

**TOWN OF LAKEVILLE**  
**Selectmen and Wage and Personnel Board, as applicable**  
**Meeting Minutes**  
**November 30, 2017 – 6:30 PM – Senior Center**

On November 30, 2017, the Board of Selectmen held a meeting at 6:30 PM at the Senior Center in Lakeville. The meeting was called to order by Chairman Burke at 6:30 PM. Selectmen present were: Selectman Burke, Selectman Hollenbeck and Selectman Powderly. Also present were: Rita Garbitt, Town Administrator, Tracie Craig-McGee, Executive Assistant Lorraine Carboni, Town Coordinator, and Christine Weston, Recording Secretary. LakeCAM was recording the meeting.

**6:30 PM Tax Rate Classification Hearing**

*Harald Scheid, Regional Tax Assessor was present for the discussion along with Board of Assessors Member John Olivieri.*

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

VOTED: To open the Tax Classification Hearing at 6:35 PM.  
Unanimous in favor.

Mr. Scheid reviewed his presentation. He stated that typically the New Growth certification is available from the Department of Revenue (DOR) prior to the hearing; unfortunately, it has not yet been completed. The hearing will need to be continued until next week when the certification has been received. This is an important year for Lakeville. It is a Tri-annual certification year. Audits have taken place of assessments, assessment practices (for the formation of values) and the quality of the data that is gathered during the year. The average assessments are going up 3-5% ,which reflects an appreciating market and rising property values. There are caveats to this such as if someone built an addition or if they have a subclass property, they may see a slightly higher increase. The levy ceiling is 2.5% of the full value of the Town. Based on the Lakeville aggregate valuation of \$1,646,346,109, the Town cannot levy taxes in excess of \$41,158,653. New Growth revenue has been tabulated by the Assessors at \$318,063. The Levy Limit for the Fiscal Year 2018 is \$22,463,279. This figure is arrived through the Town being able to add 2.5% to the previous year's Levy Limit, plus the New Growth revenue under proposition 2 1/2. The levy to be raised is \$22,456,161, leaving an excess levy capacity of \$7,118. Mr. Scheid then reviewed the breakdown of the property classes (Residential, Commercial, Industrial & Personal Property) with the Board. The Board of Assessors has voted to recommend to the Board of Selectmen to adopt a single tax rate. It is projected to be \$13.64 per \$1,000. As compared to FY17, this figure has decreased from \$13.86. It is estimated that a 2.8% increase will be seen.

Chairman Burke stated that once again he is very impressed with the thoroughness of the presentation and all the documentation that was presented. Selectman Powderly stated that looking at comparative information, Lakeville had the lowest tax rate among 25 local Towns. The Town has maintained a low tax rate, which is a good thing.

Mr. Kavicki of 225 Bedford Street asked about the changes that have been made to zoning, changing some homes from being in a commercial zone to that of a residential zone. Is there a decrease on their taxes? Chairman Burke responded that since it is all one tax rate, it will remain the same.

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

VOTED: To continue the Tax Rate Classification Hearing to Wednesday, December 6, 2017 at 6:30 PM in the Town Office Building.  
Unanimous in favor.

### **7:00 PM Meet with Derek Maksy to discuss his plans for the former Lakeville Hospital Property**

*Derek and Madeline Maksy were present for the discussion.* Chairman Burke welcomed everyone to the meeting and stated that Mr. Maksy had called him recently to discuss the purchase of the former Lakeville Hospital. He was invited to this meeting to talk about his plans. This is not an open forum. Mr. Maksy will give a presentation, then the Board will ask questions, and then those present will be allowed to ask questions. When speaking, it is asked that you identify yourself and direct questions to the Chairman.

