

TOWN OF LAKEVILLE
Selectmen and Wage and Personnel Board, as applicable,
Meeting Minutes
May 1, 2017 – 6:00 PM

On May 1, 2017, the Board of Selectmen held a meeting at 6:00 PM at the Town Office Building in Lakeville. The meeting was called to order by Chairman Powderly at 6:00 PM. Selectmen present were: Selectman Powderly, Selectman Hollenbeck and Selectman Burke. Also present were: Rita Garbitt, Town Administrator, Tracie Craig-McGee, Executive Assistant and Christine Weston, Recording Secretary. LakeCAM was recording the meeting.

The Finance Committee was also present. Chairman George Vlahopoulos called the Finance Committee to order at 6:01 PM. Members present included: George Vlahopoulos, Ryan Trahan, Dan Holland and Katherine Desrosiers.

6:00 PM Meet with Finance Committee and Owner's Project Manager for update on new Police Station

- **Discuss the Public Forum for new Police Station scheduled for May 17, 2017 at 6:00 PM at the Council on Aging**
- **Review the proposal from Field Engineering Company for the extension of the Taunton Water Line to the new Police Station**

Richard Pomroy and Taylor McDonald from Pomroy Associates were present for the discussion. Chairman Powderly said that the Town will hold a Public Forum for the Police Station on May 17, 2017 at 6:00 PM at the Council on Aging. Mr. Pomroy provided an update regarding the Police Station design with its budget and perspective schedule. The last time he had met with the Committee, he had spoken about the process and project programming. Since then, the Architect met with the Committee on several occasions and refined the design. The design meets the current specifications of the Police Station industry. The facility will give the Town a long life with its current design and meet future growth of the Town. There is a main building and an ancillary building. Both buildings are a one story design. The building will be a steel frame structure for the primary structure with steel studs. It is designed to be a very efficient building, and the pricing reflects that. The exterior of the building has been designed to be low maintenance with 50 year asphalt shingles. Basically, the buildings should be low to no maintenance for years to come. Two (2) site plans have been provided to the Town. The gravel dirt parking lot was looked at, and the Architect, at no additional cost to his contract, shows what could take place if the Town wanted additional parking in the future. This parking area would provide a connection to the Police Station. This is an area to also allow for over flow parking. The main building runs adjacent to Route 18, and the ancillary building is perpendicular to it. The ancillary building will have a carport for ten (10) vehicles and a place for storage. The Police Station entrance is off of the main entrance to Ted Williams Camp. Part of the solution for parking would be to take care of the backlog of vehicles that try and exit through the recreation area. The officers will exit through Route 18, an exit only, to the south of the Police Station. The Police will be able to access the street quickly without worrying about ebb and flow of the recreation facility.

Mr. Pomroy said there are some security issues that have been addressed. There will be a secure gate for visitors, and they will not be able to enter the secure facility. The primary building is 11,772 square feet, and the ancillary building is 5,185 square feet. Sheet A-1 is the layout for the proposed facility. The corridors have been kept to a minimum, which cuts back on the cost. The main building is a large rectangle, which makes it efficient for its construction design. The Sally Port is the area for bringing in prisoners, taking them out to the hospital, and it will fit the Town's largest ambulance and two (2) to three (3) Police cars. The prisoner release area is in the back for pick up. There is a community room training area at the front of the facility. There are male and female locker rooms, staff entrances, mechanical areas, etc.

Mr. Pomroy reviewed the ancillary building. This building is needed for storage. Having this building separate from the main facility allows for storage at a much lower cost per square foot. The ancillary building will contain evidence storage, a carport for Police cruisers and their vehicles. The cost has been estimated by a professional Cost Estimator. There are a number of contingencies, which have been set into place along the way, which is healthy and responsible. The project is one (1) dimensional presently. The first column of numbers in the handout titled, "Lakeville Police – Project Budget Update – April 27, 2017", for the primary and ancillary buildings has a 10% contingency and a water main allowance. The engineering fee associated with the water main has been included. There are the soft costs, which consist of owner's development costs, technology, geotech, furniture, radio communications, etc. This list is very detailed, and everything has been laid out. No items have been put out to bid as of yet. This is based on past experience with similar projects. It is important to have these contingencies in place at this stage of the project. A line item has been created for the overflow parking lot. If the Town were ever to think about doing that in the future, it shows what the Town could expect for costs. The overall cost is just over \$8.7 million, not including the parking area along the soccer fields.

