

Meeting Minutes of Regular Meeting of Hanover Board of Selectmen held at Town Hall on Monday, March 2, 2020 @ 6:00 PM.

Present were Chairman John C. Tuzik, Vice-Chairman Emmanuel Dockter, Selectmen John Barry. Selectwomen Jocelyn Keegan was unable to attend. Also present: Town Manager (TM) Joe Colangelo and Licensing Coordinator/Administrative Assistant Janet Tierney.

At 6:00 p.m. Chairman Tuzik 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.

Meeting Minutes

The Board voted to approve the Board of Selectmen Meeting Minutes of February 3, 2020.

The Board voted to approve the Executive Session Board of Selectmen Meeting Minutes of January 21, 2020 and February 3, 2020.

Appointments

The Board voted to approve the Town Moderators appointments of John O'Connor and re-appointments of Jeffery Poirier and Robin McLaughlin to the Parks and Recreation Committee.

The Board voted to approve the appointment of Brian May to the Community Access and Media Committee.

Board of Selectmen Policies

Senior Tax Work Off Policy and Procurement/Federal Policy

TM stated the changes suggested by Selectmen Delaney to the Senior Tax Work Off program had been added. No changes had been made to the Amended Procurement and Federal Policy. Both final drafts can be approved by the Board at the next meeting.

Transfer Station Rules & Regulations

TM stated that a review of surrounding Town's regulations was done, and Hingham's regulations would be a good guide for changes to Hanover's policy. A copy of the Hingham rules was submitted to the Board. Review and changes should be completed prior to Town meeting as the budget will be affected by the changes. Director of the DPW Victor Diniak stated that they are working on merging Hingham's rules with Hanover's current rules. Once the Board makes its recommendations, DPW Director will present the Board with a definitive proposal. Key changes will be the prohibition of construction and demolition material (C&D), fees for wooden furniture, new requirements for issuing stickers, new processes for temporary passes, increased level of enforcement and penalties. The Vice Chairman expressed concern that a resident may inadvertently dump prohibited items. DPW Director explained that all rules including prohibited items will be explained when stickers are issued. Additional staff will be on-site at the pit but most prohibited items should be stopped at the gate. If residents disregard being turned away at the gate, further procedures and penalties need to be in place. Selectmen John Barry confirmed that all Commercial Vehicle Permits (CVP) will be prohibited. Resident Seth Frattasio of 178 Broadway inquired regarding charging a fee for C&D material rather than prohibiting it all together and using it as a revenue source. DPW Director stated that at a past Annual Town Meeting he did propose getting rid of the 250lbs. free C&D material policy and charging a fee for all of it. But the Town voted against the proposal. Selectmen John Barry stated that in the past Hanover residents have been against the

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transfer station being a revenue generator. The Board is trying to deal with a budget out of control, and it is not easy to manage making sure the appropriate fees are paid. The decision will be debated on the floor of the Annual Town Meeting. Steven Louko of 43 King Hill Road asked could the gate house be moved closer to the gate to improve security. DPW Director stated that currently the gate house cannot be moved closer to the gate as it would cause cars to line up on Rt. 139. The plan is to narrow the entrance and add part-time staff to monitor the gate along with a stricter sticker policy. The Board stated they would study the issue and documents provided and make recommendations.

Neighborhood Traffic Policy

TM stated that the policy is complete and is posted on the Town website for residents to review. Given that two Board members are absent, there is no need to approve the policy at this meeting. Hanover resident Michael Cianciola of 81 Old Town Way would like “street closing” added to the policy under what’s covered. TM stated that it will be added. Mr. Cianciola inquired regarding the sidewalk language in the policy. TM explained that the language protects the enforcement entity, the Traffic Safety Committee, from being responsible for reviewing or approving large sidewalk project versus small sections of sidewalk. Mr. Cianciola asked what the process is for requesting sidewalks for the Walnut Hill neighborhood. TM stated it’s a major capital improvement so financing would need to be acquired and a vote at Annual Town Meeting would be required. The Board briefly discussed the process that would need to take place for sidewalks to be installed. The Traffic Policy will be reviewed again at the next meeting.