Mr. Maksy stated that he bought the property with his wife. Both are residents of Lakeville, their children went to the schools in Lakeville and are now in college. He has enjoyed what he has done with the golf club for the past several years. With the Hospital site, the plan is to do what everyone thinks fits in this area. It is a delicate area, and no one wants it to be an eyesore. There are no definitive plans at this time, but it is hoped to get some ideas on what people feel should happen there. The only plan at this time is to have five (5) or six (6) houses built on Route 79. To address the cleanup and all the environmental concerns is expensive, about \$6.9 Million. Though the purchase of the site was not a lot, there are many other expenses that go along with acquiring the property. DEP is involved, and Mr. Maksy is working closely with Mr. Higgins as part of DEP. A Licensed Site Professional (LSP) has been brought on to test holes and confirm what is in the soils. By watching social media as of late, there have been many interesting ideas of what people would like to see. Basically, the site needs to get cleaned up. Since the overall grounds have a nice layout, maybe there could be a campus style business inserted with mom and pop type businesses. It is preferred to see local businesses rather than chains moving into the buildings. Mr. Maksy stated that he has begun to meet with all Town Boards to starting bringing the ideas forward. It would be nice if a small committee could be formed by the Board of Selectmen to meet on a monthly basis to bring what is taking place back to the people. At this time, the white house and its property out front is being cleaned up. All the roads will have street lights coming on soon for better security. The residential component is primarily taking place first.

Selectman Powderly stated that he has asked Mr. Maksy to go back to look at the tape from April 2016 at the presentation that was put forward at the Lakeville Library by SRPEDD for the property. Proposals and suggestions of what could take place at the site were provided. That meeting should still be available for viewing on LakeCAM. He thanked the Maksys' for coming

tonight to present their plans. This is something that they do not have to do since it is private property. Mr. Maksy asked if the presentation by SRPEDD was on the Town website? Ms. Craig-McGee said it was not. Selectman Powderly responded that it should be available from LakeCAM.

Mr. Maksy then showed a plan and indicated where he is proposing some Form A Lots. He stated that he is looking at this as a long term commitment. He will develop an area, sell it and then move on to another aspect. The Superintendent's Office will be next. That building has environmental components which will be addressed, then onto the old Children's Hospital. Basically bites are being taken out of the apple in order to get the entire parcel cleaned up.

Selectman Hollenbeck stated that everyone is well aware with what is going on with South Coast Rail. The solar canopies will be discussed tonight. The State is planning on closing the Lakeville MBTA station. What is ironic is that the funds which provided the study from SRPEDD also came from MassDOT, which is part of the South Coast Rail.

Richard Scott of Rush Pond Road thanked Mr. Maksy for getting the project off dead center, and he offered any assistance he can provide since he has been deemed the "Mayor of Rush Pond Road". The existing zoning that was worked out with Stop and Shop and National Development did go through the Planning Board as mixed use. When SPREDD made their presentation about having a variety of activities at the site, this was taken to Town Meeting and the Town adopted the proposal for the site to be mixed-use development. That was the last time a public vote was taken on the property. So people should go back and view that Town Meeting as well. It has been heard that medical facilities have been discussed also. Looking at the town globally, there are senior housing requirements. Previously there was to be some senior housing in that location, and if there is to be any senior housing, there should be some there especially if it will be any denser. Also, it is important to have a LSP on board. He applauded Mr. Maksy for taking responsibility of the site as its owner. The site is good for Open Space, bringing a mixed use for higher density, which offsets open space and also there are wetlands. The wetland component should have a large element from Conservation and Open Space.

Mr. Maksy agreed that the Town decided on mixed use development, which is a guideline to move forward with. With respect to the need for housing for people 55 and older, that is understood. Maybe the Nurse's Quarters could fit the need for that component. It could serve as someone's home in the summer and when they go to Florida for the winter, they have something to come back to. Richard Velez stated that anytime residential components come into play, regardless of age, it puts burdens on the Town with the Police, Fire, EMS and water. What is being done or what is the goal to offset the cost to the Town as a result of the residential component? Mr. Maksy explained that with mixed use there will be an aspect of light industrial business, so that will provide a tax revenue to the town. The Nurse's Quarters is not being looked at as a building for people with children. The property will have its own security in terms of Police and Fire. The Town of Middleborough has allowed him to leave the hydrants on for a temporary basis to provide fire protection until another plan comes up for the water down the road. Selectman Powderly stated that there is also other development which may possibly be going on in the Lakeville Corporate Park, so everyone is encouraged to watch the meetings on LakeCAM or attend the meetings to learn what is taking place. There is a lot of activity and

other substantial projects going on and people should not simply be focused solely on Mr. Maksy's project.