Chairman Powderly asked about the ancillary building breakout. Mr. Pomroy responded that it is about \$115 per square foot, while the primary building is just shy of \$400 per square foot. The project could not survive without the ancillary building. If it was not built, there would be a need to increase the size of the primary building to accommodate what will be in the ancillary building. Basically, if the ancillary building is eliminated, the cost would increase the budget four (4) times what it is now. Selectman Burke mentioned that a portion of the costs has already been allocated at Town Meeting of about \$800,000. Mr. Pomroy pointed out that it is an important aspect. Chairman Powderly stated that the Police Station in Marion is approximately 10,000 square feet with a similar number of Police Officers. Did they have an out building for storage? Mr. Pomroy responded that they did not, but they did have a basement with 8,600 square feet. Chairman Powderly noted that this project is 15,000 square feet for both buildings. Mr. Pomroy noted that it includes the parking area, which has a carport with a roof, so it is close to 14,000 square feet. A comparison can be run against the Marion facility, if the Board would like to see where the differences are. Chairman Powderly stated that the number keeps getting bigger and bigger. Selectman Burke said the Town wanted it specific to Lakeville and the Police Department's needs. It is not believed that the design is frivolous or overbuilt in terms of the layout. It is the right building for the Police Department. Mr. McDonald agreed. The Architect has done a good job. The Town has the same team that the Marion facility had. Some key

elements are the same; however, the overall growth is the future of Lakeville's Police Department.

Mr. Holland asked about the ability to leverage phones or technology from the existing technology. Mr. McDonald explained that they have not done a study on the equipment; however, most of it is pretty much outdated. Selectman Hollenbeck asked what the process is if the Town feels the project is too expensive. How would this be approached? Mr. Pomroy stated that it would come down to square footage. The buildings have been designed extremely efficiently and are pretty much standard. The Police Department would have to decide what areas they could cut. That could be done relatively quickly. Chairman Powderly asked how the Public Forum is being publicized. Selectman Hollenbeck suggested reaching out to the Middleboro Gazette. There is information on the website. Selectman Burke asked if the Board has the print out of the bond for the \$8 million. The Board had talked about \$7 million before and a 15 year bond. It may not necessarily cost that much. Selectman Hollenbeck stated that the figures run about \$7.00 per house per quarter, so \$28.00 more at the highest peak from what was figured before.

Mr. McDonald stated that they will put together a Powerpoint presentation. A draft presentation can be put together for review by the Board ahead of time. Ms. Garbitt stated that she will provide information for LakeCAM. The Police have put information on their website. Mr. Trahan stated that providing the existing photographs of the Police Station will go a long way. Mr. Pomroy stated that he wanted to mention that the water line is approximately \$230,000, which was not part of the original conceptual figures. Selectman Burke noted that the Town did have some money set aside in a fund for that. That cost should be offset by the betterments. Chairman Powderly asked where the line item is for the water line. Mr. Pomroy pointed out that it is line 6. If that figure is taken out, the amount is then \$8.5 million. Richard LaCamera stated that there is no cost in the figures for the radio tower or the repeater, which could be \$100,000 or more.

A citizen asked a question regarding the debt exclusion. Since there are senior citizens in Town, is there a plan for senior citizens to opt out? If there is an override for \$8 million with three (3) jail cells, this is hard to swallow. Chairman Powderly noted that the same concerns are heard frequently regarding the Schools. Seniors citizens barely got an increase in their Social Security. Has the Architect heard of anything like this in other Towns? Mr. Pomroy responded that he had not. Chairman Powderly stated that he did not believe the rest of the Town would still move forward with the project if the Senior Citizens are allowed to opt out. Selectman Burke mentioned that it might be illegal or discriminatory to do something like that.

Mr. Vlahopoulos stated that everyone is aware of the condition of the present Police Station. However, is the community room really necessary? Will it be generating revenue? Mr. Pomroy explained that it is doubling as a community room and a necessary training room for the Officers. Right now, Officers have to go offsite to other locations for training. Having a room at the Police Station would be beneficial. The Police Department can then offer training to other communities and receive free training for its own officers. Day to day business can take place in that room. There is no other place to have those types of meetings. Selectman Burke added that the room would also be available to the Town to hold trainings for the region. The size of the

room was bumped up a little to qualify for ancillary training. At this time, the Town's ancillary building is a barn with heat. Mr. Vlahopoulos asked why the ancillary building isn't abutting the main building. Mr. Pomroy responded the Architect was trying to have it separate so that it did not have to conform to same code requirements. Mr. McDonald stated that if it was connected, it would have to have a sprinkler system.

Chairman Powderly stated that the cost has been escalating. Does the Board want to get closer quotes prior to "selling" this to the residents or does everyone feel comfortable as it is? Selectman Burke stated that he was comfortable. Ideally the project will come in lower than the amount presented. Selectman Hollenbeck stated that the point of doing everything now is to get through the Design Phase. Bidding will not take place until December, which would mean that an opportunity could be missed, but that is when the Town would really have hard numbers. Mr. Pomroy stated that he does have a schedule which starts after the June 12, 2017 Town Meeting. The Town can save a month and a half if they allow the Architect to keep on moving forward, or the project could come to a halt until after Town Meeting. Selectman Burke explained that the Building Committee had talked about the pros and cons. The benefit would be to get a jump on the process. Mr. McDonald stated that the Architect brought up the point to get geared up with the engineers. Otherwise, they will be stopping for about two (2) months, then to get it moving again, it may actually be three (3) months.

