

Meeting Minutes of Regular Meeting of Hanover Board of Selectmen held at Town Hall on Tuesday, January 22, 2019 @ 7:00 PM.

Present were Chairman Emmanuel Dockter, Vice-Chair John C. Tuzik, Selectmen: Jocelyn Keegan and John Barry. Also present: Town Manager (TM) Joe Colangelo and Administrative Assistant Janet Tierney.

At 7:03 p.m. Chairman Dockter opened the meeting and asked if any member of the audience had any comment or discussion item for the Open Forum portion of the meeting; no response.

The Board voted to approve the Meeting Minutes from 1-3-19, and 1-9-19.

Appointments:

The Board voted to appoint Selectman David Delaney to the Hanover Community Service Award Committee.

Licenses/Permits:

The Board voted to approve a [One-Day Alcohol License for the Friends of Hanover Music](#) on January 25, 2019 from 6-10 p.m. at the YMCA, 75 Mill Street, as listed.

Discussion/Action Items:

Senator Brady and Representative DeCoste appeared before the Board to discuss traffic safety issues on Route 139, the Hanover Street Corridor.

TM gave an overview of the work that is being done on this issue mentioning that the hope is that the Senator Brady and Representative DeCoste will work at the State House to help push forward a what he hopes is a joint priority of the Board, staff and the public at large. Chairman Dockter noted that this is one of, if not the highest priority for the Town from the State's perspective, and reiterated that Hanover is looking for support for this corridor. Chairman Dockter opened it up for Public comment, no response. Senator Brady and Representative DeCoste discussed the issue and the current state of affairs with other town issues as well. Senator Brady and Representative DeCoste offered to help with the Route 139, Hanover Street Corridor issue, mentioning that they would draft a joint letter to Secretary Pollack siting this issue as Hanover's priority, furthermore they will note within the letter that it is a grim situation as there are children involved here given the proximity of the Library, the School and the Boys Club. Police Chief Sweeney spoke from a Traffic Safety Committee member's perspective. He urged the Senator and Representative to have the State look at Hanover Street or 139 from Spring Street on west through West Hanover Square. His concern is that whatever is done to one intersection will have a major impact on the other intersections in the Hanover Street 139 corridor. He urged that the entire piece be looked at.

TM suggested the Board make a motion showing support for 139 corridor improvements and TM would then memorialize the vote of support in a letter and send it to Senator Brady and Representative DeCoste.

The Board voted to support Selectman Barry's motion for the Board to support the traffic initiative on the 139 corridor and encourage local Senator Brady and Representative DeCoste to support that in whatever means, financial, engineering etc., as they can.

On a separate issue, Senator Brady agreed, at Selectman Barry's request, to have a representative of Hanover present when he meets with Senator Keating regarding the Fireworks Site.

TM gave a summary of the [2018 Annual Town Report to Alcoholic Beverages Control Commission](#) provided by the Licensing Coordinator. There were no violations to report, and there were no questions or comments from the Board or the public.

The Board voted to approve the 2018 Annual Town Report to the Alcoholic Beverages Control Commission as listed.

Agenda Item 8 Sylvester School Reuse discussion was pushed to later in the meeting.

TM stepped through the [Draft Warrant Articles](#) with the Board.

The Chair clarified that once the warrant closes on January 25th, at the Board will discuss all of the proposed articles and will vote on which ones to have on the warrant, or not, at the Board's next meeting, February 4th.

TM further discussed placeholders for Articles which have yet to be written, all of which will be finalized or at least have strong drafts completed by Friday, January 25th.

The Town Clerk appeared before the board to discuss her proposed article to establish registration fees for physicians who practice in Town. The Clerk said it would be a lifetime fee, and that the process and fees don't currently exist in Hanover. She said some surrounding towns do it and some don't. The Chair clarified that this article would just establish a fee and not require anyone to register with the Town of Hanover, as that is done by state law. Also, he clarified that they would file a copy of their registration with the State with the Clerk as opposed to registering with the Town. The Chair said that because in his interpretation of the law, this fee would violate the state statute requiring the Clerk to accept the copy of the registration without further contingencies, and because he is opposed to increasing taxes and in his eyes fees are just another way to tax people, he would not support this article being placed in the warrant. He directed the Clerk to bring it as a petition article if she felt strongly about it being in the warrant. The Clerk stated she doesn't feel strongly about it at all.

The Board advised the Clerk that if compliance with this law brings a burden of additional costs for the Clerk's Office, she could address budgeting for those costs with the Advisory Committee as opposed to moving forward with fines.

TM discussed the proposed capital budget and noted that he has made some changes to the capital budget to in recognition of the free cash potentially recommended and needed to be used in order to deal with the debt spike in 2020. TM has dialed back capital requests accordingly in order to make up the difference.