Nelson Pratt of Captains Way thanked Mr. Maksy for what he is doing. Mr. Maksy has stated that he would piece meal this project. However, six (6) homes will only generate a limited amount of money, especially knowing that there is the \$6.9 Million cleanup. How will Mr. Maksy get from where he is today to the \$6.9 Million cleanup value? Not by just selling six (6) lots on Route 79 and some on Route 105. If Mr. Maksy is short of money, what happens with the clean up? Mr. Maksy explained that the money will continue to go from one (1) project to another. The tall building is a \$500,000 clean up, so that should pay for itself by selling it as condos. This is just speculation, unless the Town wants it as an office building or it will just have to be taken down. There are two (2) types of demolition, one is straight out demolition and then there is selected demolition. With the Nurses' Building, the asbestos would be taken out and there would be selected demolition. Abatement is taking place with the white house out front. It would be nice to see something medically related to take place with the Hospital Building. The intent is not to destroy the site; it is set up nicely with its roads and parking. The grass will remain out front as it aesthetically appealing. The cleanup is the minor component after it is abated. It is hoped to be able to break ground within a year or two (2) and the plan is to stay with the project until the end. Richard LaCamera of Old Powderhouse Road asked what the cleanup entails with the \$6.9 Million. Mr. Maksy explained that Stop and Shop's LSP provided the figures. It would be for taking it all down and getting rid of it or selected demolition. The cost is less with selected demolition. Mr. LaCamera asked if the building is structurally sound? Mr. Maksy responded that has not been identified yet. Someone will look at it and if it is not, then he will see if someone wants to purchase it and take it down. This is something that a structural engineer needs to determine. Mr. LaCamera asked about the main building. Mr. Maksy stated that the cost is about \$2.5 Million to tear it down and abate the property or \$1.5 Million to clean it up inside. Both some selective and some abatement can be done or even tear some down. Mr. Maksy will be looking for a tenant that the building fits their needs.

Mr. LaCamera stated that six (6) lots were approved by the Planning Board and one entails the landfill. Mr. Maksy stated that the landfill is not one of the six (6) lots. That parcel is outside of that area. Mr. Maksy will have to sit with DEP to discuss that, as Stop and Shop did. There is a process, which was lightly begun years ago, for setting up areas for screening. The LSP will monitor it and say how deep to dig or the direction to dig. The Army Corp. of Engineers, DEP, and the Town will all be involved and providing input as to what needs to be done. Mr. LaCamera stated that since the area will be developed in sections, there needs to be a plan identified for the traffic, since it will create a traffic nightmare, especially if it is not known completely what will be taking place. A "master plan" is needed before this goes forward. Chairman Burke stated that he had a conversation with Mr. LaCamera about that topic. When the site was originally going to be for Stop and Shop, there was to be traffic lights at the intersection and at Vaughn Street. It would be beneficial to see traffic mitigation in order to see some sort of improvement of the traffic there. There is a need for that since there are problems there now. Selectman Hollenbeck stated that when Robert Poillucci brought the 40B to the Planning Board, a traffic study was discussed for the corridor along Route 105. It will probably be out of the Town's control, since MassDOT is ambiguous about what their plans are going to

be, but that is a good point. Mr. Maksy stated that MassDOT will have to be involved with this from the start.

Mr. Scott said the last time Representative Orrall was present, discussion was taking place about State and economic development and Brownfield money. Perhaps that is now available. It seems that Ms. Orrall said that there was no interest by Stop and Shop and National Development, but now that bottleneck may have been broken. Maybe Mr. Maksy can approach the Economic Development Group and see what might be available. It may be time to revisit what State resources could be brought in to bear some of the costs to assist you with this project. Especially with traffic, since if there will be a four (4) of five (5) year master plan, there will be a need for State and/or Town assistance from somewhere. With the cleanup, the demolition and the development, there should be some resources. Selectman Hollenbeck mentioned that the Board did write a letter to Governor Baker about the issues the Town is having with MassDOT and a response was received today.