Ms. Garbitt asked about the contract for Field Engineering for Professional Consultant Services for the water line design in the amount of \$19,000. Does the Board want them to move forward or wait? Chairman Powderly suggested waiting, since nothing will be hooked up until 2019. If done now, it could be a water line to nowhere.

Upon a motion made by Mr. Trahan; seconded by Mr. Holland, it was:

VOTED: To adjourn the Finance Committee at 6:45 PM.
Unanimous in favor.

6:30 PM Meet with Town Moderator and Lakeville Members of Regional School District Committee to reappoint Gary Mansfield as Old Colony School Committee Member

Norman Orrall, Town Moderator and Carolyn Gomes, Member of F/L Regional School District Committee was present for the discussion. Mr. Orrall stated that the Board of Selectmen and Lakeville Members of the F/L Regional School District Committee comprised the appointing authority for the Lakeville Members of the Old Colony District School Committee. Gary Mansfield is up for reappointment and has indicated that he would like to be reappointed.

Upon a motion made by Ms. Gomes; seconded by Selectman Hollenbeck, it was:

VOTED: To reappoint Gary Mansfield to the Old Colony School Committee with an expiration date of May 1, 2020.
Unanimous in favor.

6:35 PM Meet with Fire Chief regarding request for appointment of Pamela Fernberg as Full Time Firefighter/Paramedic

Daniel Hopkins, Fire Chief, and David Goodfellow, Deputy Chief, were present for the discussion. Mr. Hopkins explained that Pamela's name change just came through today. Her last name is now Garant. Ms. Garant is a Firefighter, EMT and Paramedic. She has already been through the Fire Fighter I and II courses and has a Bachelor's Degree. Chief Hopkins confidently recommended her to be appointed as a Full-Time Firefighter/Paramedic.

Upon a motion made by Selectman Burke; seconded by Selectman Hollenbeck, it was:

VOTED: To appoint Pamela Garant as Full-Time Fire Fighter/Paramedic contingent upon her successful completion of a Department approved physical examination, a Physical Abilities Test (PAT) and a one-year probationary period.
Unanimous in favor.

6:45 PM Meet with LakeCAM Board of Directors to discuss 2016 Audit

The LakeCAM Board of Directors was present for the discussion: Jose Invencio, Jonathan Watkins, James Kenney, Donald Foster and Neal Bornstein. Selectman Hollenbeck stated that she would like to know more about sustainability and the plans of LakeCAM going forward, as well as, what was done with the disposals and fixed assets of \$22,000. Mr. Invencio responded that LakeCAM replaced its server and depreciated other equipment that had not gone the full five (5) years. Purchases were also made on other non-capitalized pieces of equipment.

Mr. Foster stated that the biggest change was reducing the number of employees, which was difficult. LakeCAM lost someone who was skilled and valuable. Now the workload has increased for the rest of the staff, and LakeCAM is more limited in the amount of coverage it can offer the Town, including special programming. Mr. Invencio explained that the staff was reduced from three (3) full time people to two (2) in March. Mr. Kenney added that it will be a struggle. Mr. Foster added that there had been a deficit budget last year; however, it was planned. Mr. Kenney stated that this year there has been an attempt to show a bit more of a profit; however, it will be an effort. Part of the reason for the deficit last year was the increased amount of Selectmen meetings. There were 52-53 Selectmen meetings last year. One of LakeCAM's commitments was that the Board of Selectmen would be covered 100% of the time. It did add to the cost, but the meetings were covered. There were also meetings covered because there was no one available to take minutes at the meetings. LakeCAM would like to ask the Selectmen to waive the \$2,400 rent which is paid to the Town or to pay \$2,400 out of the \$22,000 to compensate for some of that. It is no way near the amount needed; however, it will help a bit. LakeCAM gives \$5,000 a year back to the Town. Selectman Burke stated that seems to be a reasonable conversation to have, but he is not prepared to make that decision tonight.

Selectman Hollenbeck asked about the cameras at the Senior Center. Mr. Invencio responded that the COA Director was going to have a conversation with her Board, but it is not clear if that is the COA Board or the Board of Selectmen. Prices have been researched for a system that is

easily handled remotely from the Head End. Another consideration is the issue of setting up microphones there and taking them down afterwards. Chairman Powderly noted that another question is if the Town moves forward with the Police Station, will there be more meetings there. That community room will have a capacity of 50 or more and be set up for those types of meetings. It would probably be best if no updates were made to the present Selectmen's Meeting Room.

