



BOARD OF SELECTMEN MEETING MINUTES

November 3rd, 2014

6:00 pm

Plympton Town House
Community Meeting Room

Minutes approved- 11.17.14

Present: Chairman Mark Russo, John Henry and Colleen Thompson

Chairman Russo called the meeting to order at 6:08 pm. Mr. Russo opened meeting with "ground rules" and asked all in attendance to take a few minutes of silence.

Brook House Retreat:

- No new developments. Mr. Russo asked those in attendance to speak up if they had any questions, comments or concerns. Resident just wanted to voice the concern that if Brook House does receive a negative ruling that they should in turn file the appeal. In addition, resident wanted to mention as it stands now Brook House is not covered under the Dover Amendment.

Solar Bylaw Committee Appointments:

Voted: Ms. Thompson made motion to accept and appoint Colleen Thompson, Pat Royal, Jake Jacobsen, Amy Cronin and Dominique Sampson as members of the Solar Bylaw Committee. Second Mr. Russo. 3/0

Randall Gravel Permit Renewal:

- Mr. Russo did speak with Mr. Randall who assured BOS that gravel permit is strictly for Ring Road and not for their other bog off of Brook Street.

Voted: Mr. Russo made motion to approve gravel renewal permit. Second Ms. Thompson. 3/0

Plympton Electronic Communication Policy draft:

- Town Coordinator, Dale Pleau stated this policy will cover all legal liability for town, system monitoring and address professional computer etiquette. Employees will read policy and sign it. It is an extensive policy but fairly important to the Town. Boards and Committees should be using a town email not a personal one. The cost would run about 1k. Mr. Pleau will get a list together by next meeting with an estimate of how many email addresses would be included in new policy.
- Mr. Russo had some concerns on policy. He would like Town Counsel to review policy and would also like to alter some of the wording to improve policy.
- Mr. Henry stated he thinks BOS should just vote on policy and then find funds for it. Transitioning might be tough but we should implement policy and not give an option.

- Ms. Thompson read through policy and had some formatting, grammar and punctuation errors to be corrected.

Policy on Document Requests:

- Concerns were brought up regarding the public requesting Town documents. An official form has to be sent in writing to request the documents. Tara, Town Clerk should have this form on file. Mr. Pleau will look into this and inform us as next BOS meeting.

Comcast Contract:

- At this point there is no news. Both contracts (Tri-town and Plympton) are being marked up and reviewed by attorneys. They both should be ready soon.

Town-owned land:

- When subject was brought up, Mr. Russo did recuse himself to sit in audience as resident and not BOS member, since he is an abutter to Maple street property.
- Mr. Henry stated that Palmer/Maple Street perk test was done. Next steps would suggest having an appraisal done and then engineering testing. Engineering evaluation would be done on water and septic. He also stated he doesn't believe an appraisal has to be bid out. Mr. Henry would like to make motion to have appraisal done and hire engineer to do a preliminary evaluation. Past committee formed said this is an urgent issue that needs to be completed for the Police and Fire Department right away. This issue is pressing, that is why a trailer was set up for the Fire Department so quickly. He suggested if we don't vote to build at Maple and Palmer we should sell that property since it could help fund the safety building.
- Ms. Thompson did previously vote on land with a public safety building in mind. Doesn't like the idea of going out and spending a lot of money on all available properties. Suggest we do an appraisal and not evaluation on land if it won't be used. Highly suggests forming a committee to see what land the town wants to use. Since we cannot decide to sell or build until Town meeting, we should wait until March for appraisal and form a committee right away. Committee would recommend what site would be best (Palmer & Maple, Town House, or Parsonage Rd).
- Mr. Pleau stated we did have a committee which picked sites they thought would be best for a public safety building. The tests that will be done will show us the best place for a new site. He believes the BOS alone can figure this out. Committee that was previously formed also recommended appraisal. He advised BOS by law an appraisal does have to be done. Mr. Pleau doesn't think we should have any soil compaction issues and it would be easy to pass that test. He also stated that he thought Center Street land was too small to build on. He believes Town Hall has the best piece of land for this project. Also wants everyone to consider the current low interest rates. If we wait, rates are only going to increase. Plympton has an excellent bond rating.
- Linda Leddy, from the Open Space Committee board wanted to voice her concerns that if we have an appraisal done now, it will only last three months and that raises a red flag in her mind. She believes Palmer and Maple site have too many wetland issues. Parsonage Road is a multi-project property; very attainable for senior housing and affordable housing. A lot of people would like to downsize and stay in town. She suggested the land on the Route 58 side and Town

hall are both good sites for a public safety building. Linda was in favor of BOS forming a committee to help vet a potential site. Linda believes we will have to be very prepared for Town meeting and a committee should be formed to tackle these issues and concerns.

- Resident asked if we could just look at comps instead of getting an appraisal done. Mr. Henry stated we cannot go to Town meeting with comps.
- Resident wanted to make a point that as we move forward we don't want to have Police and Fire departments in turmoil. We do not want political disharmony.
- The three sites that were mostly discussed, (Palmer & Maple, Town House and Parsonage) voiced different opinions. Linda Leddy believed Parsonage wouldn't have a huge kickback; Mr. Henry believes it is not a centered location. Kickback on Town house would be the baseball field's relocation and it was also the most expensive option. Kickback on Palmer & Maple; The Russo's are against it and Ms. Thompson mentioned the Fire Department is not happy with that site as well. Dale mentioned that wherever the Fire Department ends up, they need a lot of space for parking and turning around.
- Mr. Henry was ready to make motion on engineering testing and having appraisal done. Ms. Thompson did not want an appraisal done at this time.