Frank Sterrett of Crest Drive said he would love to see something nice there, but is scared about it. He is fairly familiar with that hospital and was a patient there in the 80's for a shattered ankle and was told that there is a dump back there with desks and medical waste. Mr. Maksy explained that part of what Mr. LaCamera has talked about is a portion of the property, approximately 1.6 acres, where there is a landfill. There are some areas in this section where there is junk three (3) feet deep or more. The debris consists of wood, tires, dishwashers, washing machines, etc. However, it seems that the soils under there are fine. It will still be verified. Mr. Sterrett mentioned traffic mitigation. With the new Season's gas station, they were going to make light cycles longer and then add more lights. So any additional traffic will make that a miserable commute to just go  $\frac{3}{4}$  of a mile. Since this project is a fairly hot button item and there is a lot of interest in it by the townspeople, maybe the Board of Selectmen and/or Ms. Garbitt could put a link up on the Town website to get to a website where information and documentation about the project could be accessed. Selectman Powderly responded that is our intent.

Barbara Mancovsky, Planning Board Member, asked Mr. Maksy if he is using an architect now and have they worked with projects of this size. Mr. Maksy responded that he is not working with an architect yet, he is just working with the LSP and then it will go to the next level. The project is still in its infancy stages. Brian Dale said it is great to see a local person diving in and taking on this nightmare and to see lots of great discussion taking place. To have this space this close to a highway is an opportunity. It would be great to see it used for commercial mixed use, as a satellite for hospitals in Boston, to contain restaurants, etc. It could be something like Patriots Place, but fitting into the Lakeville feel of why people moved into Town. Mr. Maksy stated that he would like to be able to filter receiving the information and ideas to himself as well. Maybe the Town could take the input and facilitate it.

Selectman Hollenbeck stated that when a survey was put out by the Economic Development Committee (EDC), it solicited a lot of feedback. That survey is still available if Mr. Maksy would like to look at those results. That is a mechanism that might be able to be facilitated. A woman from the audience suggested posting a link on the Town website and have it to go straight to Mr. Maksy with comments and ideas. Ms. Mancovsky stated that it may be better to

keep the business out of the Town's purview and have a separate email for Mr. Maksy just to link information about the project. Mr. Maksy agreed. It is understood that there is a need of separation of public and private.

A resident from Highland Road said he would not want to see apartments there, due to the burden it will put on the schools, class sizes going up and the schools have a history of overrides, etc. A resident of Deerfield Lane asked at what point do you know if you can separate the parcels from the original plot of land, and where does the final approval come from so that you can separate and get banks involved with mortgages and for people to buy without being part of the contaminated parcels. Mr. Maksy explained that since it is under the mixed use development zone, it is under the Planning Board's purview for special permitting. Elected officials will meet and make those decisions.

Mr. Maksy stated that his commitment to Stop and Shop was that he would clean it all up and until that is done nothing is going anywhere. Sylvester Sienkiewicz, Planning Board Member, said if you don't want to go to Town Meeting, then you can have overlay districts, but they all will have limitations. Robert Kavicki of Rhode Island Road asked if Mr. Maksy will get the money for the lots right away. Chairman Burke responded that he would assume so with the five (5) separate parcels. The one that contains the Form A lots, if he can prove that it has no contamination, then he can sell those. Mr. Kavicki said so he can sell the others and puts the money in his pocket. Chairman Burke said that is correct. Mr. Kavicki said his concern is that what if someone pockets the money on what is sold then takes off, should we ask for a performance bond. This is being said with no disrespect to Mr. Maksy. Chairman Burke stated that he understands what is being asked. What can the Town do to offset the risk of eventually assuming the liability of a cleanup? With Form A lots, there is no leverage, not even from the Planning Board, since it is an Approval Not Required Plan. It is automatically approved if they conform to zoning. Mr. Kavicki said a company can sell the lots, and we cannot do anything about it. Until he makes up his mind, we need a bond for the \$6.9 Million cleanup so that it is not left behind on the taxpayer. Mr. LaCamera stated that the Form A lots on Route 79 are residential lots. If he asks for commercial on Route 105, he has to go through Site Plan Review with the Planning Board, so there is some type of control there. Mr. Kavicki asked what about a bond for the hospital. Chairman Burke responded that there is no mechanism that the Town or the Board can require to have a private property put up a bond on that. Mr. Maksy has not formally proposed anything, and he can leave the property as it is. He never has to do anything with the Hospital portion. The Town cannot make him do anything with it since it is private property. Mr. Zienkiewicz stated that the Town may be able to bond cleaning up some part of it, but that would have to be negotiated with the owner, once he has decided what he is going to build. There could be a bond with the electricity going into the site. A bond has to be realistic so that people do the job.