Selectman Hollenbeck noted that some members of the LakeCAM Board of Directors are also on the Cable Advisory Committee. Has the Cable Committee been meeting on the Verizon Contract? Mr. Watkins stated that discussion has taken place with Attorney Peter Epstein and he is in the process of negotiations; however, nothing has been said about additional fees. Selectman Hollenbeck asked about the user fees and if additional sources of revenue are coming through. Mr. Invencio noted that he was looking at the numbers today from 2016, and they have been relatively steady with subscribers. Those who are, "cutting the cord" are more urban than rural. The goal of the 2017 budget is to start building the reserves back up after spending \$40,000 last year on a new system. Always part of negotiations is how much capital will be put in, but that has not taken place over past two (2) years. Usually, there is a lump sum made in advance with the contract to pay for equipment.

Chairman Powderly stated that he hears a lot of positives about LakeCAM. If LakeCAM can increase the percentage of coverage to handle more meetings, it would be the right thing to do. People do watch the meetings aired diligently. Mr. Invencio stated that the decision is the Selectmen's and the Cable Advisory Committee; it is not Verizon's decision. They collect the funds and pass it through to LakeCAM. Mr. Foster mentioned that LakeCAM has been doing other things as well, since the Board of Directors is fortunate to have a relatively new member who is skilled at grant writing and development. The Board of Directors is trying to push hard with limited success to build an infrastructure of corporate sponsors to underwrite programming, which would help solve the problem. Selectman Hollenbeck stated that LakeCAM provides such a valuable service to the community. Whatever the Selectmen can do to continue the sustained funding seems reasonable. Selectman Burke stated that it is not unreasonable to ask for a higher percentage of the pass through. It is a community service, and the community should pay for what it receives. Ms. Garbitt stated that she can prioritize meetings with Mr. Invencio which meetings really need to be taped.

7:00 PM Meet with Zoning Board of Appeals and Jamie Bissonnette to discuss Special Permit for 9 Harding Street

Janice Swanson, Donald Foster, Joseph Urbanski, James Gouveia, John Olivieri, Jr., Members of the Zoning Board of Appeals and Jamie Bissonnette of Zenith Consulting Engineers were present for the discussion. Mr. Bissonnette stated that he had watched the video from the Selectmen's meeting regarding the discussion of the Electronic Billboard. They are looking to locate the billboard just before Colonial Trophy, on the left side of the road and 10' off the road. There will be a "V" to support it, and it will be angled to maximize view from both directions. It should be noted that billboards are regularly permitted and regulated by MassDOT. There are many more requirements with an electronic billboard, since there are more components. The State holds the right to not renew the permit or to take it away. It also mandates that someone be

on call 24/7. Another requirement is for a fixed picture if it jams a signal. Displays have to last ten (10) seconds. With regard to brightness, measurements will be taken. If there is ambient lighting more than what it is supposed to have, it will have to be adjusted. It needs to be proven that it is not a detriment to the neighborhood, and that it will not create traffic problems. There is still approval which has to take place in Boston. Even if the Selectmen approve it, there is still another hurdle. The billboard will need annual approval. They need to go through a transfer of ownership rights. The sign will be a height of 14' and 42' width. The height from the ground to the sign has been asked to go up to the maximum height of 35' allowed without a variance.

Chairman Powderly noted that on the side of the road where Muckey's is, drivers have been picking off the telephone poles. Can the base be put more inland than just 10' off the road? The Board just negotiated a change to go underground with electricity in that area, since the telephone poles are all getting hit. Mr. Bissonnette stated that the post itself, the actual pillar, will be 20' plus away. The corner of the sign is 10' away. Chairman Powderly expressed his concerns of changing the zoning along Route 105 and Lakeville looking like Raynham's "billboard heaven"; however, this site is not a bother for that. Selectman Burke stated that he is glad to hear how greatly regulated billboards are by the State, because the Town doesn't really have a bylaw for them, and zoning was the only way to regulate them. With the State there is an enforcement component. Selectman Hollenbeck asked if the State performs a traffic study, since that is a dangerous area. When people have looked at that site for development, they have been told by the State that they need to put in an additional lane in that location. What recourse does the Town have if there are more accidents there? How much monitoring is done there? Does the Police Chief foresee more accidents? Mr. Bissonnette speculated that Mass DOT responds to complaints and studies, but reacts more to complaints. They determine where stop lights go through complaints and phone calls. MassDOT will analyze this initially. They have inspectors that do this, or they void the permit. Selectman Burke expressed that it was good to know that the State has oversight, which is helpful if someone complains, since the Town has no oversight of it. Chairman Powderly again expressed his concern to make sure that the pole is in as far as it can be. He suggested to maybe put a jersey barrier in place or something to deflect hits to the pole.

Selectman Burke asked what the Board needs to do. Ms. Garbitt stated that the Zoning Board of Appeals approved the application subject to the Selectmen's approval. Mr. Foster suggested that Town Counsel also be consulted about the mechanism of what to do. Selectman Burke agreed, since there was the issue of the 20 day appeal period. The Board is in favor of the proposed billboard. Mr. Olivieri suggested approving it, subject to Town Counsel's response, since the Board did not have a hearing.

