

Regular meeting of the Board of Selectmen convened at 7 p.m. on Tuesday, March 3, 2015 in Room 34, the Harry B. Butters Chambers, Norwood Memorial Municipal Building, with the Pledge of Allegiance, and a silent moment of prayer and reflection. Meeting is Recorded.

Present: Chairman Michael J. Lyons, Selectmen William J. Plasko, Helen Abdallah Donohue, Paul A. Bishop and Allan D. Howard. Also present General Manager John J. Carroll, Clerk Frances L. Jessoe and Assistant Christina Mulvehill.

7:00 P.M. – Chief William G. Brooks III, NPD:

Chief Brooks gave the highlights of his monthly report. Crime is slow due to the weather. The Department has been assisting the DPW with roadwork. He announced the first entrance exam for the Police Department, to be held April 4, 2015 at Norwood High School. A second CPR class will be held March 14, 2015. Contact the Department for information. The course will be free. Last week the Chief accompanied Officer Flanagan to Arlington where they received awards. Lt. Brian Murphy retired, necessitating realignment of Lieutenants at the Department. Lt. Kevin McDonough is now the Chief administrative Officer, making him second in command. Lt. Marty Baker has taken over operations. New to the Department, Officer Justin Hitchcock is in his second week of training. He won a staff leadership award in the Police Academy. Three other officers are currently in the academy and scheduled to graduate in August.

Selectman Howard spoke about the CPR program given by the Police and Fire Departments. The instructors were incredible. He inquired if the Police entrance exam is for Norwood residents only. Chief Brooks said it is an exam for the Norwood department only but a person does not have to be a Norwood resident to take it. There are over thirty people registered at this time. Sign up on the website with a credit card.

Selectman Donohue asked the Chief for ideas to give other people living in a multi residence building in the case where one tenant is borderline well enough to live on his own and is causing a safety concern. The person has done things like leaving the outside door open, etc. Chief Brooks said that would depend on the situation and would be happy to talk to her about this case after the meeting.

7:15 P.M. – Robert Marsh, Treasurer & Collector:

Bond Refunding Opportunity, Estimated budgetary Savings by Original Issue and Fiscal Year Schedule, Vote of the Board

Mr. Marsh addressed the Board, explaining the proposal to refinance bonds. He explained that the current low interest rate environment has created an opportunity for the Town to call in bonds to refinance. These bonds are from 2005, 2007, and 2008. The reason they qualify is they are twenty-year bonds and they include a feature to recall the bonds. This would be similar in concept to a mortgage refinance but much more complex. The Town has a financial advisor who has identified the bonds. These seven bonds give the Town an opportunity to save one million dollars in debt over the next ten years. The interest rate is at a historic low and there is a probability that the interest rate will go back up but not likely that it will go lower. He referred to the paperwork before the Board and gave a brief outline. He has met with Mr. McQuaid, Mr. Carroll and Mr. Cooper and done a lot of work on this.

Selectman Donohue asked if the new rate would be fixed. Mr. Marsh stated that it would be over the life of the remaining time on the bond. Selectman Donohue thanked the Treasurer for the wonderful idea. Selectman Howard complimented Mr. Marsh on a job well done. Selectman Bishop confirmed with Mr. Marsh that the savings to the Town was closer to \$1.2 million. The Chairman asked if, similar to a mortgage refinance, the length of the financing would start over again but Mr. Marsh said in this case, there would be no extension to the life of the loan.

Robert Marsh (cont'd)

On motion of Selectman Plasko, seconded by Selectman Donohue, voted that in order to save interest cost, the Treasurer is authorized to provide for the sale and issuance of bonds under General Law Chapter 44 § 21 A to refund all or any portions of the remaining principal of and redemption premium and interest on the Town's General Obligation Bonds dated August 15, 2005, August 15, 2007 and January 15, 2008 and that for this purpose the Treasurer is authorized to provide for the preparation distribution for preliminary official statement provided however that no bond shall be issued under this vote unless and until final interest rates and other terms of the finance refunding bonds are approved by the board . The final vote will come back to this board for approval.