Mr. Kavicki said he has a proposal that the Town take the property over by eminent domain and put the Police Station there, the DPW, a Fire Station and a School. With the apartments across the street, they will need fire protection. He wants to start a petition on that. Chairman Burke noted that the Board has discussed that idea, but unanimously does not agree with that idea. The cleanup issue would fall squarely on the taxpayers. He met with the former owners to discuss what they would need from the Town to sell the property. Even for a dollar, the Town

would not want to buy that property. A resident from Apple House Road asked if Mr. Maksy would have to clean it up before we sell it. Mr. Maksy responded that he made a commitment to clean it up before it is sold. If he does not clean it up, he won't sell it. Richard Nichols asked if all the hazardous waste is the asbestos in the buildings. Mr. Maksy responded that there are PCB's in the transformers, there is lead paint, the landfill area of 1.6 acres, and other areas with asbestos. Test holes will be dug in the ground in numerous areas. Mr. Maksy gave his email address so that people can contact him with ideas and comments.

A brief recess was taken at 8:25 PM. Chairman Burke called the meeting back to order at 8:40 PM.

#### **Discuss the 40R Application to Department of Housing and Community Development**

Chairman Burke stated that Town Counsel, Amy Kwesell, is in the process of filling out the Town's 40R Application. She has some questions which need to be answered. This is specific to the present 40R District that abuts the area near the train station. Chairman Burke stated that the questions are all relative to the proposed new 40R addition of what the density is; however, the proposed density is not yet known. Chairman Burke suggested to wait on answering the questions until the proposed density is received and to put the matter on a subsequent agenda when that takes place.

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

VOTED: To table this topic until information is received from Robert Poillucci's Attorney.  
Unanimous in favor.

#### **Review and vote on extension of Purchase and Sale Agreement for 239 Main Street (Assessors Office)**

Chairman Burke reviewed the details for the Extension of Time for Performance of a Standard Purchase and Sale Agreement for the sale of the Assessors Building.

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

VOTED: To approve the Extension of Time for Performance of Standard Purchase and Sale Agreement pursuant to Paragraph 6 to December 29, 2017 at the same time and place.  
Unanimous in favor.

#### **Vote and sign As Built Plans for Cedar Pond Preserve**

Chairman Burke said the Board had received the As Built Plans for Cedar Pond Preserve.

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

VOTED: To accept the As-Built Plans as drafted for Cedar Pond Preserve and to sign them so that they can be recorded at the Registry of Deeds.  
Unanimous in favor.

**Discuss clarification of vote of October 11, 2017 regarding Letter of Non-Opposition for Nature's Remedy**

Chairman Burke said that Nature's Remedy has asked that the letter to the Department of Public Health be worded differently than what the Board had voted on. The Building Commissioner, Nathan Darling, requested that Town Counsel be contacted, since he could not determine if an "adult use" marijuana establishment is an allowed use under the Town's current Zoning By Law. At this time, the Town's Zoning By Law is silent on the issue of "adult-use" marijuana establishments. Pursuant to Section 1.2 of the Town's Zoning By-Law, any use not specifically listed in the table of uses is deemed prohibited. The Courts have also not yet interpreted or addressed any type of zoning bylaw provision in the context of marijuana establishments. Town Counsel has indicated that they do not recommend that the Board sign the letter as provided by Nature's Remedy, since the term "Adult-Use Marijuana Establishment" does not appear in the statute, and it is not clear what is intended by the use of the phrase. Further, the statute does not appear to establish a non-opposition procedure for recreational or "adult-use" marijuana establishments.

Mr. Sterrett stated that he has relatives in Colorado and sees that this is something that is coming. Can the Town put a tax on it and receive revenue dollars? Chairman Burke responded that the Town can. Selectman Hollenbeck added that it seems that a portion of the money received will have to be used as mitigation in the community. There is some reporting that will need to be done. Mr. Scott asked for clarification on the zoning question. Chairman Burke responded that there is language about the business being a "not for profit entity", however, this has changed on the State level. They have allowed it to "be for profit", therefore, the Town needs to do a housekeeping change on that. The Town's zoning does not allow a recreational aspect at this time. This will need to be done as was done with the medical aspect of the business. The Town needs to have an area specifically zoned where it is allowed, or it will be able to take place anywhere in Town. Chairman Burke stated that he did not support the letter as drafted by Nature's Remedy. The Board needs clarification on what it means. Lakeville's zoning allows for this type of business to take place in industrial zoned properties, like the Industrial Park and land on Route 44. There is a 500 foot buffer from this type of business to that of a school. Selectman Hollenbeck stated that the business will have to go through Site Plan review with the Planning Board.

