



TOWN OF GRAFTON
GRAFTON MEMORIAL MUNICIPAL CENTER
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**BOARD OF SELECTMEN
MEETING MINUTES**

January 5, 2016
Municipal Center, Conference Room A
7:00 p.m.

RECEIVED TOWN CLERK
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CALL TO ORDER

A regular Board of Selectmen meeting was called to order at 7:01 PM. Present were: Craig Dauphinais, Jennifer Thomas, Bruce Spinney, Dennis Flynn, Brook Padgett, Tim McInerney, Doug Willardson and Laura St. John-Dupuis

SCHEDULE

Medical Marijuana Dispensary

Mr. Dauphinais addressed the Board and the audience stating that because there is a capacity issue in conference room A, the Medical Marijuana Dispensary discussion will be rescheduled for a later date. Mr. McInerney stated that the earliest day it this discussion could take place is Monday, January 11th in the High School Auditorium at 7:00 PM.

RESIGNATIONS

Dr. Ryan Schlimgen – Tufts University Representative to the Grafton Local Emergency Management Planning Committee & Blackstone Valley Regional Emergency Planning Commission.

Mr. Padgett made a motion to accept the resignation of Dr. Ryan Schlimgen Tufts University Representative to the Grafton Local Emergency Management Planning Committee and Blackstone Valley Regional Emergency Planning Commission. Ms. Thomas seconded. All were in favor.

APPOINTMENTS

Full Time Dispatcher – Christine Cooper

Mr. Spinney made a motion to appoint Christine Cooper to the position of Full Time Dispatcher. Mr. Flynn seconded. All were in favor.

Part Time Seasonal Snow Plow Driver – Joseph Mazzarelli

Mr. Spinney made a motion to appoint Joseph Mazzarelli as a part time seasonal snow plow driver. Mr. Flynn seconded. All were in favor.

Traffic Safety Committee - Dave Crouse & Brian Szczurko

Mr. Spinney made a motion to appoint Dave Crouse and Brian Szczurko to the Traffic Safety Committee. Mr. Flynn seconded. All were in favor.

Board of Selectmen

Interviews for Community Preservation Committee Member Seat: Richard Schultze and Ann Morgan

Mr. Dauphinais stated that each candidate would have a chance to make a brief statement and take questions from the Board. The Board will discuss the candidates and hopefully make a motion for appointment.

Ms. Ann Morgan of 2 Bruce Street addressed the Board stating that she presently works for the Town of Grafton as the Assistant Town Planner and services staff to the Affordable Housing Trust. She added that she spoke to the state ethics commission and understand her responsibilities and in terms of any potential perception of conflict of interested. Ms. Morgan is interested in the Community Preservation Committee because it covers things she has been interested in and touches on things she has a great passion for. Preservation and conservation is of importance to her as well as affordable housing projects. The Community Perseveration Committee seems to be for the people and by the people and that is for her.

Mr. Richard Schultze was asked to the podium to be interviewed by the Board. Mr. Richard Schultz 11 English Road, South Grafton stated that he has been interested in the Community Preservation Committee for quite a while. He has lived in this town for 20 years and is very fond this town and sees the CPC as a chance to give back to The Town for giving him the opportunity to live here. Mr. Schultze further stated that he bought his first house in this town became a member of the Cable Oversight Committee because he is very interested in what Cable does for the town. Mr. Schultze stated that he understands the authority of the CPC and what they do such as open space, recreation, housing and historical preservation. He further stated that he is interested in maintaining this town and had applied quite a while ago for a seat on the CPC. He has come to think of this town as his home and would like to be on the CPC.

Mr. Dauphinais asked, Ms. Morgan what did she thinks her career and experience will bring to the CPC. Ms. Morgan stated that her interest in organization draws her to the CPC in part because she believes in a higher level of education and that there is a tremendous opportunity to do more such as long term management of funds and assets.

Mr. Schultze was given the opportunity to answer the same question. Mr. Schultze stated that professionally, he is an employee at the Town of Grafton Cable Studio and feels the CPC has a lot to do with where the Town of Grafton is going. Mr. Schultze added that holds a degree in Wildlife Conservation. Mr. Schultz further stated that he loves the open spaces of Grafton and wants to see these open spaces maintained and for historical value the town must maintain and keep to keep the character of the town.

