

SELECT BOARD OPEN SESSION MINUTES OF WEDNESDAY, FEBRUARY 15, 2023

In attendance: Vice Chair Pamela Campanella, Clerk Lindsay Vayda, Associate David Reilly, Associate William Watkins, Town Administrator Gregory Hanley.

1. Call to Order – Vice Chair Pamela Campanella called the meeting to order at 7:02pm in the Noel C. King Meeting Room and via Zoom. Matthew McLellan from Troop 56 lead the Pledge of Allegiance. Troop 56 was in attendance for their merit badge.
2. Approval of Minutes – MOTION to approve the Select Board Open Session Minutes of Wednesday, October 19, 2022, Wednesday, November 2, 2022, Wednesday, December 21, 2022 and Wednesday, January 4, 2023, by Lindsay Vayda, 2nd by David Reilly. Roll Call Vote: 4-0. Vayda voting yes, Watkins voting yes, Campanella voting yes, and Reilly voting yes.

MOTION to approve the Select Board Executive Session Minutes of Wednesday, January 4, 2023, by Lindsay Vayda, 2nd by David Reilly. Roll Call Vote: 4-0. Vayda voting yes, Watkins voting yes, Campanella voting yes, and Reilly voting yes.

3. Town Administrator's Report – TA Hanley reported on the following:
 - GIC Annual Open Enrollment Information
 - Lacking leadership in the HR Department
 - Vice Chair Campanella asked for HR to be on the next agenda
 - Congratulations to Pam Solis on her appointment as Assistant Town Clerk
4. Police Department Grant Acceptance – Chief William Smith submitted a grant from the Federal Emergency Management Agency (FEMA) for \$27,000 to hire a vendor to develop a Hazardous Mitigation Plan for the Town. The Town is responsible for matching it with \$3,000 and having a committee work with the vendor.

MOTION to accept a grant from the Federal Emergency Management Agency (FEMA) to the Holbrook Police Department in the amount of \$27,000 to hire a vendor to develop a Hazardous Mitigation Plan for the Town of Holbrook, by Lindsay Vayda, 2nd by David Reilly. Roll Call Vote: 4-0. Vayda voting yes, Watkins voting yes, Campanella voting yes, and Reilly voting yes.

5. Fire Department Grant Acceptance – Chief Luke McFadden submitted annual grants from the Department of Fire Services in the amount of \$3,781 for Student Awareness of Fire Education (S.A.F.E.) and \$2,077 for Senior SAFE grants.

MOTION to accept a grant from the Department of Fire Services (DFS) to the Holbrook Fire Department in the amount of \$3,781 for Student Awareness of Fire Education, by Lindsay Vayda, 2nd by David Reilly. Roll Call Vote: 4-0. Vayda voting yes, Watkins voting yes, Campanella voting yes, and Reilly voting yes.

MOTION to accept a grant from the Department of Fire Services (DFS) to the Holbrook Fire Department in the amount of \$2,077 for Senior SAFE grants, by Lindsay Vayda, 2nd by David Reilly. Roll Call Vote: 4-0. Vayda voting yes, Watkins voting yes, Campanella voting yes, and Reilly voting yes.

6. Ambulance Abatements – Chief Luke McFadden submitted an ambulance abatement request for the 2nd quarter of the Fiscal Year.

MOTION to approve an ambulance abatement in the amount of \$536,003.42 for the period of October 1, 2022 – December 31, 2022, by Lindsay Vayda, 2nd by David Reilly. Roll Call Vote: 4-0. Vayda voting yes, Watkins voting yes, Campanella voting yes, and Reilly voting yes.

7. Deputy Tax Collector Appointment – Treasurer/Collector Tiffany Sheehan requested that the Board to vote to renew the appointment of Daniel P. Kelley of Kelley & Ryan Associates, Inc. as Deputy Tax Collector.

MOTION to appoint Daniel P. Kelley, an employee of Kelley & Ryan Associates, Inc. as Deputy Tax Collector for the Town of Holbrook, by Lindsay Vayda, 2nd by David Reilly. Roll Call Vote: 4-0. Vayda voting yes, Watkins voting yes, Reilly voting yes, and Campanella voting yes.

8. Intermunicipal Agreement with the Town of Rockland (HRECC) – Director Hooke said this is a renewal with Town of Rockland for dispatch services. It reflects 3% every year over the next five years.

MOTION to approve the Intermunicipal Agreement for dispatch services between the Town of Rockland and the Town of Holbrook, by Lindsay Vayda, 2nd by David Reilly. Roll Call Vote: 4-0. Vayda voting yes, Watkins voting yes, Campanella voting yes, and Reilly voting yes.

