

**Meeting Minutes of Regular Meeting of Hanover Board of Selectmen held at Town Hall on Monday, December 17, 2018 @ 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. Selectman Delaney arrived at 7:19 p.m.

At 7:00 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 agreed to hold the vote on the December 3<sup>rd</sup> Meeting Minutes.

**Licenses/Permits:**

The Board met with Licensing Coordinator Lorraine Burgio who provided a memo (attached); a review on the licenses, and the renewal process. Ms. Burgio noted all the licenses are in compliance and ready for renewal. The Board voted to approve the renewal of the *2019 Automobile Class I, II, & III Licenses as listed, the 2019 Automobile Lease/Rental Licenses as listed, the 2019 Automatic Amusement Licenses as listed, the 2019 General License as listed, the 2019 Entertainment Licenses as listed, and the 2019 Sunday Entertainment Licenses as listed*, subject to the establishment being fully in compliance with all State and Town regulations as applicable, all fees and taxes being current with notification provided via U.S. Certified Mail to license holders if in arrears;

**Automobile Class I:**

Grubbs Automotive MA, LLC, dba Infiniti of Hanover, 2060 Washington Street  
AMR Auto Holdings-BG, LLC, dba Prime Buick GMC, 1845 Washington Street  
Jannell Motors, Inc., LLC, dba Jannell Ford, 2000 Washington Street  
McGee Motorcars, Inc., dba. McGee Toyota, McGee Scion, 860 Washington St.  
AMR Auto Holdings-LH, LLC, dba, Land Rover Hanover, 2144 Washington St.  
Planet Subaru, Inc., 596 Washington Street  
T.R. Motors Inc., dba Coastal Volkswagen, 1 Saturn Drive  
AMR Auto Holdings-MH, LLC, dba Mercedes-Benz of Hanover, 1877 Washington Street

**Automobile Class II:**

Colonial Auto Body, Inc., 5-7 Lawson Road  
J.B. Hanover Corp, dba Hanover Autoworks, 1004 Washington Street  
Hanover Auto Body, 703 Washington Street  
The Auto Mart Corporation, 753 Washington Street  
C.J.E. Corp., 697 Washington Street  
Hilltop Appliances, Inc., dba Hilltop Auto, 1102 Hanover Street  
Game 7 Enterprises, LLC, dba Dave Delaney's Columbia, 775-785 Washington  
Derek Rent & John Goncalves, dba The Auto Hospital, 912 Webster Street

**Automobile Class III:**

ACS Racing, Inc., 74 Industrial Way  
Jeff's Removal and Recycling Co., 175 Winter Street

Automobile Lease/Rental:

McGee Motorcars, Inc. dba McGee Toyota, McGee Scion, 860 Washington St.  
AMERCO, dba U-Haul of Rhode Island, 49 Franks Lane  
Capeway, Inc., dba Capeway Sunoco, 218 Columbia Road  
Enterprise Rent-A-Car of Boston, LLC, 685 Washington Street  
Planet Subaru, Inc., 596 Washington Street  
T.R. Motors, Inc., dba Coastal Volkswagen, 1 Saturn Drive  
The Hertz Corporation, 644 Washington Street

Automatic Amusement Licenses:

First Boston Tenpin, Inc., dba Boston Bowl, 58 Washington Street  
Theisen Vending Company, 1775 Washington Street  
The Squires of Hanover, dba The Squires, 1202 Washington Street  
Big Top Playland of Hanover, LLC, 1775 Washington Street  
Papa Ginos, Inc., 1422 Washington Street  
Starland Partners, LLC, dba The University Sports Complex at Starland, 645 Washington Street  
Blazin Wings, LLC, dba Buffalo Wild Wings, 1799 Washington Street

General Licenses:

Starland Partners, LLC, dba The University Sports Complex at Starland, 645 Washington Street

Entertainment:

The Squires of Hanover, dba The Squires, 1202 Washington Street  
Josselyn Cummings Post #149 American Legion, 104 King Street  
Tsang's Village, Inc., dba Tsang's Village Café, 644 Washington Street, A101  
Starland Partners, LLC, dba The University Sports Complex at Starland, 645 Washington Street  
Quan's Kitchen of Hanover, Inc., 871 Washington Street  
118 Restaurant, Inc., dba Imperial Garden, 811 Washington Street  
Blazin Wings, Inc. dba Buffalo Wild Wings, 1799 Washington Street  
Players Lounge, LLC, dba The Draft on 53, 645 Washington Street  
PREP Hanover Real Estate, LLC, 1775 Washington Street  
B & G, Inc., dba Brothers Grill, 778 Washington Street  
The Patriots Cinemas, Inc., dba The Patriot Cinemas, 1775 Washington Street

Sunday Entertainment Licenses

Starland Partners, LLC, dba The University Sports Complex at Starland, 645 Washington Street  
Quan's Kitchen of Hanover, Inc., dba Quan's Kitchen, 871 Washington Street  
Blazin Wings, LLC dba Buffalo Wild Wings, 1799 Washington Street

The Board met with Licensing Coordinator Lorraine Burgio regarding the extension of Alcohol Beverage Licenses for New Year's Eve, December 31, 2018 (only). Ms. Burgio noted all

Departments have no issue with the extension of the Boston Bowl License from 11:00 p.m. to 12:00 a.m. Ms. Burgio noted all Departments have no issue with the extension of the Brothers Grill License from 12:00 a.m. to 1:00 a.m. except the Police Department has not provided comment. The Board voted to approve the request by Boston Bowl and Brothers Grill for an extension of hours subject to approval by the Police Chief for the Brothers Grill request.

