement with Selectman Barry. Selectmen Keegan noted she attended a MAPC meeting on this topic and found it to be very informative and would like to have them back; Chairman Dockter requested Selectmen Keegan coordinate a meeting with MAPC.

The TM reported there is still some tweaking to be done on the capital budget; there is one proposed change to be made to the operating budget.

The Board received draft Warrant Articles ([attached](#)). Chairman Dockter noted as stated in the Board's policy, the Board will identify any articles they may not support and notify the article sponsors to allow the sponsors the opportunity to resubmit the article as a petition article. The TM noted the Articles provided are not being proposed but suggested. The TM noted there will be additional articles for the VPUD and the Sylvester demolition. Chairman Dockter noted interest

with an article for a Bylaw change regarding irrigation wells; the TM will provide a draft article at the Board's next meeting. Chairman Dockter polled the Board on support of an irrigation article or any of the Articles listed; Selectman Barry noted DPW Director Victor Diniak should be engaged in the writing of an Article for irrigation wells; Selectman Delaney, no concerns; Selectman Tuzik, no concerns; Selectman Keegan noted she does not support all of the Articles listed; Chairman Dockter noted concern with the Article submitted by the Town Clerk to set physician registration fees; MGL requires physicians to file registration in the Town where they practice, this Article will set a fee of \$25, the State has a set fee of \$1, Chairman Dockter requested Town Counsel's opinion on the specifics of this Article. The TM reported the Town Clerk will attend the Board's next meeting to provide clarification. The TM reported he is working with the Finance Director on a new way to look at Capital Budget items; it will be one Article for all Capital items. The TM also noted there is an Article on private fire hydrants.

**Presentations:**

The TM provided and reviewed a PowerPoint presentation ([attached](#)) with the Board and members of the Advisory Committee (Ted Hickey, Gavin Little-Gill, Joan Port Farwell, Sandra Hayes, Jerry O'Hearn and Steven Freedman) on the Operating Budget Scenarios.

The Board met with member of the Open Space Committee (Mary Dunn, Hal Thomas, and Julia Traggorth) for an update on a recreational trails grant. Samantha Woods, NSRWA and Conor Michaud, Wet Lands Trust were also present. Mr. Michaud reported they have received a grant for \$40,000 for Hanover, Pembroke and Hanson; [presentation attached](#). Mary Dunn reported most of the work will be completed with volunteers.

**Updates:**

The TM reported the Traffic Safety Committee will meet tomorrow. The TM and State Representative DeCoste met with Department of Transportation regarding Rte. 139, the OCPC will perform a preliminary study on Rte. 139 which should be available by early Spring. The TM reported residents have concerns with Woodland Drive that will be on a future Traffic Safety Committee agenda. The Winter Street OCPC study should be complete by February 1<sup>st</sup>.

Facilities Director Robert Murray will present the Buildings & Facilities Department update at a future meeting.

**Liaison Reports:**

- Selectman Keegan reported she attended the Affordable Housing Trust meeting and there are potential dollar amount expectation in exchange for the proposed apartments at the Mall. There is ability to use existing Affordable Housing Trust dollars for the \$1,000 tax forgiveness for Hanover residents and the AHT maybe raising the limit.
- Selectman Barry reported the Zoning Board of Appeals is meeting on January 30<sup>th</sup> at 7:30 p.m. regarding the Hanover Mall.
- Chairman Dockter reported the Master Plan Committee is meeting on January 10<sup>th</sup>.
- Vice-Chairman Tuzik: no updates.

- Selectman Delaney requested an update on staffing in the Assessor's Office; the TM reported the job has been posted with an increased salary; applications have come in; contract employees are being used in the interim.

**Town Manager Report:**

- Monies are available now for the Affordable Housing Trust tax aide. Finance Director Lincoln Heineman was present and explained the process and the funds available.
- The Town's monthly report will be out by the end of the week.
- Justin DeBruin the new Director of CDMI started today; there will be a meet and greet on Friday.
- Town Counsel office hours will be held this Wednesday at Town Hall.

**Selectmen Forum:**

- Selectman Keegan reported she attended the Eagle Scouts ceremonies for Steven Roche, James R. Parry and Daniel Tiedtke.

Meeting ended and adjourned at 9:44 PM.