Selectman Hollenbeck explained that the Board has talked about allowing two (2) facilities; however, it may be determined to have only one (1). The Board would like to partner with a business where the most revenue could be received and one that will provide community support and work with the Town. These businesses are only allowed to do banking through a few banks. They also have to have an investment in the bank of \$500,000. Mr. Pratt asked if there is a retail restriction in the Industrial Park. Chairman Burke responded that there was, but it has since



expired. It was a land use covenant specific to the Industrial Park for a fixed term of time. The Town does not own any land in the Industrial Park any longer.

It was the consensus of the Board to take no action on the request for a revision of the non-opposition letter.

### **Discuss Solar Canopy Project at Commuter Rail Station**

Chairman Burke stated that the Board sent a letter to Governor Charles Baker regarding the Solar Canopy Project at the Commuter Rail Station. A letter has been returned from the Constituent Services Aide at the Office of Governor Charlie Baker. Chairman Burke read the letter into the record. Chairman Burke stated that the letter received needs to be sent to Representative Keiko Orrall and Representative Michael Rodrigues. Selectman Powderly stated that it also needs to be sent to the Lieutenant Governor, Karyn Polito, with a letter stating that the Board is upset with the response it received. The letter to the Lieutenant Governor should be copied to Ms. Orrall and Mr. Rodrigues.

Selectman Powderly provided an update to the Board regarding his recent discussion with Jackie Crowley, Manager of the Middleborough G&E Department. Ms. Crowley has communicated that Omni Navitas is fast tracking the project. They want to start digging very soon since they have to create the facility by March 31, 2018. All the construction, less the hook up, has to be done by March 31, 2018. The amount of money they originally offered to Lakeville, which was less than \$4,000, is ridiculously low. Other Towns are receiving \$20,000. Ms. Crowley suggested that Lakeville should be receiving about \$15,000. Ms. Crowley also suggested that the Board contact Lieutenant Governor Polito to find out who they can meet with now. Chairman Burke stated that if the Cease and Desist is ignored, the Town could probably go for an injunction; however, it may be ineffective since they have sovereignty.

### **Request from Town Clerk for Board of Selectmen to approve the Warrant for the Annual Town Election – April 2, 2018**

Chairman Burke stated that a request has been received from the Town Clerk for the Board of Selectmen to approve the warrant for the Annual Town Election scheduled for Monday, April 2, 2018 from 12:00 PM to 8:00 PM.

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

VOTED: To approve the Annual Town Election Warrant for Monday, April 2, 2018 as drafted.  
Unanimous in favor.

### **Request for renewal of Storage Trailer Permit – 19 Stetson Street – Philip Sherman**

Chairman Burke stated that Philip Sherman has requested renewal of his Temporary Storage Trailer Permit at 19 Stetson Street.

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

VOTED: To grant the renewal of a Storage Trailer Permit at 19 Stetson Street to Philip Sherman with an expiration date of December 3, 2018.  
Unanimous in favor.

#### **Discuss extending closing times for Package Stores on Christmas and New Year's Eve**

Chairman Burke stated that the ABCC allows the Local Licensing Authority to extend the Christmas Eve and New Year's Eve package store closing hours until 11:30 PM. However, the Board has not done this in the past and has not received any requests to extend store closing hours. Ms. Craig-McGee stated that a vote is needed by the Board, since she will need to notify the Licensees of the Board's decision.

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

VOTED: To not extend Package Store closing times to 11:30 PM on Christmas Eve and New Year's Eve.  
Unanimous in favor.

#### **Discuss extending closing times for Restaurants with Liquor Licenses on New Year's Eve**

Chairman Burke stated that the Board, acting as the Local Licensing Authority, is allowed to extend the "last call" hours on New Year's Eve for restaurants with Liquor Licenses. The Board has allowed this to take place in previous years.