Voted: Mr. Henry made motion to evaluate 5 Palmer Road for septic & water. Second Ms. Thompson. 2/0/1.

License Renewals:

- BOS assistant, Kristen is working on all license renewals for 12/31/14 deadline.

Solar –ongoing project

- Draft is still being worked on by Blue Wave. Still issues dealing with D.O.T.
- Solar Bylaw committee has been formed and first meeting is November 18th, 2014 at 6pm. Bring any questions or concerns to Ms. Thompson before first meeting.

Town Website/ I.T:

- To be discussed at a later date.

Future BOS Meeting Schedule:

- Every Monday in November (11/10, 11/17, 11/24) at 6:00 pm and an Executive meeting on 11/10 at 5:45 to discuss Rocky Harvest.
- Mr. Russo brought up possibility of alternating afternoon and night meetings. Mr. Henry didn't think this was a good idea, most people work in the afternoons. Residents in audience did not seem fond of idea. They would like consistent Monday nights. Mr. Russo stated we keep Monday nights at 6pm through November. Will revisit other possible meeting times in future.

TOWN COORDINATOR REPORT:

- Mr. Pleau stated he covered most of his agenda earlier, (Electronic Communication Policy). He did have one pressing issue and that was the Zoning officer, Mr. Karling requesting to meet with town counsel over the Victualler license for Just Right Farm. Mr. Russo stepped down to sit in audience as citizen.
- Mr. Henry stated this issue can be very easy or very difficult. The town has issues with the law under 40A section 3. Mr. Karling, the Zoning officer needs to review all documentation and make sure state guidelines are met before a Victualler license can be issued. If all rules are met then it is allowable. Mr. Karling does not have any information yet to review. He is requesting to meet with Town Counsel to assist with accounting and zoning issues.
- Ms. Thompson had concerns why this issue is brought up every year regarding the same Victualler license for Just Right Farm. Ms. Thompson believes Mr. Karling should pursue all the information he needs and we shouldn't spend money on Town Counsel. Mr. Henry states that Mr. Karling needs an attorney to know what to request and evaluate.
- Resident in audience asked BOS if Old Colony Planning Council can help with this issue. Mr. Henry stated they are a good resource and have helped us in past but in this instance the zoning and state laws are clear and we need Just Right Farms to comply with various state laws. If they meet these rules they can have license approved.
- Mr. Russo advised BOS he has consulted with an attorney who specializes in State farm laws. He can comply with all documentation; just needs to know what documents are being requested. Within a week, he will have more information from his private attorney. Mr. Russo is concerned this license has nothing to do with zoning issues. Mr. Russo hopes BOS will deal with BOS issues and let zoning deal with zoning issues. He received license in the first and second year no problem and going into the third year he was presented with a lot of trouble to have one issued.
- Mrs. Russo was in attendance and stated that she has always complied with town rules. She suspects this is a personal issue and not a business issue.
- Resident expressed that Mr. Karling received all documentation last year so how is it this year he has no idea what should be requested and provided to follow the law? Mr. Henry stated he believes Mr. Karling got bullied into issuing license last year.
- Resident present thinks BOS should get a specialist in all of these areas to help solve some of the town issues.
- Mr. Henry wants to vote on allowing Mr. Karling to meet with Town Counsel. Ms. Thompson does not want to vote on this and doesn't approve of Mr. Karling going to Town Counsel.

CORRESPONDANCE:

- Plympton-Halifax Express local paper.
- Invitation for BOS to attend Dennett School Thanksgiving dinner. November 19th, 2014.
- Flyer from Comcast for a free account review.
- Letter from American Legion inviting BOS to attend dedication of sign honoring Seaman Wollaston.
- Letter from Pierce, Davis & Perritano letting BOS know that case Sakr vs. Cranberry Knoll Corp has been dismissed.
- NextEra Energy quarterly disclosure label.

Resident in attendance asked BOS to talk louder and discussed options for hard of hearing at town meetings. Mr. Pleau suggested a portable PA system where speakers could be set up in audience of meetings. Mr. Russo thanked resident for bringing issue up. BOS is now aware and will look into possibilities.

MINUTES:

- **Motion: Mr. Russo to accept 10/27/14 BOS meeting minutes as amended.
Second Ms. Thompson. 3/0**

MOTION: Mr. Russo to adjourn the meeting at 7:56 pm. Second Ms. Thompson. 3/0

Respectively submitted,



Kristen LeVangie

Board of Selectmen, Assistant

All Meeting Minutes are sent electronically to Town Clerk's Office and are posted on the Town website. A paper copy and electronic version is on file with the Selectmen's Office.

TOWN WEBSITE: WWW.Town.plympton.ma.us

SELECTMENS' ASSISTANT: Selectmen.assistant@town.plympton.ma.us