Traffic Safety – 2 Week Pilot Project

TM explained the proposed idea of permanently blocking off public access to the Walnut Hill neighborhood via Woodland Drive and Rt. 53. The 2 week pilot project will give the residents and Town a better idea of how a permanent closure will affect daily life. TM explained the decision making process for selecting the appropriate barrier for the 2 week trial and the addition of a police office to monitor the barrier. Emergency response time to the area was a significant factor in the decision. The 2 week trial will cost \$20,000. The Vice Chairman asked if the trial could be managed without the police officer to reduce costs and if the timeframe proposed (July 10 – July 26) was ideal. TM explained that if the trial was met with positive reviews, another trail would be proposed during the school year to get an even better sense of the implications. Police Chief Walter Sweeney stated that the police officer is needed in his opinion to prevent people from moving the single barrier which he believes would be almost certain to occur. The Old Colony Planning Council is proposing to monitor traffic during the 2 week trial. The Board is supportive of the trial, and would like the TM to contact PREP regarding the funding required. Mr. Cianciola asked how the success of the trial would be measured. The TM, Board and Police Chief all discussed the various data points to be considered including changes in the volume, direction and speed of traffic. Citizen reaction as well as effect on other streets will also be considered. Hanover resident Rob Bradford of 92 Woodland Drive inquired if the decision regarding the permanent closure of the road could be made without the trial considering the cost associated. The Board stated that they believe the trial will gathering valuable information, support or lack of support for a vote at Annual Town Meeting for a permanent closure. The Board will wait to vote on the proposal until all members are present and guidance on funding options is given by the TM.

License & Permits

Player's Lounge Liquor License Change of Manager Application

Mr. David Meng appeared before the Board. Mr. Meng explained the steps taken to insure the safe consumption of alcohol on the premise including ID scanners, signs of over intoxication, all staff being TIPS certified and no alcohol allowed on their courts or outside the establishment. Mr. Meng also detailed his extensive experience with alcohol safety and regulations. The Board confirmed with Janet Tierney that the application was complete and correct. The Board voted to approve the change of manager application. Further changes to the operation of the facility are being worked on and will be submitted to the Board at a later date.

Floor Amendment to H4312

The Board voted to approve the Proposed Floor Amendment to H4312: An Act Authorizing the Town of Hanover to Grant 13 Additional Licenses for the Sale of Alcoholic Beverages to be drunk on the Premises.

Reserve Fund Authorization for Coronavirus Emergency

TM explained a vote is required from the Board and the Advisory Committee to transfer the amount of \$100,000 from the reserve fund. Currently the only expense is a decontamination unit purchased by the Hanover Fire Department. Some necessities can be paid for through federal and state governments but others may not. Having the money pre-authorized is prudent. Purchases will be authorized by the TM, recorded and the Board will be informed of them. The TM is working closely with other Town departments to be prepared for coronavirus. The Board voted to approve the transfer of \$100,000 from the reserve fund.

License & Permits

Public Hearing - Flanders Fields All Alcohol Beverage License

At 7:00 pm, as advertised in the duly published hearing notice, attached, Mr. Scott Cooper appeared before the Board representing Flanders Field, for the hearing on the application for a New Section 12 All Alcoholic Beverages Restaurant License at 2055 Washington Street filed by Minot Light Hospitality Group LLC dba Flanders Field. The Board asked if the application was complete and correct. Janet Tierney stated that all ABCC requirements for the patio area have been addressed. The Board discussed the hours of operation. Mr. Cooper stated that they would like to open earlier on Saturdays and Sundays for brunch, and last call will be at 12:30 am. The hours of operation agreed upon are 11am – 1am Monday thru Friday, 9am – 1am Saturdays and 9am – 11pm Sundays. Police Chief Walter Sweeney had no objections to the hours of operation. The Board voted to approve the All Alcohol Beverage License for Flanders Fields, 2055 Washington Street, filed by Minot Light Hospitality Group LLC with Scott Cooper as Manager. The license will be held until the Certificate of Occupancy is issued.

