

**Middleborough Board of Selectmen
Meeting Minutes**

September 8, 2014

Chairman opened meeting at 7:05 PM by inviting those in attendance to join in the Pledge of Allegiance.

In attendance were: Selectmen A. Frawley, L. Dalpe, J. Knowlton, D. Stewart and S. McKinnon; Town Manager, C. Cristello and Executive Assistant J. Shanley.

UNANTICIPATED

None.

ANNOUNCEMENTS & RECOGNITIONS

Board made various announcements.

MINUTES

Upon motion by Selectman Stewart and seconded by Selectman Dalpe, Board voted unanimously to approve 8/12/14 regular meeting minutes.

Upon motion by Selectman McKinnon and seconded by Selectman Stewart, Board voted to approve 8/25/14 regular meeting minutes. Four in favor. Selectman Frawley abstained.

Upon motion by Selectman McKinnon and seconded by Selectman Stewart, Board voted to approve 8/25/14 Executive Session meeting minutes. Four in favor. Selectman Frawley abstained.

WARRANTS

Upon motion by Selectman Stewart and seconded by Selectman Dalpe, Board voted unanimously to authorize Chairman, or his designee, to sign Warrant for week ending 9/6/14.

NEW BUSINESS

Upon motion by Selectman McKinnon and seconded by Selectman Dalpe, Board voted unanimously to extend Conditional Offer of Employment to Joseph Perkins as the Town's Police Chief, subject to contract negotiations. Upon motion by Selectman McKinnon and seconded by Selectman Dalpe, Board voted unanimously to appoint Joseph Perkins as "Acting Chief", effective 9/13/14.

Upon motion by Selectman Stewart and seconded by Selectman Knowlton, Board voted unanimously to approve the 10/6/14 STM Warrant. Upon motion by Selectman McKinnon and seconded by Selectman Dalpe, Board voted unanimously to approve the amended draft STM Warrant.

Upon motion by Selectman Dalpe and seconded by Selectman McKinnon, Board voted unanimously to refer the STM WRPD Z2 Impervious provision zoning article back to the Planning Board.

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Selectman Dalpe offered that the realtor contract re Town Hall Annex is in the process of being drawn up.

Upon motion by Selectman Knowlton and seconded by Selectman Stewart, Board voted unanimously to approve the annual MDA donation boot drive, sponsored by the Local 3653 on Saturday & Sunday 9/27 & 28/14 from 9 a.m. to 5 p.m. at the four corners in the center of Town.

Upon motion by Selectman Dalpe and seconded by Selectman McKinnon, Board voted unanimously to approve request from Central Congregational

Upon motion by Selectman Dalpe and seconded by Selectman Stewart, Board voted unanimously to sign Cross Street Well Site Extension Agreements.

Upon motion by Selectman Dalpe and seconded by Selectman McKinnon, Board voted unanimously to send letter of thanks to Cumberland Gulf Group Companies for its willingness to grant the Board's request and install handicap door opening buttons.

Upon motion by Selectman McKinnon and seconded by Selectman Dalpe, Board voted unanimously to approve a 2nd Hand Junk Dealer's license for Grant's Auction House, 40 N. Main Street, with hours of operation being Mon-Sun from 10 a.m. to 6 pm, subject to an acceptable CORI being received, confirmation of Workers' Compensation requirements and no outstanding taxes owed to the Town.

HEARINGS, MEETINGS, LICENSES

Town Manager Search Committee Chairman Steve Morris addressed the Board and briefed the Board on the intended meeting schedule of the Committee. Board agreed it would like to see the top five candidates. Committee member Lincoln Andrews recommended the Board consider from the top three instead and explained his rationale. Board engaged in discussion. Mr. Morris offered that the Committee will let the Board know if it has five great candidates to consider, and the Board can decide then. Mr. Andrews asked that the Board's Executive Assistant be able to post the Committee's meetings and receive its meeting minutes for filing. Mr. Andrews also requested that Ms. Shanley forward to him the previous Town Manager Search Committee minutes.