Upon a motion made by Selectman Powderly; seconded by Selectman Burke, it was:

VOTED: To approve the Electronic Billboard Sign as presented for 9 Harding Street, subject to review by Town Counsel.
Unanimous in favor.

7:15 PM Meet with M.D. Holistics to discuss letter of non-opposition for medical marijuana dispensary and cultivation facility – 310 Kenneth Welch Drive

Michael Drayer, of MD Holistics was present for the discussion with Joseph Mullen. Mr. Drayer stated that he has been discussing the location of the dispensary with Tom Parenteau who has indicated that the address would be either 310 or 315 Kenneth Welch Drive. 230 and 234 Kenneth Welch Drive were also considered. The Board of Selectmen has already issued a letter of non-opposition and is somewhat familiar with the process. An exact address is not needed at this time from the Board. It has not been 100% determined which address will fit best, and it is hoped to work with the Town on that. The business can still move forward, since it will be in one of the refrigeration warehouses. Ms. Garbitt stated that Mr. Parenteau is having a problem with all the property addresses changing, and can only go forward with #234 at this time.

Selectman Burke stated that the business can locate in an Industrial area. This focuses more on the fact of being a suitable candidate. Selectman Hollenbeck stated that she has a concern which relates to the covenants in the Industrial Park, which have been bestowed on the Town. Ms. Garbitt stated that the covenants have expired. Chairman Powderly asked if the odors permeating around the building will cross contaminate with food if the building is being shared. Mr. Drayer explained that there is a huge level of State oversight. The business is audited regularly, and one of the items is the nuisance about odor. Mr. Drayer stated that he and Mr. Mullen have experience in cultivation and are both Massachusetts natives. Both have studied horticulture and have been involved with this type of business in California. At this time they are strictly focused on the medical aspect of the business. About seven (7) years ago they had worked in Nevada, and they got a lot of experience there. There are filter and exhaust systems to put in place which mitigate the odor issue. This has been addressed along with other matters with Mr. Parenteau. The goal is to run a relatively small business with delivery and patron access. The input and opinion of the Town are needed on how to structure the business. They want to make sure that it speaks to the character of Lakeville. With Lakeville being a small community, it fits the smaller business model. Selectman Hollenbeck asked if they are planning on making it an educational center as well. Mr. Drayer stated that there is a foundation in education on horticulture, health and well-being. The goal is to figure out a fair host agreement in order to give fair proceeds to the Town. It is hoped to fit into the community by providing support and revenue. On a conservative level, the business has the capacity to do \$1 to \$3 million a year. People are still very private about this type of business, though it does not have the same stigma as it has had.

Mr. Drayer explained that they take pride with not having the “phantom management company”. Mr. Mullen stated that he is the President of the company and CEO and his brother is the COO and another brother is involved. Mr. Drayer stated that they have one (1) investor, and that is Mr. Mullen’s dad. This is a family orientated business, which will be self-sufficient. There is a comfort level in having a small business. This has to make everyone in the Town feel comfortable. We feel that we can donate back to the Town between \$100,000 to \$150,000 with 15/16 local employees. The State provides a lot of oversight. Our goal is to come here to have a discussion about a potential location and get a letter of non-opposition. We received a provisional certificate in Canton, but we ran into issues on the location of the proposed property.

Mr. Mullen stated that getting the provisional license from the State is the final process for them. Selectman Burke asked if Mr. Parenteau is willing to work with two (2) groups. Mr. Drayer responded that he believed he was. The business is not seen as a competition. What will be offered is not readily available. The business will have a small volume with a different approach in terms of quality. People do enjoy having a variety, and it is felt that the model of the business will sustain it wherever it is located.

Selectman Hollenbeck mentioned that if the Town ends up with two (2) retail operations, that is the Town's limit for retail/recreational stores, based on its amount of liquor store licenses. Zoning changes can be discussed later to reduce the ability of others to come in on the recreational side. This is an opportunity to control where we want these businesses should be located. Selectman Burke explained that in terms of zoning, if there is a medical business in Town, the Town cannot regulate with zoning that license for the business to sell recreational. Once the dispensary is there, that ship has sailed, which raises the question of a retail facility within an Industrial Park. The other interested business was considering growing their plants in the Industrial Park and selling their product up on Route 44. Ms. Garbitt stated that she believes that the other firm will be having both operations in the Industrial Park, and is no longer considering Route 44. Selectman Burke stated that the Board is agreeable with the medical side of the business. Selectman Hollenbeck added that the Board sees the benefit in the medical side in regards to zoning to control the recreational side. They are tied together. Mr. Drayer stated that from an operations standpoint, they can have both uses in the same facility. Selectman Burke stated that if the Board grants them a medical license with facility, the Town cannot deny them the ability to have a recreational facility on the basis of zoning.