Public Hearing - 24 Hour Business Operations License for Cumberland Farms

At 7:07 p.m., as advertised in the duly published hearing notice, attached, Dan Monger attorney for Cumberland Farms appeared before the Board as well as the Harold Eastwood, Regional Manager, Steve Marmaud, District Manager and Robin Menzel, Head of Assets Protections for the public hearing on the Cumberland Farms application for a 24 Hour Business Operations License at 0,1969

and 1987 Washington Street. All major permits are in place, and they expect to open in the fall. The Board asked if all traffic issues and concerns regarding 24 hour operation had been addressed. Police Chief Walter Sweeney explained that traffic concerns had been addressed during the Hanover Planning Board permitting process. There is currently a 24 hour operation across the street from this location, and no residential property in the area. The Police Chief met with the applicants along with Janet Tierney, and all concerns have been addressed. The Board voted to approve the 24 Hour Business Operations License for 1969 & 1987 Washington Street filed by Mark Klamann of 0 Washington Street LLC and Harlequin-Hanover LLC, Cumberland Farms.

Sylvester & Salmond Properties

TM explained the history of the property. The property has been transferred from an educational use to a municipal use and is under the control of the Board of Selectmen. An appraisal was completed and values the property at 3.8 million. An appraisal was completed on the Salmond building also and values the property at 1.8 million with the assumption of 30 affordable units being created within it. If the administration offices at the Salmond building were relocated to the Sylvester School, a list of required improvements has been created. TM explained these improvements would cost 5 million but stressed they are just preliminary and more may be needed. TM explained the ways Sylvester School is being used currently.

Superintendent of Schools Matt Ferron stated that the improvements explained by the TM would serve their purposes well. Mr. Ferron also mentioned the possible use of classroom space for local colleges to run night classes, local Hanover adult education and continuing its use for training local police and fire departments. The school department is supportive of the idea if it is decided it will benefit the community.

Selectmen John Barry stated that the cost of projects increases once in the public domain, and is far less with a private developer. This proposal has a 5 million cap but Selectmen Barry is concerned it could go over that. The future burden to the tax payers is Selectmen Barry's greatest concern. Selectmen Barry also stated that he thinks the appraisal for Sylvester School is too high.

Selectmen David Delaney arrived at the meeting.

Vice Chairman Emmanuel Dockter stated his interpretation of broad support at last year's Annual Town Meeting for Senior Housing and for maintaining the Sylvester School as a historical structure. The Vice Chairman also highlighted various concerns from residents at the last annual town meeting, and his goal of preventing what happened with the Curtis School from happening again. Going forward, the Vice Chairman is supportive of the current proposal with a stress on the cost cap of 5 million on the project. He stated the three options are this proposal, issuing a new RFP or developing a new plan. He believes the current proposal could be paid for through a combination of CPA funds and borrowing CPA funds to be paid back in the future. The Vice Chairman suggests that if residents don't like a certain idea, it would be helpful to the Board if they had ideas they are in favor of. Any new plan will be presented at Annual Town Meeting for debate and approval. Selectman Delaney joined the meeting.

The Vice Chairman stated that Hanover residents Bob Oliver, Michelle Gardner and Christine Marmai are in favor of senior housing at the Salmond building. Julie Whitt is in favor of senior housing at Sylvester School. And David Sawin and John Atturio are in favor of open space at the Sylvester School site.

Hanover resident Seth Frattasio stated that he wasn't at the last Annual Town Meeting and would like to know what the concerns were regarding creating apartments in the Sylvester School. The Vice Chairman stated there were many concerns including but not limited to losing the space from the school grounds and challenges with background checks on renters due to the proximity of Center School. Mr. Frattasio asked how the Town will mitigate the impacts to neighbors of the 30 senior housing units proposed at the Salmond building. The Board stated they could not answer that question at this point in the process. The Vice Chairman clarified the difference between Section 8 house and affordable housing. Selectmen John Barry stated that senior affordable housing has fewer impacts on the community and noted that a 1-year moratorium on the VPUD bylaw is on the warrant this year for consideration. Hanover has a shortage of affordable senior housing.

Hanover resident Ken Greene of 595 Circuit Street thanked the Board for revisiting this important topic. Mr. Greene supports the current proposal. He believes that the Sylvester School is a valuable piece of property for the Town and should be retained. Mr. Greene stated that he believes a lease agreement though a RFP is a poor choice and puts the Town at risk with such a long lease period. Mr. Greene thanked the Board and Town of Hanover for all their work on the project.