New Business

Thomas J. McQuaid, Town Clerk:

- a. On motion of Selectman Bishop, seconded by Selectman Howard, voted to sign Warrant for Town Election, April 6, 2015.
- b. On motion of Selectman Bishop, seconded by Selectman Howard, voted 4-0 to allow package stores to remain open on Election Day, April 6, 2015, as required under Chapter 138. Selectman Donohue abstained.

Verizon:

On motion of Selectman Plasko, seconded by Selectman Bishop, voted to accept check for 4<sup>th</sup> Quarter, 2014 PEG access fee in the amount of \$67,079.89 under the terms of the contract and forward to NPATV for said purposes.

Personnel Board:

On motion of Selectman Bishop, seconded by Selectman Plasko, voted to file 2015 Goals and Objectives for 2015.

1.5% Task Force:

Selectman Plasko began by repeating what he said last week on this matter. The committee worked hard on the goal this Board gave them and they have issued a preliminary report that pretty much indicates we have reached the 1.5 % land area occupied by subsidized housing units to qualify for permanent safe harbor. Selectman Plasko added that there are still some vagaries in the law, and the calculation the town has is very close to that 1.5%. If there were any challenge whatsoever that might knock out the assumptions or claims that we have made we could be at risk. One recommendation of the committee is purchasing land. Last week we authorized the manager to start that process. Also, move forward with some GIS work, particularly on roads and waterways. Town counsel has suggested not to rush on GIS. There is a case with the town of Stoneham that might provide us with detailed information as to what to request when contracting with a GIS firm. Selectman Plasko went on to report that the committee also recommends some mid to long term goals the town could consider pursuing or adding to the Town's affordable housing inventory. That is where we are at – will the committee follow up on those. What does board think is appropriate action.

Selectman Howard said after reviewing the report he would ask the committee to go back to the action steps that Paul Halkiotis offered to the committee if there are areas they have not been addressed. He mentioned that Selectman Bishop approach the Plimpton people and asked if they should also approach Forbes Hill to see if there is interest in over fifty-five housing at their location with a moderate-income form to it. Selectman Plasko stated the history on this subject. The previous Town Planner Steve Costello and he met with Forbes Hill when they were trying to convince the Town to support their project including offering \$3.5 million. At that time, Mr. Costello and Selectman Plasko had asked Forbes Hill to consider over fifty-five housing. Forbes Hill had advertised over fifty-five units that were market rate to developers without much interest so over fifty-five with affordable element would be less desirable. Selectman Howard said he would like the Board to go to the well again.

1.5% Task Force-(cont'd):

Selectman Howard said that time is short and he sees a big demand by people of Norwood for over fifty-five housing. Selectman Donohue asked if there was a question of financing with an over fifty-five community. Selectman Plasko said that according to other developers who have been asked to look at over fifty-five housing, there is not enough money and no market. The concern is the resale market.

Selectman Bishop reported Plimpton Park is a work in progress with the Finleys and Mr. Halkiotis. He thinks of all the places in Norwood, that is the best location.

Chairman Lyons addressed Mr. Halkiotis and stated that an amazing amount of work has been done and he thanked the committee. The action items this Board is being presented with are under the purview of your office, the General Manager's Office and the Board of Selectmen as far as purchasing land, making agreements and identification of properties. Chairman Lyons asked Mr. Halkiotis if in his opinion it was necessary to continue the work of the task force; has this phase been completed or is it something we need to continue. Mr. Halkiotis stated the majority of work that is left is in house administrative work. If the selectmen were to ask to approach people regarding acquiring land that is not good committee work, it is something that should be handled administratively. Other work needs to be done by having a GIS firm provide backup information in the 1.5 % calculation. There is land in the denominator owned by the government at various levels that gets excluded. The more difficult land to quantify is the right of way and within that, land is land that is right of way. Which acreage can be excluded is the job of a GIS, which can also be used to double check the acreage of waterways. That is part of the work we would engage a consulting firm to do. The hiring of a firm, drafting a scope of work, overseeing the work, entering into a contract, reviewing the work is largely work to be done by the Engineering department and Mr. Halkiotis will continue to work with Asst. Town Engineer Andy Murphy and Town Manager, John Carroll on that. In regard to going to court, the attorneys will take the lead and let us know what they would like to have assistance on. Selectman Donohue stressed that the information would have to be up to date and current. Mr. Halkiotis agreed, saying if the work were to be done now, it would have to be changed by the summertime anyway. The beauty of the analytic tool John Hall developed is tracking the moving target of where they are in the 1.5% calculation.