Ms. Thomas stated that we are very fortunate to have two great candidates for this position and feels that we can't go wrong with either candidate.

Mr. Flynn stated that he is not familiar with the composition of this committee Ms. Thomas stated that the following representatives have a seat: Affordable Housing Trust, Land Trust, Conservation Commission, Planning, and the Recreation Commission and at large member. There people all around this town that make up this committee.

Mr. Spinney made a motion to appoint Ann Morgan to the at large member of Community Preservation Committee. Ms. Thomas seconded. All were in favor.

Mr. Padgett stated that Ms. Morgan is on the Affordable Housing Trust and the Historical Commission and feels they are well represented. Whereas Mr. Schulze had put in his application twice, both are good candidates whoever is chosen.

Grafton Local Emergency Planning Committee (LEPC) and the Blackstone Valley Regional Emergency Planning Commission (BVREPC) as the Tufts Representative- Dr. Melanie Marketon, PhD

Mr. Padgett made a motion to appoint Dr. Melanie Marketon, PHD to the Grafton Local Emergency Planning Committee (LEPC) and the Blackstone Valley Regional Emergency Planning Commission (BVREPC) as the Tufts Representative. Mr. Spinney seconded. All were in favor.

Town Boundary Delineation Representatives – Dave Crouse & Brian Szczurko

Mr. McInerney stated that that Mr. Szczurko sent the MGL Chapter information regarding Town Boundary Delineation Representatives which indicates that every 5 years the town has to mark the Town Boundaries with orange paint and the MGL requires that two people must be appointed to perform this.

Ms. Spinney made a motion to appoint Dave Crouse & Brian Szczurko. Ms. Thomas seconded. All in were in favor.

Sign Special Town Meeting Warrant (February 8, 2016)

Mr. McInerney stated that this meeting is for 1 article for the aggregation of electricity. Mr. Padgett made a motion to sign the Special Town Meeting Warrant for February 8, 2016. Ms. Thomas seconded. All were in favor.

Vote to Sign- VHB Roadway and Drainage improvements along Adams Road and Institute Road.

Mr. McInerney stated that there are roads that need to be paved, this contract is for drainage that needs to be done beforehand, and this would be for next fiscal year. Mr. Padgett made a motion to sign the VHB contract for Drainage Improvements along Adams and Institute Roads. Ms. Thomas seconded. All were in favor.

Chapter 90 Application – Worcester St, between Snow Rd and Carroll Rd

Mr. McInerney stated that in 2014 the State contacted Grafton and asked for projects that the Town wanted to put into the TIP. The problem with the TIP is, if you don't get approved by the state they never borrow the money for the project. The first step was done. This is the next step getting the alignments and how that roadway would look and function if built to MADOT specs. We met with MADOT, if we want to get the TIP money out of the transportation bond bill we have to get this step done so that we can get people in the community to see what this could look like. We will know the rights of way and the bounds. The State would just mill and fill, we want done right, we want sidewalks maybe underground facility's and bikeways.

Mr. Padgett made a motion to sign the Chapter 90 work between Worcester St and Snow Road. Mr. Spinney seconded. All were in favor.

Mr. Flynn stated that more and more people are using these roads as cut through; these roads are very narrow and need a lot of work concerned if we go too far we will make them a freeway. Mr. Flynn stated that there needs to be some concern about the rural nature of the area and he is unsure of the kind of high speed traffic that may go down there if we make it better. He would like to see some process to see the people in the neighborhoods have some input before we go ahead and do it.

Mr. Padgett stated this is not for side streets. Mr. McInerney stated that this is Worcester Street only near Stop and Shop.

Vote to Sign – Cable Oversight Committee - Memorandum of Understanding

Mr. McInerney stated that we have spoken about the old police station and the Cable operation moving to that spot. We have engaged an Architech to look at the space to make sure the building is viable for cable. This move basically lays out the parameters that are a commitment from the Town allowing them to see what it will cost. While we use and leverage the fees from cable subscription to pay rent, and take over the maintenance and utilities of the building. This is the final product of that. There will be a payment of \$1200 per month. They are looking for reassurance from the Board for a commitment. This is a stepping stone. Mr. Dauphinais asked what the square footage is.