CORRESPONDENCE

#3 & 4 Selectman Stewart noted resignation from Gregory Thomas from the School Committee and correspondence from the School Committee re same. Board agreed to meet jointly with the School Committee at the Committee's 10/2/14 meeting.

#7 Selectman Knowlton the Flu Clinics available at the C.O.A.

#1 Selectman McKinnon noted Mosquito Activity Alert from the Health department.

#6 Selectman McKinnon noted Verizon programming changes.

#8 Selectman McKinnon noted Police Recruits.

TOWN MANAGER'S REPORT

Town Manager noted the Wright Pierce financial update that he provided to the Board this past week.

HEARINGS, MEETINGS, LICENSES (continued)

Dean Harrison addressed Board re request for support of a Friendly 40B Development at 51 Main Street. The proposal includes creating new high quality mixed income housing. This would include converting the current building into 3, two bedroom units and create 4, two bedroom units in a new building on the property that resembles a carriage house. They propose that the development be permitted using the Local Initiative Program (LIP) under Chapter 40B as a friendly Comprehensive Permit. Currently, the development includes 2 unit (28%) affordable at 80% of median income. Josephine Ruthwicz, Chairman of Middleborough At Home addressed the Board and offered that they recommended Mr. Harrison go before the Board of Selectmen. Board asked questions. Historical Commission Chairman offered that the Commission has not, and will not be able to endorse the project because of the effect on the historical district. The Commission has worked with Mr. Harrison and Turner and the project is much better than how it was when it started. Mr. Harrison presented the project plans. Josephine Ruthwicz addressed the Board and offered that the Affordable Housing Committee did vote to support this project. Upon motion by Selectman McKinnon and seconded by Selectman Dalpe, Board voted unanimously to authorize the Chairman to sign the Comprehensive Permit application representing the Town of Middleborough.

Town's Option to Buy Chapter Land

- David Fisher 154 Purchase Street, Map 67, Lot 3281 (3.86 acres of) (Chapter 61B)
- Map 73, Lot 736 (2.579 acres of)
- Gid Fisher

Town Manager explained that this is related to a solar initiative to do small solar installations through a company called Next Sun Energy and because the land is protected, the first step is to remove the land from Chapter 61B land. They would have to pay the back taxes. Upon motion by Selectman Dalpe and seconded by Selectman Knowlton, Board voted unanimously not to exercise its option to purchase this land.

Upon motion by Selectman Dalpe and seconded by Selectman McKinnon, Board voted unanimously not to exercise its option to purchase

- Lorraine Truelson, River Street, Map 23, Lot 5769 (Chapter 61A)

Discussion of STM Warrant Articles

#20 Pilot Agreement with Next Sun Energy

Upon motion by Selectman McKinnon and seconded by Selectman Dalpe, Board voted unanimously to support this article.

#13-14 Rescind Debt

Upon motion by Selectman Dalpe and seconded by Selectman Knowlton, Board voted unanimously to support article 13.

Upon motion by Selectman Dalpe and seconded by Selectman Knowlton, Board voted unanimously to support article 14.

#15 Appropriate Storm water Funds

Upon motion by Selectman Dalpe and seconded by Selectman McKinnon, Board voted unanimously to support this article.

#23 Fine for Littering

Upon motion by Selectman Dalpe and seconded by Selectman McKinnon, Board voted unanimously to support this article. Town Manager will ask Town Counsel about MGL on this matter.

EXECUTIVE SESSION

At 9:09 PM - Upon motion by Selectman Dalpe and seconded by Selectman McKinnon, Board voted by Roll Call to go into Executive Session to discuss strategy relative to contract negotiations (non-union personnel-Police Chief) and not to return into Open Session. Roll Call: S. McKinnon, Yes; J. Knowlton, Yes; D. Stewart, Yes; L. Dalpe, Yes; Allin Frawley, Yes. Ended at 9:45 PM.

Jackie Shanley, Executive Assistant
BOARD OF SELECTMEN