

Meeting Minutes of a Meeting of Hanover Board of Selectmen held at Town Hall on Monday, March 18, 2019 @ 7:00 p.m.

Present were Chairman Emmanuel Dockter, Vice Chairman John Tuzik, Selectman David Delaney, Selectwomen Jocelyn Keegan. Also present: Town Manager (TM) Joe Colangelo and Administrative Assistant Janet Tierney.

At 7:02 p.m. Chairman Dockter opened the meeting.

The Board voted to approve the Meeting Minutes from 2-4-19, [attached](#), 3-4-19, [attached](#), and 3-13-19, [attached](#).

Presentations:

Francis Yanuskiewicz, PE, Senior Vice President, Weston & Sampson, and John Potts, PE, Senior Project Manager, Weston & Sampson appeared before the Board and presented their final report on the Weston & Sampson Sewer Study, [attached](#).

The Director of Public Works appeared before the Board and gave a presentation on Water Quality, [attached](#).

The Board asked that TM look into the possibility of syncing the recorded meetings talk tracks with the slides when posted online.

TM announced that he is having PEG TV team up with the Water Department to make a 4 or 5 minute informative documentary on water quality.

TM, the DPW Director and the Finance Director gave an “Introduction to talking about Water Rates”, presentation, [attached](#), and requested guidance from the Board on how to structure their formal presentation to the Board on recommended increases to the water rate. TM, DPW Director and Finance Director plan to return before the Board in two months or so with a more comprehensive presentation, including all the facts and figures, and where the Town is in terms of best practices and recommendations. In the meantime, TM invited the Board and the public to provide feedback on this topic. The Board expressed that they would welcome further information on this topic.

The DPW Director and the new DPW Deputy Superintendent Kurt Kelley presented a Public Works Department Update, [attached](#).

The Board suggested that the DPW send out information on installing a well to those in Town with high water usage.

Attorney Steve Guard for the Applicant McGee Toyota, Brian Davidson from McGee Toyota and Dana Altobello from Merrill Engineers and Land Surveyors appeared before the Board to give a presentation on the McGee Toyota Annual Town Meeting Petition Article, [attached](#).

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Selectman Delaney recused himself as he is in the Automotive business. The Board requested direct feedback from the Town Planner on the impact of changing the zoning from residential to commercial including the tax implications, and expressed appreciation for McGee Toyota's outreach efforts regarding this petition article.

Licenses/Permits:

The Board opened the public hearing on the application for a Change of Officers/Directors; Issuance/Transfer of Stock; and Change of Manager for Applicant Blazin Wings, Inc., dba Buffalo Wild Wings (Licensing) and read the public hearing notice, [attached](#). The letter from the Applicant's Attorney requesting a continuance was then read into the record, [attached](#).

The Board voted to postpone voting on the Change of Stock Interest for applicant Blazin Wings, Inc. dba Buffalo Wild Wings holders of a Section 12 All Alcoholic Beverages Restaurant License located at 1799 Washington Street to a date certain, Monday, April 22nd.

The Board voted to postpone voting on the Change of Officers/Directors and Manager for applicant Blazin Wings, Inc. dba Buffalo Wild Wings located at 1799 Washington Street to a date certain, Monday, April 22nd.

Discussion/Action Items:

There were no edits proposed to the Special Town Meeting Warrant Articles.

TM presented proposed edits to the Annual Town Meeting Warrant Articles including updated versions of the Private Fire Hydrant Bylaw and Water Irrigation Bylaw as proposed by Town Counsel and the Bylaw Review Committee, [attached](#).

The Board voted to open the Town Meeting Warrant.

The Board voted to amend the Annual Town Meeting Warrant by replacing Articles 13 and 14 with the Amended Articles provided by the TM, [attached](#).

The Board voted to close the Annual Town Meeting Warrant.

TM will be providing the Board with proposed commentary for Special Town Meeting Warrant Articles for their review before their next meeting on April 1st.

The Board discussed Draft Motions and Commentary for the Annual Town Meeting Warrant Articles, in particular Draft Commentary for Articles 35 and 36. The Chair will work with TM and add in information including costs and numbers and clarification that a vote against the housing option will result in a referral back to a study committee. The Board will reach out to the Study Committee Members to invite them to add commentary as well. The Board will review and get ready to approve the final version on April 1st.

The Board voted to approve the Town Counsel Agreement with Feeley & Brown, P.C., [attached](#).

The Board voted to approve the proposed Licensing Policy, [attached](#).

The Board voted to approve the proposed Traffic Safety Policy, [attached](#).

The Board voted to approve the proposed Recognition Policy, [attached](#).

The Board discussed Volunteer Recognitions and put any action on this item off until the next meeting.

The Board voted to approve the proposed edits to BOS Policy 10-1 ([Traffic Zone Review](#)).

The Board will review edits to BOS Policy 2-2 ([Warrant Articles](#)) and put off any action on this item until the next meeting.

Proposed Edits to BOS Policy 04-01 (Use of Town Counsel) has been put off to a future meeting.

Liaison Reports:

Selectwoman Keegan mentioned Affordable Housing Trust is discussing mitigation of housing with the Hanover Mall Project. Furthermore, the topic of posting no hunting signs will be added to the Open Space Committee Agenda for their meeting on Monday, April 1st at 7:00 p.m.