Mr. McInerney stated that it is not more than 15,000 SF. Mr. Dauphinais asked if cable realizes that there will be an increase in rent. Mr. Padgett stated that the memorandum

states a 10 year lease of \$1200 per month. Mr. Dauphinais stated he cannot support that and that it is not fair to the Town. Mr. McInerney stated that we have a zoning problem and there is not a lot that we can put in this location. Mr. Padgett asked what does cable pay for rent at the location in South Grafton. Mr. Berger stated \$27k per year.

Mr. Spinney asked what the Town was getting when the police was there. Mr. McInerney stated \$15,300 - \$15,500 annually. Mr. McInerney stated that we will go back and have a discussion with cable as they are supposed to maintain a studio for the Towns use. If they cut the cost of our 5% franchise fee the cost for the rent should be added to our disbursement. Mr. Berger stated in lieu of paying a landlord, we will just get those funds and that is the Towns share of what gets deducted out of the Town's franchise agreement.

Mr. Berger stated that the Cable Oversight Committee are spending \$55k and then will pay for the remodeling of the building if that comes through, and that we are looking at maybe \$900K to renovate the building. Mr. Spinney stated we will have to all agree on what the lease payment will be. Mr. Berger stated that this property is not zoned for just any type of business this is an R40 zone. Mr. Dauphinais stated that the Board needs time to discuss an amount. Mr. McInerney suggested that the town take \$1200 for two years and go to \$2500 from 3 – 15 years.

Mr. Padgett stated that if Cable wanted to do a 2 or 3 year lease at \$1200 while you see what's going on than we can readdress the 10 year lease

Mr. Flynn asked about a memo that Mr. McInerney sent earlier about Comcast moving its store out of South Grafton. Mr. Berger stated that all the present people will move to another store. Mr. Flynn asked if people have to go to Worcester to pay their bill and if this is that a done deal. Mr. Berger stated yes. Charter made that decision. Mr. Flynn asked if there was not enough room to have their store here as well as cable. Mr. Berger stated that the cable company did not want their store here.

Mr. McInerney would like to take this from the Board tonight and circle back to the Cable Oversight Committee to maybe do a two year agreement and negotiate a new lease. Mr. Spinney stated he is agreeable to give them a couple years and then negotiate a new lease. Mr. Berger stated we need to tie this in with the franchise fee; we don't want to be upside down. Mr. McInerney thinks the committee is going to balk over changing this to 2 years and coming back for the rest. Mr. Berger stated we can hold off for a couple more months. Mr. Dauphinais stated to base this on what cable has for funds and what works. Mr. Spinney feels for the first couple of years \$1200 is fine. Mr. McInerney stated we should pull this from the Board and come back with a new lease. Mr. Berger stated that the Cable Committee will be meeting on the 20th and will discuss this further.

Selectmen Report

Mr. Dauphinais stated that the CIPC will have another meeting, there are a few more departments to go and then the CIPC will begin voting on requests for capital improvements for 2017 work in progress.

Mr. Dauphinais stated that he met Janet Peirce the new executive director CMRPC. She would like to come in for the next workshop on 1/12/16.

Mr. Dauphinais stated that there would be a February workshop and the EDC would be invited to attend.

Town Administrator Report

Mr. McInerney stated that we are ½ way through FY16 and that the budget is on target. Looking at next year's requests from folks, we want to reserve capacity but keeping things under the thresh hold. Mr. McInerney added that this FY we are in great shape.

The Audit has been complete trying to get tom Scanlon to come to the board on Jan 19th. Larry Stone is looking at OPEB liability to add to the audit.

Mr. Willardson stated that he is working on selling front portion of 104 Creeper Hill Road and would like the word spread for anyone interested in purchase 104 Creeper Hill Road

Mr. McInerney stated that the drainage issue on Stowe Road is being worked on. There will be test pits dug this week. TOPO has been completed

The Boulevard

Mr. Flynn stated that he and Mr. Dauphinais have been working with Mr. Carroll over the last couple of months regarding the right of way on the Boulevard. The right of way which is partially owned by the properties that is adjacent to it, Jordan's Garage and the Town's Building. Back in the 1800's the Town got a 50' right of way that was approved through that area. When we went to measure it out with, the 50' got us to almost to two sides of the buildings (Jordan's Garage & One Grafton Common).

Mr. Flynn provided some ideas to improve the Boulevard allowing Jordan's to continue as a facility with parking in front of the garage and access to front doors to his building. Mr. McInerney and Mr. Szczurko have put together a layout. Mr. Carroll is here and feels that perhaps the solution is a good one for him.