Under [Operating Budget Scenarios](#), the Board members discussed their stance on using free cash to ease the debt spike. The Chair would support it for one-time expenses or expenses not expected to continue. He would be in support of using it to ease out the debt spike. Selectman Barry is not

comfortable with using free cash, noting concerns with the economy, but said he would reserve his opinion until he had a chance to do further research on the matter.

TM mentioned that there is no easy answer to this year's budget. We would either we have to accept that we are going to be ok with a property tax increase, or with using free cash which is not the best habit, but if not done, there would need to be a conversation as to which services people would be willing to live without, or with a the reduction of, there is not a great choice in the matter.

Selectwoman Keegan is comfortable with using free cash for something short term and not part of the operating budget, as long as it is well managed and not putting undue risk on the overall amount in the free cash budget. She requested better labeling on the graphs from Finance Director, and noted that she would like to see where the ranges are with recommended free cash levels. She would like to see it all spelled out.

The Board opened the discussion of [Sylvester School Reuse](#) to the public. In particular the decision of whether or not, if the housing option passed on Town Meeting Floor, there should be an age restriction. Resident Joan Port Farwell commented that there absolutely should be, further noting that we owe it to our seniors to provide housing for them. Availability of rentals for seniors is not there anymore and she is sure the architect could tweak the plan to accommodate an age restriction. Resident Les Molyneaux spoke in favor of the age restriction, referring to the Hanover strategic plan and how a need for senior housing is spelled out in the Hanover 300 study. Resident Carol Mattes a member of the Council on Aging Board, mentioned that the Council on Aging's strategic plan for next 5 years specifies senior housing as a necessity that does not exist. She furthermore asked where we will get the housing if we don't take advantage of what we have, and noted that we have seen it can be convertible to apartments.

Selectwoman Keegan stated that if age restriction makes it more palatable and able to succeed in a Town vote she would support it but she doesn't think it needs an age restriction. She thinks there should be an affordability component to it. Therefore she is not in support of the age restriction but won't vote against the Board.

Selectman Barry stated that he is very much in favor of an age restriction. He would like to see Hanover partner with a private interest create affordable senior housing and do a fabulous job of restoring the property through generous tax credits and maintain that property. He furthermore noted that this is a perfect opportunity for the town.

The Chair and Vice Chair also are both in favor of an age restriction.

The Chair clarified that the affordability component would be part of the negotiation process. Selectman Barry explained that the only zoning mechanism that will allow the housing option is called a LIP, Local Initiative Program, under which 20% would be affordable by design. All units would then go towards the Town's affordable inventory counting towards our 10% inclusionary housing percentage.

The Board voted to approve a motion to direct a subgroup of the Board to negotiate an agreement with Traggorth Company which would include an age restriction to be submitted to town meeting

The Chair reiterated his desire to have the Board put forth a clear finalized specific agreement to submit to Town Meeting.

The Board discussed the viability of continuing to use the building in its current state as opposed to demolition.

The Board voted to move forward with presenting a housing option for Sylvester School reuse at town meeting which will include age restriction.

The Chair stated that a subset of the Board will negotiate the terms of an agreement with the developer which will be finalized most likely in executive session and then the Board will put that forward as soon as they have it so that the public is aware of all of the specifics, at Town Meeting, of the choices that they have. The Board will not move forward with a demolition alternative. If the housing option gets voted down then Sylvester School Reuse issue will be referred back to the study committee.

Resident Joan Port Farwell commented that we also will have tax revenue coming in if we work with a private developer which will offer a little relief to the tax payers.

The Chair opened the [Election Calendar](#) up for questions or comments from the Board or Public. There were none. The Board voted to approve the proposed election calendar as put forward by the Town Clerk.

Agenda Item 13 Town Manager Evaluation was pushed to the end of the meeting.

The Board discussed the [Town Counsel RFP](#). The Chair explained that if approved, the RFP would be issued the next day with responses due by February 6th, (2 weeks' time), the Chair and Selectman Dave Delaney, as the only two lawyers on the Board, would screen the RFP responses and submit a finalist group to the Board for final interviews on March 4th with a plan of making the decision that night and the effective date of appointment would be March 5th, 2019. He further explained that this is not a formal RFP through the 30B process, and that this will not impact the use of special counsel. It will not affect labor counsel or the special counsel dealing with Fireworks Site. The Chair, and Selectmen Barry and Keegan voted in favor of approving the RFP for town counsel services as presented, the Vice Chair abstained as he had not yet had a chance to read it.

Presentations:

The Chair opened discussion of the Debt Restructuring Proposal from TM and Finance Director.

TM – gave an overview of the topic explaining that he had met with the Finance Director and Town Accountant and the bond advisors to discuss dealing with the debt spike coming in 2020.