Mr. Mullen stated that they would like to make sure that they fit in. Mr. Drayer stated that another advantage is that their business will have the ability to apply for up to three (3), but we want to start with one (1). If proof of their product is enough, then maybe they can expand to another town. Mr. Parenteau has other facilities. There is a point of critical mass to consider, so the business will only go so far. Each light fixture produces about a pound of product after a complete cycle. The cycle is eight (8) to nine (9) weeks. With 5,000 square feet, rather than having a whole warehouse with the product in its prime stage, it allows you to have the plants growing in stages, which will limit how vulnerable the business is, and be more efficient. A 5,000 square foot area with retail, processing and cultivation will generate about \$1.5 million. The amount of plants is not necessarily how it is gauged. As a company there are nine (9) plants under one (1) light. It is all about how you manipulate and grow the fruit. There may be 360 plants in various stages of growth at any given time.

Chairman Powderly explained that part of the Selectmens' message is that the business does not go too small. Mr. Mullen stated that the plan is to take baby steps and not come out of the gate too fast. Selectman Burke stated that in the conversation with Natural Remedies, there was a 3% proposal for the retail and a fixed rate for the grow facility. There will be a need to have the same expectation with MD Holistics. Mr. Drayer explained that it will be fine with the non-opposition letter stating the location as Kenneth Welch Drive at this time. Selectman Burke asked if the Board wants them to come back with a more formal business presentation. It seems that they have explained where they are coming from and their vision of running the business well. They will need to decide how they want to balance it. Selectman Hollenbeck stated that

the Town needs to check with its banking institution about accepting money from a business of this nature. Mr. Mullen stated that they have the means to do any banking process that the Town may need. Selectman Hollenbeck stated that she has no problem issuing a letter of non-opposition for MD Holistics. She is familiar the group at Century Bank, and knows what it takes to get in with them. Mr. Mullen stated that they have a business model, which they can provide.

Upon a motion made by Selectman Powderly; seconded by Selectman Burke it was:

VOTED: To sign a letter of non-opposition for HD Holistics, subject to receiving their business plan.
Unanimous in favor.

Review request to revise letter of non-opposition for Natural Remedies regarding marijuana cultivation facility and dispensary

Ms. Garbitt explained that the letter of non-opposition for Natural Remedies would now be for 234 Kenneth Welch Drive for both the dispensary and the cultivation facility.

Upon a motion made by Selectman Powder; seconded by Selectman Hollenbeck, it was:

VOTED: To change the letter of non-opposition for the Natural Remedies dispensary from 12 Harding Street to 234 Kenneth Welch Drive and the retail from 310 Kenneth Welch Drive to 234 Kenneth Welch Drive
Unanimous in favor.

Discuss vote on Plymouth County Commissioners' FY18 Budget

Chairman Powderly stated that the Plymouth County Commissioners have submitted their proposed FY18 budget and will be holding their budget review meeting on May 11, 2017 at 7:00 PM. Selectman Hollenbeck asked to table discussion on the topic until the next meeting of the Board. The date was set for June 15, 2017.

Vote to schedule Special Town Meeting on June 12 2017 and open the Warrant

Chairman Powderly stated that there will be a Special Town Meeting prior to the Annual Town Meeting.

Upon a motion made by Selectman Powderly; seconded by Selectman Burke, it was:

VOTED: To schedule a Special Town Meeting at 6:00 PM at the Apponequet High School Auditorium on Monday, June 12, 2017 and to open the Warrant.
Unanimous in favor.

Upon a motion made by Selectman Powderly; seconded by Selectman Burke, it was:

VOTED: To close the Special Town Meeting Warrant on Monday, May 8, 2017 at 5:00 PM.

Unanimous in favor.

Review and vote to approve Request for Proposals for Management Company for Loon Pond Lodge

Kenneth Olivieri, Park Commissioner, was present for the discussion. Mr. Olivieri had a draft Request for Proposals (RFP) for an Event Management Company for the Loon Pond Lodge. The Park Commissioners are hoping to land someone through this process, or they will have to go back to handling this with an employee. Selectman Hollenbeck noted that there is a flat fee in the RFP, but are there minimums. What if the person does nothing? Mr. Olivieri stated that information will be collected from the RFP to review at the next meeting, since it is understood what the revenue has been from the Lodge over the past two (2) years. Whatever the company comes in with, there will be parameters set up accordingly. There will be minimums and maybe incentives will develop from that. Chairman Powderly stated that if the Lodge does 41 events this year, it would be a tragedy if they did not do more. Ms. Garbitt stated that she is working on a sample contract. Town Counsel has been consulted about having an “out” if the business does not work out such as a 30 day notice to end the contract.