Open Space is also continuing to pursue opportunities and looking long term at possibilities of connecting open space trails from Rockland to existing Rail Trail in Hanover.

The last member of the Parks and Rec Committee has been officially appointed.

Chairman Dockter has met with members of the Bylaw Review Committee. They are looking to take a more proactive review of Bylaws in the future as opposed to reactive.

The Master plan Implementation Committee will hopefully meeting before Town Meeting

Selectman Delaney mentioned that the Board of Assessors as well as various Department employees are very pleased with the new Assessor's Office employee. They are currently in the process of field visits with assistance of Vision Software Company

TM presented the following report:

OPEB Trust – The approval of a contract for investment management services was pushed back to the April 1st meeting. The Finance Director and I are finalizing the terms of the contract for the Board of Selectmen to approve, based on the recommendation of the interview committee per our half-day interviews on February 12.

Town Report – Will be out the door and to the printers in the next few weeks.

State of the Town – Scheduled for March 26th (7:30 – 9am) at Town Hall.

Hanover Mall – I will update the Board of Selectmen on any relevant news related to this topic on Monday night.

By-Law Review Committee – The By-Law Review Committee has scheduled public hearings for the (i) Private Fire Hydrant and (i) Irrigation Well bylaw public hearing to run concurrently with the Board of Selectmen meeting on April 1st.

Wage & Classification Study – This report is now complete and has been distributed to the Board of Selectmen and staff. The consultant will present the study and answer questions directly with staff on April 5th. After April 5th we will determine the best way to follow-up.

Website & Communications – The major takeaway from the annual review between Board of Selectmen and the Town Manager on March 13th was the stated desire to beef up our communication efforts. This is now a top priority and I will report back shortly after Town Meeting with a plan of attack.

Selectmen Forum:

Vice Chairman Tuzik and Selectman Delaney attended a Fundraiser for Fire Fighter Jeffrey Acorn, a 20 year Fire Fighter for the Town of Hanover who was diagnosed with occupation related bladder cancer and suffered a stroke about 6 weeks ago. He and his family could use some help. The Board mentioned that if anyone is interested in making a donation they could reach out to the Fire Department for more information or the invitation to the fundraiser may still be up on Facebook.

Selectman Delaney and Vice Chairman Tuzik attended Rhonda Nyman's St. Patrick's Day Event and assisted in presenting scholarships to four young ladies from Hanover High School. Also, former Selectman Robert O'Rourke was named the 2019 Irishman Of The Year at the event.

At 10:22 p.m., the Board, by roll call vote, voted to move into Executive Session pursuant to Mass General Law Chapter 30A Section 21(a)(6), to consider purchase, exchange, lease or value of real property, Sylvester school building, as discussion in open meeting may have a detrimental effect on the negotiating position of the public body. The Board will return to open session. Selectwoman Jocelyn Keegan, aye, Chairman Emmanuel Dockter, aye, Vice Chairman John Tuzik, aye, Selectman David Delaney, aye.

At 10:38 p.m. the Board returned to Open Session. Roll Call Vote: Chairman Emmanuel Dockter, aye; Vice-Chairman John Tuzik, aye; Selectman David Delaney, aye; Selectwoman Jocelyn Keegan, aye.

The Chairman announced the proposed agreement with Traggorth Companies, LLC which will be presented to Town Meeting for an up or down vote, requiring a 2/3 majority. If approved at Town Meeting, Traggorth Companies will Pay \$300,000.00 to the Town for the Sylvester School Building and \$1 for the Ground Lease of the property. The ground lease will be for 65 years. The developer will work with the National Parks Service and Massachusetts Historical Commissions standards to develop no more than 28 residential units with a projected mix of studios, 1 bedroom, and 2 bedroom units, and potentially up to 3 bedrooms if financing allows. There are certain parts of the building that Traggorth agrees to maintain, the auditorium, which will be maintained as a gathering space for residents and also a gathering space for greater Hanover Community to be used publicly within certain parameters which still have to be worked out. Traggorth company is going to Restore the site, the landscaping, parking, and walkways according to the conceptual plan which is available for viewing online. All units will be restricted to at least one resident of each unit having at least 55 years of age, so age restricted units throughout. There is going to be an Affordability component with no less than 7 units and no more than 17 units the specifics of which are to be negotiated with the Affordable Housing

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Trust, that is one step that has to happen going forward, and the rest will be unrestricted with regards to affordability limitations. The property will be assessed at the normal full residential tax rate and full taxes will be paid. The project will be subject to all normal terms, permits and the process that would be required for any other development of this type.

Going forward, the board has Article 36 on the Annual Town Meeting Warrant, asking for authority to enter into this agreement with the Traggorth Companies LLC, a more legal version is going to be presented publicly so that residents will know all of the specifics of everything that we are entering into.

The Chair invited Dave Traggorth to comment on the process going forward.

Mr. Traggorth said that he absolutely believes this will be a great project if given opportunity at Town Meeting to move forward. Further commenting that it is better due to the feedback they have gotten so far, and he will be looking forward to further feedback through the permitting process. He said they will be focusing on the Town meeting here on out. He went on to highlight his business' experience with historic school developments saying that from the perspective of historic preservation of a Town Asset, from the perspective of fiscally responsible decisions and given the Town's need for housing this project makes sense.

There were no comments from the Board or the Public.

The meeting ended and adjourned at 10:46 p.m.