

## **SELECT BOARD OPEN SESSION MINUTES OF WEDNESDAY, MAY 17, 2023**

In attendance: Chair Katie Goldrick, Vice Chair Pamela Campanella, Clerk Patty Conway, Associate William Watkins (on Zoom), Associate David Reilly, Town Administrator Gregory Hanley, Assistant to the Town Administrator Kara Nyman

1. Call to Order – Chair Goldrick called the meeting to order in the Noel C. King Meeting Room and via Zoom.
2. FY24 Planning Assistance Grant Application – CJ Lammers from the Conway School of Landscape Design presented a PowerPoint and timeline of the two-year process for the grant. The Town will match the cost of \$5k per year. Chair Goldrick said this grant is an important step toward long term planning goals for the Town.

MOTION to accept and pursue this grant opportunity through the Conway School for Landscape Design, by Patty Conway, 2<sup>nd</sup> by David Reilly. Roll Call Vote: 4-0-1. Conway voting yes, Campanella voting yes, Reilly voting yes, Watkins voting to abstain, and Goldrick voting yes.

3. Town Administrator's Report
  - Thanks to Chair Goldrick & Eric Helfer
  - Massachusetts Housing Partnership Grant for MBTA Communities
  - Southeast Regional Economic Development Planning Session Information
  - MAPC Zoom
  - National Opioid Settlement
  - SRF loan applications are open for MA DEP
4. 7:15pm Public Hearing – Class II Auto License: Best Auto Mart LLC (383 Union Street)

Clerk Patty Conway read the following notice:

### **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, May 17, 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 Best Auto Mart LLC DBA Regal Motors (Moussa Kafal, President), for a Class II License for the Sale of Second-Hand Motor Vehicles at 383 Union Street, Holbrook.

Katie Goldrick, Chair  
HOLBROOK SELECT BOARD

MOTION to open the public hearing on the Class II License for the Sale of Second-Hand Motor Vehicles for Kafco Motors at 383 Union Street, by Patty Conway, 2<sup>nd</sup> by David

Reilly. Roll Call Vote: 5-0. Conway voting yes, Campanella voting yes, Reilly voting yes, Watkins voting yes, and Goldrick voting yes.

Attorney Andrew Burbine and Owner Moussa Kafal introduced themselves to the Board. They originally requested 30 spaces but that amount has been adjusted. Inspectional Services Director Eric Erskine and Fire Chief Luke McFadden went to the location and assessed it. The applicants will need to get a new plot plan from the surveyor. Director Erskine and Chief McFadden recommended 28 spots total which will include 2 spots for employees and 2 spots for customers.

Chair Goldrick inquired about the BOH inquiry.

Mr. Kafal said there will be no autobody work. The hours of operation will be Monday to Saturday, 8am to 6pm and Sunday by appointment only.

MOTION to close the public hearing on the Class II License for the Sale of Second-Hand Motor Vehicles for Kafco Motors at 383 Union Street, by Patty Conway, 2<sup>nd</sup> by David Reilly. Roll Call Vote: 5-0. Conway voting yes, Campanella voting yes, Reilly voting yes, Watkins voting yes, and Goldrick voting yes.

MOTION to approve the Class II License for the Sale of Second-Hand Motor Vehicles for Kafco Motors at 383 Union Street pending an inspection and final approval of the BOH inquiry, by Patty Conway, 2<sup>nd</sup> by David Reilly. Roll Call Vote: 5-0. Conway voting yes, Campanella voting yes, Reilly voting yes, Watkins voting yes, and Goldrick voting yes.

5. COA Feasibility Study – Facilities Manager Bill Hall presented a preliminary draft of the feasibility study from Habeeb & Associates for the reuse of the former JFK School and associated costs. There was a question & answer session.
6. Council on Aging Update – Cindy Brennan announced that there will be an open house at the COA on June 15<sup>th</sup> and talked about current programs.
7. CDBG Program: Waiver of Municipals Requirement – Wayne Darragh from the Community Opportunities Group requested that the Board consider waiving the municipal lien requirement for this applicant so they can move forward and provide them with the housing rehabilitation assistance that they need.