Ms. Craig-McGee stated that having incentives and expanding the event schedule need to be in the RFP. Ms. Garbitt stated that she will check with Town Counsel about that and add on the requirements. Mr. Olivieri explained that the Commissioners did not think it was necessary. They just took a look at an outline, an RFP and the specifics of what the Commission would want the company to do. There is a temporary person doing this right now. If the RFP is not approved tonight, it will be another month before it can go out. Selectman Hollenbeck asked if the fixed fee was a criteria. Mr. Olivieri stated that they want someone looking at everything and to maximize the use of the Lodge. Selectman Hollenbeck asked if it has to be put in, if there is a fixed fee, is that the criteria a firm will be evaluated on? Ms. Garbitt stated that the two (2) are separate. Selectman Hollenbeck asked when this will take place. Mr. Olivieri explained that once the RFP goes out, the information will be gathered after the proposals are submitted. Selectman Hollenbeck suggested to maybe just get rid of the flat fee. Ms. Garbitt mentioned that if they exceed expectations, it may be good to have an incentive. Selectman Hollenbeck stated that the flat fee throws her off. If the firm can do the job for \$3,000 a month, then the Park Commission is stuck with that. Ms. Craig-McGee explained that in the RFP process, you have to compare apples to apples. Ms. Garbitt suggested adding language so that it works, and the Park Commission can get it posted and in the Gazette. Ms. Craig-McGee stated that they have to put the ad in by noon on Thursday to the Gazette. The RFP does not have to be ready until May 11th. Since the amount is under \$50,000, it does not have to go into the Central Register, just advertised in the Gazette.

Upon a motion made by Selectman Hollenbeck; seconded by Selectman Burke, it was:

VOTED: To approve the RFP for Event Management at the Loon Pond Lodge, based on Town Counsel's review of the language related to the flat fee.
Unanimous in favor.

Review and vote to approve June 6, 2017 Election Warrant

Chairman Powderly stated that the Election for the Police Station funding will be held on June 6, 2017. He read the question into the record: **Shall the Town of Lakeville be allowed to be exempt from the provisions of proposition two and one half, so called, the amount required to pay for the bond issued in order to construct, originally equip and furnish a new Police Station, including the payment of all costs incidental and related thereto? Yes or No.**

Upon a motion made by Selectman Powder; seconded by Selectman Burke, it was:

VOTED: To approve and sign the June 6, 2017 Election Warrant.
Unanimous in favor.

Discuss recommendation from Conservation Commission regarding appointment of new Member

Chairman Powderly stated that four (4) letters of interest had been received for the vacancy on the Conservation Commission. They were from Richard Hagerman; Caitlin Canedy; Fred Beal; and Thomas Voystock. The Conservation Commission met with all the candidates on April 25th and has recommended Caitlyn Canedy to fill the vacant position. The expiration of the term would be July 31, 2019.

A motion was made by Selectman Hollenbeck and seconded by Selectman Burke to appoint Caitlyn Canedy to the Conservation Commission.

Discussion on the motion: Selectman Burke asked if the Board was going to have Ms. Canedy in to meet her as has been done in the past with other candidates. The Board usually does not appoint without meeting someone.

Upon a motion made by Selectman Hollenbeck and seconded by Selectman Burke, it was:

VOTED: To withdraw the previous motion so that the Selectmen could meet with Caitlyn Canedy.
Unanimous in favor.

Revisit request to renew Stockpile Permit – 1 Susan Lane – Barbara Vasseur

Chairman Powderly explained that the Board had reviewed Ms. Vasseur's request to renew the stockpile permit for 1 Susan Lane. At that time, the Board tabled the request and invited Ms.

Vasseur to this meeting to ask her some of their questions. Mr. Peck has gone out again to inspect the property, and has confirmed that the two (2) remaining piles identified as compost are actually loam, which they are selling. Ms. Vasseur does not require a permit for the loam. Ms. Vasseur has stated that they are no longer bringing material to the site, and they are working to sell off what is there.

Upon a motion made by Selectman Powder; seconded by Selectman Hollenbeck, it was:

VOTED: To renew the Stock Pile Permit for 1 Susan Lane, Barbara Vasseur, with a term to expire March 31, 2018.
Unanimous in favor.

Review and vote to approve SERSG Services Awards

Chairman Powderly explained that South East Regional Resource Services Group (SERSG) has gone out to bid for DPW Services. Mr. Peck, Superintendent of Streets, has made a recommendation for the Board to approve the bids.

Upon a motion made by Chairman Powderly; seconded by Selectman Burke, it was:

VOTED: To approve the bid for Pavement Reclamation to Murray Paving & Reclamation in the amount of \$52,728.10; the bid for Polymer-Modified Crack Sealing to Crack Sealing Inc. in the amount of \$31,870.00 and the bid for Sidewalk Construction & Setting of Curbs and Edging to Tasco Construction in the amount of \$66,772.80
In favor 2, Abstain 1 (Selectman Hollenbeck).

Vote to accept notice of retirement from George Taylor effective December 29, 2017

Chairman Powderly stated that George Taylor has submitted his retirement notice from the Highway Department, effective December 29, 2017.