**Discussion/Action Items:**

Chairman Dockter announced the Board of Selectmen will hold a special meeting on Thursday, January 3<sup>rd</sup> at 7:00 p.m. at Hanover High School to discuss the Mall requests with regard to Housing and Development and the effects on Town resources. The Zoning Board of Appeals hearing will be held on a future date.

The Board met with Dave Traggorth regarding the Sylvester School reuse. Chairman Dockter explained the process the Board has done to date including the options for the future use of the building. Chairman Dockter noted at one time municipal use was an option; it is not now. Mr. Traggorth reviewed a PowerPoint presentation with the Board ([attached](#)). Mr. Traggorth noted the terms of the agreement are to pay \$300,000 for the building; \$1.00 for the 99 year lease on the ground after 99 years the asset would return to the ownership of the Town; based on the market rate of this job there would be a \$70,000 annual tax revenue to the Town. Selectman Barry noted his interest in exploring affordable senior housing. Peter Johnson, Chairman of the Historical Commission noted the Historical Commission voted unanimously to support the project and further noted the Commission must support the proposal in order to obtain the historical tax credits. Daniel Pallotta inquired as to how it will be permitted in a single family zone; Selectman Barry noted through a LIP (Local Initiative Program) with deed restrictions. Chris Martin inquired on restrictions with the property being close to a school; Mr. Traggorth noted because having a ground lease you can do everything within the law; if it is not followed it would be in violation of the land lease. Kenton Greene provided and reviewed a PowerPoint presentation with the Board; he went on record noting the low turn-out of residents for this meeting. The Board addressed Mr. Greene's concerns and will engage Town Counsel to respond to the topics that were not answered. Joe Rull, Doug Thompson and Joan Port Farwell members of the Sylvester Re-Use Committee were present for the discussion and offered commentary on how the Committee determined the future use of the building. John Geary addressed the increased traffic for 29 units at Sylvester; Mr. Geary also noted that MSBA looked at Hanover school trends and student population and the schools will be at capacity in seven years we may need that space to house students. The Board requested the TM provide the cost to maintain the vacant building.

The Board voted to approve the Steven Roche Eagle Scout Proclamation; Chairman Dockter read the Proclamation.

The Board voted to approve the James R. Parry Eagle Scout Proclamation; Chairman Dockter read the Proclamation.

The Board voted to approve the Daniel Tiedtke Eagle Scout Proclamation; Chairman Dockter read the Proclamation.

**Presentations:**

The TM provided and reviewed an updated FY2020 proposed Capital Budget Presentation ([attached](#)) with the Board.

The TM provided and reviewed a draft Warrant of Articles for the 2019 Annual and Special Town Meeting. Chairman Dockter noted the Board will identify any articles it may not support and notify the article sponsors by the first meeting in January to allow the sponsors the opportunity to resubmit the article as a petition article.

Chairman Dockter reported the Board of Selectmen's Policies and Procedures have been consolidated into a single handout. The Board voted to approve the consolidated Board of Selectmen policies as prepared.

Chairman Dockter surveyed the Board regarding the delegation of short-term licensing to the Town Manager noting the TM will report all requests to the Board. Selectman Keegan noted concern with the public not having the ability to weigh in on a topic; Chairman Dockter noted to date he has not had a resident come forward with input but this could be covered in a policy. Chairman Dockter will prepare a policy for a future meeting.

**Updates:**

The TM reported the Traffic Safety Committee will include the section of Rte. 139 in front of Town Hall in their review.

The Board met with Fire Chief Jeffrey Blanchard and Deputy Chief Jason Cavallaro who provided a Fire Department update PowerPoint presentation ([attached](#)).

Advisory Committee: Chairman Dockter reported he and the TM attended the last meeting on the proposed capital; the Committee will resume meetings after the Holidays.

Plymouth County Advisory Board: Vice Chairman Tuzik reported he attended the last meeting where the Advisory Board voted to transfer the deeds excise tax to Plymouth County Retirement Board for the Sheriff's unfunded pension liabilities and also transferred some monies for unexpected costs.

**Liaison Reports:**

- Selectman Keegan reported the Affordable Housing Trust continues look at vehicles to fund/supplement projects in town and the Trust Received a letter of support from Historical Commission on the Sylvester project; Selectman Keegan requested the letter be posted to the website. Selectman Keegan requested the Town Planner provide information on Cluster Housing for the January 3<sup>rd</sup> meeting.
- Selectman Barry reminded residents to attend the meeting at the High School on January 3<sup>rd</sup> at 7:00 p.m. regarding the Hanover Mall.
- Chairman Dockter reported the Master Plan Implementation Committee is meeting on January 10<sup>th</sup>.

- Vice-Chair Tuzik reported he attended the Council on Aging Advisory Board meeting and encourages all to check-out the programs being offered.
- Selectman Delaney reported the Assessor's Office completed the billing file; applications for exemptions are being accepted until April 1<sup>st</sup>; there is a retired Carver Assessor helping out in the Assessor's office. Selectman Delaney reported he attended the Christmas party at the Senior Center.

The TM reported he forwarded the Board's updated Goals via email to the Board.

**Town Manager Report:**

- The TM commended Ken Greene on his presentation on Sylvester School.
- The letter to the Zoning Board of Appeals that contains Staff comments for the variance request on the Mall will be made public.

**Selectmen Forum:**

- Selectman Keegan thanked all those who participated in the "Little Shop of Horrors" play at the High School.
- Chairman Dockter reported the Board of Selectmen will hold a Special Meeting on Friday, December 21<sup>st</sup> to vote the Comcast Cable Agreement.

Meeting ended and adjourned at 10:27 PM.