There are two ways to move forward, it is a tradeoff between smoothing the spike to something a little more manageable with more long term cost associate with that, or realize a greater impact and spike to this year's budget with a reduction of long term budget pressures, depending upon whether we lock in all debt to long term notes now or lock in a portion of the long term debt while continuing to do some short term borrowing.

Finance Director then gave a presentation on [Debt Restructuring](#)

The Board discussed the different options for dealing with the upcoming debt spike. Selectwoman Keegan requested more detailed information included the recommended ranges for free cash and what would the proposed ask for free cash do to that percentage. The Finance Director recommended that the board make their decision at the Board's meeting on first Monday in February.

The Finance Director, as the Town's Parking Clerk, the Police Chief and the Deputy Tax Collector appeared before the board and gave a presentation on their [parking fines proposal](#).

The Board expressed a willingness to allow the parking fines proposal to move forward and be submitted before the 25th as a proposed warrant article. The Chair suggested that the TM finalize the wording on it. Then after the 25th the Board can decide whether to put it on the warrant and whether or not the Board would sponsor the article. Police Chief Sweeney agreed to sponsor or cosponsor the article.

The Finance Director gave the [2nd Quarter Fiscal Year 2019 Budget Status Presentation](#).

Proposals:

The Town Clerk, and Rick and Carol Mattes, as Election Wardens, appeared before the Board to discuss the Town Clerk's proposed [Electioneering Policy](#).

There were no questions or comments from the Board. The Vice Chair requested more time to read the policy before voting. The Board agreed to put this on a future agenda.

Updates:

TM gave the [Traffic Safety Committee update](#). He thanked the Board for taking time to meet with Senator and State Representative tonight, and noted that the next Traffic Safety Committee meeting will take place on the first Tuesday of February at 10:30 a.m.

The Finance Director gave a Finance Department update.

The Review Committee to interview and make recommendations to Board on the investment Manager for the OPEB Trust is moving along. They have scheduled to meet with the finalists.

The Deadline for 3rd quarter taxes is coming up soon.

Motor vehicle excise tax bill will be mailed out shortly.

Second round interviews with candidates for assessing technician position will take place this week.

The Legislation providing full tax exemption for Sergeant Chesna's widow has passed, was signed by the Governor and it is on the Board of Assessors agenda to grant the full exemption.

We have funds available due to the generosity of the Affordable Housing Trust Fund to provide increased exemptions for seniors who are of limited income and assets.

He reminded that the Census is in full gear. He asked that those that have not already done so please send them in.

No questions or comments

Liaison Reports:

The Chair attended the Adcom meeting. He also noted that the School Committee voted to declare the Sylvester School not needed for Education purposes.

Selectman Barry noted that the ZBA meeting on the mall will take place on January 30th.

Selectwoman Keegan mentioned that Open space is setting up a time to meet with Rockland Town Manager regarding the Rail Trail Project

She went on to say that under Parks and Rec, Lincoln and Tammy continue to look at the numbers around the MOU costs for the different groups.

TM gave his report. He Congratulated Finance Director, Lincoln Heineman, Former Interim Director of CDMI, Arthur Ceurvels and Interim Town Manager Tony Marino for being awarded the Distinguished Budget Award for the third year in a row in the national GFOA competition.

He also encouraged the Board members to check out the second floor of Town Hall as a lot of effort has been put into increasing the curb appeal, in particular in the Second Floor meeting room. He noted it was not done with big expenditures but that it turned out very nice.

TM mentioned that the Finance Director and the Town Manager are working on the budget.

TM asked for Clarification on the VPUD articles. The Chair asked that TM put forward the draft and after the town meeting warrant closes, the board will address whether to have that on the warrant or not. A full discussion of the VPUD will happen at a future date.

Selectmen Forum:

Selectman Barry gave a reminder that tomorrow night there will be a proposal before Community Preservation to restore the tennis courts which are in very rough shape.

Selectwoman Keegan asked TM and DPW Director, Victor Diniak for more statistics around the water tests that are triggering the violations that people are receiving in their mail. Arthur Ceurvels will be involved in this project as well. She spoke with Representative Decoste and Senator Brady about what other communities are doing, and she is looking to the state level to see if there are any additional education resources that may be available so that people can become more educated about what is and isn't in their water.

The Board scheduled a working meeting on the [Town Manager evaluation](#) on March 13th, at 8:30 a.m. to give feedback to TM and have an open constructive dialogue with him. Selectwoman Keegan will look into a form they could use for their evaluations, for consistency sake. The Chair noted that he would like to have the Board individually look at goals set for TM and give feedback.

Vice Chair Tuzik on behalf of the Board thanked the DPW for the consistently doing a good job in keeping the roads clear.

Meeting ended and adjourned at 10:06 PM.