Upon a motion made by Selectman Burke; seconded by Selectman Hollenbeck it was:

VOTED: To accept the retirement letter from George Taylor and to send him a letter of thanks for his time of service.
Unanimous in favor.

Review and vote to approve Selectmen Meeting Minutes of March 20, 2017

Upon a motion made by Selectman Burke; seconded by Selectman Hollenbeck, it was:

VOTED: To approve the Selectmen Meeting Minutes of March 20, 2017 as presented.
In favor 2, Abstain 2 (Chairman Powderly).

New Business

There was no new business presented for discussion.

Old Business: Update from Chairman Powderly on drainage issue – 105 Pierce Avenue

Chairman Powderly provided an update regarding the drainage issue at 105 Pierce Avenue. He has met several times with Mr. Olivier, and made several proposals of how to rectify the issue. The Highway Department went to the area several times and cleaned out as much as they could. The culverts will also be cleaned out, along with the drainage ditches, and this will continue to be done as weather dries out as part of general maintenance. Mr. Olivier did not agree with any of the proposals.

Update on Class II Conditions/Violation of Unregistered Vehicles By-law – 19 South Kingman Street – Salvatore Cuccinotti

Chairman Powderly stated that Salvatore Cuccinotti will be sent a letter citing various violations taking place at 19 South Kingman Street. Specifically there are several unregistered vehicles on the site. He has been offered assistance of those who may be able to help clean up the property.

Any other business that may properly come before the meeting

Ms. Garbitt stated that the Town received a contract from the State for the Community Compact for Human Resources (HR). The Town has until June 30, 2019 to complete the terms of the contract.

Other Items

1. Thank you note – Apponequet Athletic Booster Club
2. Email from Department of Revenue regarding Old Colony Excess and Deficiency
3. Letter from Commonwealth of Massachusetts regarding Home Modification Loan Program
4. Notice of Massachusetts Selectmen's Association Regional Meeting – May 24, 2017
5. Notice from TEC Associates regarding 2017 Vegetation Control Program
6. The Voice of the Retired Public Employee Newsletter

At 9:00 PM, upon a motion made by Selectman Powderly; seconded by Selectman Burke, it was:

VOTED: To enter Executive Session and not return to Open Session pursuant to M.G.L. c.30A, §21a (3) to discuss strategy with respect to collective bargaining, specifically the Fire Union and Laborers' Union if an open meeting may have a detrimental effect on the bargaining position of the Board, and the Chair so declared; pursuant to M.G.L. c.30A, §21(a) (2) to conduct a strategy session in preparation for contract negotiations with non-union personnel, specifically the

Board of Health Agent; and pursuant to M.G.L c.30A, §21a (7) to comply with the Open Meeting Law, M.G.L. c.30A, §22(f): approval of Executive Session Minutes for March 13, 2017 and April 10, 2017.

Polled vote: Selectman Hollenbeck-Aye, Selectman Burke-Aye, and Selectman Powderly-Aye.

List of Documents provided at the May 1, 2017 Board of Selectmen Meeting

1. Packet from Pomroy Associates regarding the Lakeville Police Department Budget Project Update.
2. Letter from Old Colony asking for an appointment to the Old Colony Regional Vocational Technical High School District Committee.
3. Letter from Chief Dan Hopkins asking that the Selectmen appoint Pamela Fernberg/Garant as a Full-Time Firefighter/Paramedic.
4. LakeCAM Board of Directors packet containing financial statements for the year ending December, 2016.
5. Memo and grant application from the ZBA regarding request for electronic billboard to be built on 9 Harding Street.
6. Memo and information regarding M.D. Holistics business and request for letter of non-opposition for medical marijuana dispensary and cultivation facility at Kenneth Welch Drive.
7. Request from Natural Remedies asking to revise letter of non-opposition regarding marijuana cultivation facility and dispensary.
8. Plymouth County Commissioners Operating Budget FY18.
9. Memo regarding scheduling Special Town Meeting before Annual Town Meeting and to set the opening and closing dates for the warrant.
10. Request for Proposals from the Park Commission for an Event Management Company for Loon Pond Lodge.
11. Warrant for June 6, 2017 Election.
12. Recommendation from the Conservation Commission to appoint a new member.
13. Request from Barbara Vasseur to renew Stockpile Permit at 1 Susan Lane.
14. Memo from Mr. Peck, Superintendent of Streets, with recommendations to award SERSG bids.
15. Letter of Retirement from George Taylor.
16. Joint Meeting Minutes of the Capital Expenditures Committee and the Board of Selectmen, March 20, 2017.
17. Memo regarding update on drainage issue at 105 Pierce Avenue - Stephen Olivier.
18. Memo regarding update on Class II Conditions/Violation of Unregistered Vehicles By-law at 19 South Kingman Street, Owner, Salvatore Cuccinotti.