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

VOTED: To extend the closing times for Restaurants with Liquor Licenses on New Year's Eve until 1:30 AM with all patrons out by 2:00 AM.  
Unanimous in favor.

#### **New Business**

Ms. Garbitt proposed the date of June 4, 2018 for the Annual Town Meeting and stated that the School is available on that date. The Board of Selectmen was in agreement with the proposed date.

#### **Old Business: Appointment of Members of the Search Committee for the Superintendent of Streets**

Chairman Burke said that the Town Clerk had requested that the Members of the Superintendent of Streets Search Committee be formally appointed by the Board.

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

VOTED: To appoint the following people to the Superintendent Search Committee: Nathan Darling, Frank Alvilhiera, Daniel Hopkins, Ryan Trahan, Roger Hamilton and Aaron Burke for a term to expire July 31, 2018  
Unanimous in favor.

#### **Update on Town Office Building design for the Board of Assessors' move**

Ms. Garbitt provided a handout and reviewed the update with the Board. She stated that discussion had taken place regarding the matter at the Department Head Meeting today. The proposed move in date for the Assessors is Monday, December 18 and Tuesday, December 19, 2017. Chairman Burke stated that he would like to discuss this topic further at the December 6, 2017 meeting of the Board. He stated that he would also like a budget for what the move will cost.

#### **Update on Community Compact IT Grant**

Ms. Garbitt provided a handout on the status of the Community Compact IT Grant Award in the amount of \$40,000, the Community Compact HR Grant in the amount of \$20,000 and information which Mass IT will be providing through consulting services to analyze the Town's IT Audit, develop a long term capital funding strategy and provide recommendations for staffing through Information-Technology-Best Practice. A meeting took place with Zenny Chareas from People GIS on October 31, 2017. At the meeting, a presentation was provided of their web-based license permitting, inspection and code enforcement system for the Building Department, Board of Health and Conservation Commission. They were to provide a cost proposal and Ms. Garbitt has not heard back from them. The Board directed Ms. Garbitt to follow up with them. Ms. Garbitt stated that the HR grant started out slowly, since the key person to work with for the project was changing frequently. That seems to have stopped and work is proceeding. There is no deadline with the Information Technology Best Practice; however, the Town is on hold with them until January. There is no money involved with this service.

#### **Any other business that may properly come before the meeting**

There was no other business presented for discussion.

#### **Other Items**

1. Notice from Comcast regarding Price Changes
2. Notice from Comcast regarding International Channel Package Launch
3. Green Community Annual Report

## **Adjournment**

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

VOTED: To adjourn the Board of Selectmen's Meeting at 9:41 PM.  
Unanimous in favor.

## **List of documents provided at the Selectmen's November 30, 2017 Meeting**

1. Tax Rate Classification Hearing presentation
2. Lakeville Hospital Growth District Development Plan, November 2010, Town of Lakeville State Hospital and Route 105 Redevelopment Study, April 2016, Mixed Use Development District Regulations
3. 40R application to Department of Housing and Community Development, list of questions from Town Counsel, Amy Kwesell, map showing proposed districts highlighted in yellow and the original 40R application from 2006
4. Extension of the purchase and sales agreement for 239 Main Street
5. As built plans for cedar pond preserve
6. Letter of non opposition from Nature's Remedy, vote taken by Selectmen on October 11, 2017 regarding letter of non opposition, opinion from Town Counsel Gregg Corbo regarding inquiry from Building Commissioner regarding "adult use marijuana establishment"
7. Discussion of solar canopy project at commuter rail station, letter from Constituent Services Aid, Office of Governor Charlie Baker dated November 21, 2017.
8. Request from Town Clerk for Board of Selectmen to approve the warrant for the annual town election, April 2, 2018.
9. Request from Philip Sherman for renewal of storage trailer Permit at 19 Stetson St, and application.
10. Discussion to extend closing times for package store liquor licenses Christmas Eve and New Year's Eve
11. Discussion to extend closing times for restaurants with liquor licenses on New Year's Eve.
12. Appointment of members of the Superintendent Search Committee
13. Update on the town office building design for the assessors move, list of steps to be taken and map
14. Update on community compact IT Grant, status form, correspondence between Ton Coordinator, Town Administrator, Board of Selectmen, etc., on the matter.