9. 7:15pm Public Hearing – Class II Auto License: Padula Auto Sales, 742 S. Franklin St. – Vice Chair Campanella read the following notice that was printed in the Patriot Ledger on February 1, 2023:

COMMONWEALTH OF MASSACHUSETTS
TOWN OF HOLBROOK
HEARING NOTICE

Notice is hereby given under Chapter 140 of the Massachusetts General Laws that the Holbrook Select Board will hold a public hearing on Wednesday, February 15, 2023 in the Noel C. King Meeting Room at the Holbrook Town Hall, 50 North Franklin Street, Holbrook, MA at 7:15 p.m., on the application of Exoticar, Inc. DBA Padula Auto Sales (Paul Padula, President), for a Class II License for the Sale of Second-Hand Motor Vehicles at 742 South Franklin Street, Holbrook.

Daniel R. Lee, Chair
HOLBROOK SELECT BOARD

MOTION to open the public hearing on the Class II License for the Sale of Second-Hand Motor Vehicles for Padula Auto Sales at 742 South Franklin Street, by Lindsay Vayda, 2nd by David Reilly. Roll Call Vote: 4-0. Vayda voting yes, Watkins voting yes, Campanella voting yes, and Reilly voting yes.

Mr. Paul Padula addressed the Board. He said they are remodeling the old Brooktree Auto Sales building and moving their current business in Braintree to Holbrook for service and sales of used cars.

Vice Chair Campanella asked if the lot can hold 60 cars. Mr. Watkins asked if he had a community benefit program. Mr. Padula said he always sponsors the youth sports programs in Braintree and would continue to in Holbrook. Mr. Reilly said he appreciates the work he's been doing to clean up the property. Vice Chair Campanella asked about hours of operation. He said they will be open from 9am-6pm Monday through Saturday.

Mr. Joseph Padula (Paul's dad) gave background on the family's business.

MOTION to close the public hearing on the Class II License for the Sale of Second-Hand Motor Vehicles for Padula Auto Sales at 742 South Franklin Street, by Lindsay Vayda, 2nd by David Reilly. Roll Call Vote: 4-0. Vayda voting yes, Watkins voting yes, Campanella voting yes, and Reilly voting yes.

The Board agreed to wait until the Director of Inspectional Services was present to clarify any questions and take the vote after.

10. Tax Exemptions/Deferrals – TA Hanley said that at a previous meeting held in the Assessors' Office there was a proposal to change the Gross Receipt Limit for Seniors Clause 41A Deferral of Tax from \$40,000 to \$55,000.

Principal Assessor Patrick Harring who was in attendance on Zoom said that unlike an exemption, a deferral is deferring your tax in whole or a percentage of it by the year. You put aside paying your taxes to a later date and a lien is placed on your property for the amount of tax dollars that you defer with an interest rate of 8%. He said it gives peace of mind to seniors who are struggling to pay their tax bills and don't want their property to go into tax title. The threshold that is currently in effect for the Town for Clause 41A is \$40,000. He's recommending that the Board increase it to \$55,000.

Mr. Watkins asked how many seniors this will affect. Mr. Harring said that only 3 properties are currently in deferral; this number might double.

MOTION to accept the recommendation of the Board of Assessors and change the Gross Receipt Limit for Seniors Clause 41A Deferral of Tax from \$40,000 to \$55,000, by Lindsay Vayda, 2nd by David Reilly. Roll Call Vote: 4-0. Vayda voting yes, Watkins voting yes, Campanella voting yes, and Reilly voting yes.

11. Norfolk County Retirement System Cost of Living Adjustment – TA Hanley said that the Norfolk County Retirement Board and County Commissioners’ voted to increase the COLA for eligible retirees in fiscal year 2023 from 3% to 5%, retroactive to July 1, 2022. Two-thirds of the towns within the Norfolk County Retirement System must grant the additional 2% COLA before the Retirement Board can provide this benefit to its retirees that were retired before July 1, 2021.

MOTION to approve the additional 2% Cost of Living Adjustment (COLA) for eligible retirees within the Norfolk County Retirement System in fiscal year 2023, by Lindsay Vayda, 2nd by David Reilly. Roll Call Vote: 4-0. Vayda voting yes, Watkins voting yes, Campanella voting yes, and Reilly voting yes.

12. Public Hearing – Class II Auto License: Padula Auto Sales, 742 S. Franklin St. –

MOTION to re-open the public hearing for Padula Auto Sales at 742 South Franklin Street, by Lindsay Vayda, 2nd by David Reilly. Roll Call Vote: 4-0. Vayda voting yes, Watkins voting yes, Campanella voting yes, and Reilly voting yes.