Hanover resident Kathleen Kendrigan stated that she's in agreement with Ken Greene that the Sylvester School should be retained by the Town. She inquired if the 5 million budget brings the whole building up to code or just the first floor. Director of DPW Victor Diniak stated that the 5 million doesn't bring the whole building up to code. The Town is being realistic about what it can afford at this time, and bringing the whole building up to code could cost 12 to 15 million. The Town is looking at proposals that don't impact the town tax rate. Selectmen John Barry stated that the current proposal also benefits the school department and community.

Hanover resident and School Committee Chairwoman Leah Miller of 86 Oakland Avenue is in support of the proposal and agrees the Town should retain the Sylvester School. She thanked the Board for their work.

Hanover resident Chris Martin of 562 Water Street stated his opinion that the RFP should be re-issued since that was the intent of the vote at the last Annual Town Meeting. Mr. Martin agrees that the appraisal for Sylvester School is too high. Mr. Martin noted that taxes have just increased again and further projects are expected including a new fire station, middle school and Cedar school renovations, and updates at the transfer station. The current town debt is large, and Mr. Martin would like to consider more fiscally conservative proposals. He stated his concern that the handicap inaccessible second floor may still put the Town at risk for lawsuits. Mr. Martin does agree that the Town needs more senior affordable housing.

Giuseppe Fornaro of 409 Cedar Street agrees with Chris Martin that the proposal at last year's Annual Town Meeting was excellent, and he believes the RFP should be re-issued.

Steve Louko of 43 King Hill Road is in favor of the current proposal. He believes the four corners area near Salmond building will benefit from affordable senior housing possibly making the area more of a walkable village area. Mr. Louko stated that he thinks Sylvester School will make excellent school administration offices and perhaps could be done for less than 5 million with some cuts.

Hanover resident Jeffrey Longueil of 78 Oakland Avenue asked if the school department needs more room than the Salmond building or if the proposal is just to solve the Sylvester School problem and offset costs of its renovations if retained by the Town. Superintendent Matt Ferron stated that their current space is adequate, and they would only move if it benefited the community.

Chairmen John Tuzik stated that both the buildings being discussed are aging and will need maintenance. The Town needs to decide if both buildings should be retained and if not, which building should be sold. The Board is very sensitive to Hanover residents concern's regarding tax increases and is trying to find the best option that satisfies the most residents possible. Selectmen John Barry stated that trying to get every resident to agree is very challenging.

Michelle Dailey of 8 Acres Drive requested that if any proposal goes to Annual Town Meeting it should be voted on earlier in the night so that more residents will be in attendance. Ms. Dailey is in favor of the current proposal.

The Board will continue to review this proposal, and it will be discussed at further meetings. Vice Chairman Emmanuel Dockter asked TM to draft revised language for a possible RFP and would also like CPC to be invited to the Board's next meeting to discuss CPC funding of the project.

Annual & Special Town Meeting Warrants

The Board voted to re-open the Annual Town Meeting Warrant.

The Board voted to add to the Annual Town Meeting Warrants Articles 33 (Appropriate Funds – Water Main Repair) and 34 (Appropriate Funds – Pond Street #1 Well) the amended language in article 33 to include “design and” between the words “to repair” in the final sentence in article 33 and to eliminate article 35.

The Board voted to remove Articles 22 (CPA Reduce Surcharge) and 23 (Eliminate Community Preservation Act Surcharge) from the Annual Town Meeting Warrant.

The Board voted to close the Annual Town Meeting Warrant.

The Chair asked for a roll call vote to enter into executive session to discuss strategy with respect to collective bargaining agreement negotiations, to consider the purchase, exchange, lease or value of real property and to conduct strategy sessions in preparation for negotiations with non-union

personnel, as the Chair determined that an open session discussion would have a detrimental impact on all. Roll Call Vote: Selectmen Barry, aye – Chairman Tuzik, aye – Vice Chairman Dockter, aye – Selectmen Delaney, aye

At 8:27 pm the Board moved into Executive Session.

At 8:51 pm the meeting ended and adjourned.