MOTION to waive the municipal payment requirement and approve the Housing Rehabilitation Program (HRP) assistance for case #21-063 under the FY21 grant, by Patty Conway, 2<sup>nd</sup> by Pamela Campanella. Roll Call Vote: 5-0. Conway voting yes, Campanella voting yes, Reilly voting yes, Watkins voting yes, and Goldrick voting yes.

8. Abatements: Wendell Cemetery – Jim Crowley addressed the board about a lien that was imposed on Wendell Cemetery for a sewer betterment from 2009.

MOTION to grant an abatement for Wendell Cemetery for parcel id 55-020-01 in the amount of \$3,802.59 and 55-018 in the amount of \$9,461.79, by Patty Conway, 2<sup>nd</sup> by David Reilly. Roll Call Vote: 5-0. Conway voting yes, Campanella voting yes, Reilly voting yes, Watkins voting yes, and Goldrick voting yes.

9. 2023 Holiday Stroll – Colleen Cahill-Vieira from the Holbrook Rotary requested permission to host the Holiday Stroll in conjunction with the tree lighting on the first Saturday in December with a rain date of the following Sunday.

MOTION to schedule the annual tree lighting for Saturday, December 2<sup>nd</sup> with a rain date of Sunday, December 10<sup>th</sup> by Patty Conway, 2<sup>nd</sup> by David Reilly. Roll Call Vote: 5-0. Conway voting yes, Campanella voting yes, Reilly voting yes, Watkins voting yes, and Goldrick voting yes.

10. Spear Fund Application & Process – Chair Goldrick said a resident is requesting assistance for plumbing. The shut off valve of the water pipe coming in from the street does not fully shut off and needs replacing. The applicant has met the eligibility requirements for the gift of spear funds. The Committee has reviewed the application and is recommending that the fund pay \$500 towards a plumber.

MOTION to accept the Spear Fund Committee's recommendation and allow the fund to pay \$500 for a plumber, by Patty Conway, 2<sup>nd</sup> by William Watkins. Roll Call Vote: 5-0. Conway voting yes, Campanella voting yes, Reilly voting yes, Watkins voting yes, and Goldrick voting yes.

11. BOH Legal Funding Request – Chair Allyson Pinkhover said the Board of Health is seeking legal guidance around the TLA transfer station and how the siting of it plays into MBTA overlay district. Attorney Deluca said he felt conflicted and advised the BOH to seek outside legal counsel. The BOH voted unanimously to seek up to \$15k of outside legal counsel to get some of those questions answered.

Vice Chair Campanella recused herself from the discussion. Chair Goldrick said she spoke to State Ethics and can vote on this.

MOTION to approve funding for the Board of Health hiring of outside legal consultant for the MBTA Overlay District review, by Patty Conway, 2<sup>nd</sup> by David Reilly. Roll Call Vote: 4-0. Conway voting yes, Reilly voting yes, Watkins voting yes, and Goldrick voting yes.

12. Citizens' Forum –

Mary Donovan: Bluedrop costs, contract signatures and length  
There was a follow up discussion with the Board.

13. Facilities Manager Pilot Program – There was a lengthy discussion about the Facilities Manager Pilot Program and what the Board envisions this position to look like in the

future. They agreed that June 30<sup>th</sup> will be the last official day of the current pilot program.

14. Select Board Comments –

- Mr. Hanley provided an update on Memorial Day.
- Chair Goldrick invited all Veterans to walk in the parade.
- Mr. Watkins explained the difference between Memorial Day and Veterans Day. He also asked for “old business” to be put back on the agenda.
- Ms. Conway requested that Inspectional Services look into a complaint about 84 Lumber. She also asked that the Board recognize Pride Month.

15. Executive Session – MOTION to enter into Executive Session per M.G.L. c. 30A, Section 21(a)(3) to discuss strategy with respect to collective bargaining or litigation if an open meeting may have detrimental effect on the bargaining or litigation position of the public body and the chair so declares (AFSCME Local 1395) and (International Union of Public Employees, Local 151–Town Clerical Employees) and not to return to open session, by Patty Conway, 2<sup>nd</sup> by David Reilly. Roll Call Vote: 5-0. Conway voting yes, Campanella voting yes, Reilly voting yes, Watkins voting yes, and Goldrick voting yes.