Ms. Vayda thanked Director of Inspectional Services Eric Erskine for coming in to clarify some questions. The sketch of the plan was not provided to Inspectional Services or the Fire Department in advance of the hearing. Mr. Watkins asked how they can determine if 65 cars can fit on the lot if they’ve never seen the sketch and it’s not done to scale.

Chief McFadden urged the board to continue the hearing until March 1st to give him and the Inspectional Services Director an opportunity to speak with the applicant and get additional information to the Select Board.

Vice Chair Campanella said she was disappointed that the sketch wasn’t provided ahead of time. She said we need to put together a better system and protocols to make it an easy transition for a business to come in to Town.

Director Erskine confirmed that there is not an additional license required to service used cars. He also stated that there have never been any complaints or issues with the Padula family in the other town which they currently do business in.

Mr. Reilly asked how many vehicle Brooktree had on their lot. Vice Chair Campanella asked about conservation land and boundaries. Director Erskine said the plans will be to scale with a stamp on them saying they are certified by a land surveyor. Mr. Watkins said there should be a checklist and the site plan should have been checked off prior to the meeting.

Chairman Lee made an appearance via Zoom. He apologized for not being able to make the meeting as he had a personal situation arise. He gave a brief history on Brooktree Auto Sales and said they had 64 cars there at one given time. He voiced his support to the Padula family who chose to come to Holbrook, invest in our town and turn around a

blighted, vacant property. Mr. Reilly also thanked the Padula family for their hard work cleaning up the property.

MOTION to continue the public hearing for Padula Auto Sales at 742 South Franklin Street to the March 1, 2023 meeting, by Lindsay Vayda, 2nd by David Reilly. Roll Call Vote: 4-0. Vayda voting yes, Watkins voting yes, Campanella voting yes, and Reilly voting yes.

13. April 1, 2023 Town Election Update – TA Hanley asked to table this item as Town Clerk Jeanmarie Tarara was not in attendance.

14. Change Annual & Special Town Meeting Date, Open Town Meeting Warrant and Set Closing Date – TA Hanley said we received notice from the School Department that there was a spring concert that coincided with the Board's wishes to have Town Meeting on May 17th. The alternative date that was approved is for May 10th with a backup date of May 11th. The Board also has to open the Town Meeting Warrant and set a closing date for submissions.

MOTION to change the date of the Annual and Special Town Meeting to Wednesday, May 10, 2023 at 7:15pm in the Holbrook Junior-Senior High School Auditorium with a back up date of May 11, 2023, by Lindsay Vayda, 2nd by David Reilly. Roll Call Vote: 4-0. Vayda voting yes, Watkins voting yes, Reilly voting yes, and Campanella voting yes.

MOTION to open the Annual and Special Town Meeting Warrant for submissions and to be closed on March 31, 2023 at 12pm, by Lindsay Vayda, 2nd by David Reilly. Roll Call Vote: 4-0. Vayda voting yes, Watkins voting yes, Campanella voting yes, and Reilly voting yes.

15. Norfolk County ARPA Authorization – TA Hanley said these funds are being used to reduce the Town's cost to the Tri-Town Regional Water Treatment Plant.

Mr. Reilly asked what the dollar amount is. Mr. Watkins asked who determines where our ARPA funds go. TA Hanley said the Board previously voted to authorize 100% use of those funds for this project.

MOTION to authorize the Town Administrator to utilize the total Norfolk County ARPA Allocation of \$2,078,739.98 to help fund Holbrook's portion of the Tri-Town Regional Water Treatment Plant, by Lindsay Vayda, 2nd by David Reilly. Roll Call Vote: 3-0-1. Vayda voting yes, Watkins voting to abstain, Campanella voting yes, and Reilly voting yes.

16. Citizens' Forum –

Patricia Greely: update on the status of the intermediary filters for PFAS

Patricia Conway: Bluedrop shutdown at Stanney's; more advanced notice

There was a discussion about the maintenance, notification process and standard operating procedures from Bluedrop.

Mr. Hanley provided the PFAS results for January; raw water: 18.91 & finished: 13.15

17. Other Business Not Reasonably Anticipated – Ms. Vayda asked for clarification on MOAs for contracts.

18. Adjourn – MOTION to adjourn, by Lindsay Vayda, 2nd by David Reilly. Roll Call Vote: 4-0. Vayda voting yes, Watkins voting yes, Campanella voting yes, and Reilly voting yes.