Mr. Flynn stated that he believes that we need to close the loop and complete the process and commit to writing the new right of way is and what the boundaries are in case someone years from now wonders how did we ever change from what was there. Mr. Flynn's suggestion was to present this to the Board with the understanding this

would have to go through surveyors and town council to do what is needed to redo the right of way.

Mr. Flynn stated that Town Council inferred the Board would have to vote to make it a different right of way. We would have to go back to Town Council to make sure that is the process.

Mr. McInerney stated that at one time there was a presentation of having angled parking from the back of the vault to the church and that he would not know if you have to vote on something to re-layout the 50 feet in a different area. Mr. Dauphinais stated this is just a redesign of what is currently being used. Mr. McInerney agreed. Mr. McInerney asked Mr. Szczurko if this gets recorded when something is redesigned. Mr. Flynn feels these needs to be updated with what is actually there. Mr. Szczurko stated that it would not be recorded.

Mr. Dauphinais asked Mr. Carroll if he had any questions. Mr. Carroll stated that he is confused. Mr. Spinney asked Mr. Carroll what he would like. Mr. Carroll responded, stating that he would like fairness as his family has been in business and paying taxes here for 110 years. Mr. Spinney asked if Mr. Carroll were to sell the garage would he be worried that he would lose those parking spaces that do not belong to the property. Mr. Carroll stated that it is very difficult to sell a property when it doesn't have any parking at all. Mr. Padgett asked if Mr. Carroll is happy where the road is marked out and asked if Mr. Carroll thinks those lots are public or belongs to his property. Mr. Carroll stated that hopes the spaces are his. Mr. Padgett stated that if the Town can commit the spaces and signs to go with Mr. Carroll's property, we should do it. Mr. Flynn disagrees and feels we need to go back to the deeds and spell out what the distribution of the right of way is and commit to writing the new right of way. Mr. Willardson stated that would mean to narrow the right of way to 40' and give Mr. Carroll the two parking spaces.

Mr. Dauphinais stated that the Board will reconvene on this topic. Mr. Spinney asked if the Board has the authority to change a deed. Mr. McInerney stated that he does not think you can give away the part of the travelled way as the deed says we have the right to pass, but he will ask Town Council the question and confirm. Mr. Dauphinais stated that the Board would keep Mr. Carroll posted.

Properties Suitable for Affordable Housing – Bruce Spinney

Mr. Spinney stated that there are other properties that may be suitable for affordable housing, Hudson Street and Worcester Street. Mr. Spinney stated that he will put a list together and send it to the consultant as he wanted to get a general sense of the Board's commitment and what would the decision be, gifting to the Affordable Housing Trust or selling the land. Mr. Flynn stated he would like to see a list of the properties. Mr. Dauphinais stated that the Worcester Street property behind the McGuinness property had a wetland crossing and it would be good. Ms. Thomas stated that it would all depend on the parcel, Worcester Street is a valuable property and it would be hard to gift. Mr. Spinney stated that he would get a list and that there will be public outreach meeting in mid-February.

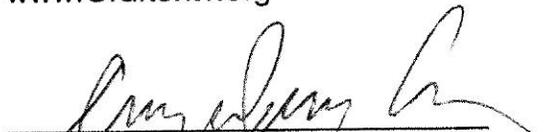
Encouraging Greater Voter Participation – Dennis Flynn

Mr. Flynn stated that he received a letter from a constituent Mr. Tassinari of 54 Fitzpatrick Road. Mr. McInerney stated that the Town Clerk, Donna Girouard is working on this and people will be able to vote 10 days out from actual vote date. There would be 2 or 3 workers in for those 10 days. This is mandated and has to be done. Mr. McInerney will get a report from Ms. Girouard and see what the state law requires

ADJOURN

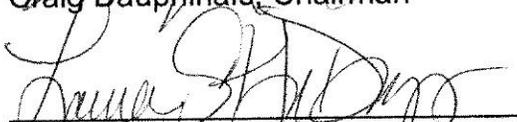
At 9:06 PM, Mr. Spinney made a motion to adjourn, Mr. Padgett seconded. All were in favor.

For more information, this and other meetings can be viewed on Grafton Television.
www.Graftontv.org



Craig Dauphinais, Chairman

1/19/2016
Date



Laura St. John-Dupuis, Recording Secretary