Mr. Carroll said the he has been tracking down three of those parcels as he was directed by the Board last week. The owner of a piece of farmland is not interested in selling at this time. He met this morning with two people who own land off Ledgeview. They are tentative about selling. The third parcel is a golf course and there is a question of ownership.

Chairman Lyons asked Mr. Halkiotis if the work of the committee at this point is done – does it need to continue or should we put it on ice for a little while and reconstitute the committee if the need arises. Mr. Halkiotis said that was the decision the Selectmen have to make but mentioned that Mr. Hajjar might have comments. Mr. Hajjar said he thinks there are some tasks remaining that should be continued before September 1. The task force could continue just not as heavy and deep. Selectman Plasko clarified that the long-term tasks identified by the task force would have effect after September 4. Selectman Bishop asked what Mr. Halkiotis thought was priority now. Mr. Halkiotis said both the GIS and approaching property owners to build a little bit of a buffer into the calculation. He is looking to get insight from the pending case in Stoneham.

Selectman Plasko stated on issues with long-term goals is that the sentiment in the community is that if we are able to secure the 1.5% we keep a large development (Forbes Hill) from coming to town then propose any affordable units, there will not be support from the community. If we do not make the 1.5%, Forbes Hill will be here and we will have met the goal.

Chairman Lyons said we are at 1.5% now and this Board is actively pursuing recommendations of the task force to get a buffer that is defensible in court. We are moving forward – directing the Manager, Engineering Department, and Planning Department to work to solidify a higher number. He said he appreciates the work that has been done to this point. On motion of Selectman Howard, seconded by Selectman Bishop, voted to have Selectman Plasko approach Forbes Hill.

ABCC:

On motion of Selectman Bishop, seconded by Selectman Plasko, voted to file advisory re inclusion of continuing care retirement communities as on-premises license type per MGL C 138, Section 12.

Cemetery Deeds:

On motion of Selectman Plasko, seconded by Selectman Howard, voted to approve & sign:  
Mary Jean Lang, 57 Silver Street to Lot C-1805  
Bridget Faherty, 58 Savin Ave. to Lot C-1827  
Joan M. Martinsen, 20 Hickory Road to Lot C-1782  
Beverly A. O'Neill, 24 Inverness Road to Lot C-1823  
Albino Morales, 76 Westover Parkway to Lot C-1818  
Cornelius Thomas Lynch, Jr. 447 Nahatan Street to Lot G6-90

Patricia Monahan, Shine Assistant, HESSCO:

On motion of Selectman Bishop, seconded by Selectman Howard, voted to approve request to use the Community Room at the Police/Fire Station on Thursday, March 12, 2015 from 10 a.m. to 1 p.m. to host the monthly SHINE meeting.

Jack Tolman, Station Manager, NPA-TV:

Submitting e-mail from Felix Kligenbeck regarding Lt. Col. George T. Lee , 86<sup>th</sup> Fighter Bomber Group and the bombardment of Bensheim , Germany on March 26, 1945. They are having a day of remembrance on March 26, 2015. On motion of Selectman Donohue, seconded by Selectman Howard, voted to send a statement from the Board to recognize their liberators.  
On motion of Selectman Bishop, seconded by Selectman Plasko, voted to direct the clerk to work with Jack Tolman and Veterans' Agent, Ted Mulvehill on this.

Memoranda

Selectmen's Meeting

On motion of Selectman Bishop, seconded by Selectman Howard, voted to approve the minutes of February 17, 2015.

Selectmen's Addenda

Selectman Bishop

Canton Rink roof collapse

Several Norwood Nuggets coaches were instrumental in getting the children off the ice and out of the building when the roof collapsed: Christopher Sharkey, William Harrison, Michael Fanizzi, Kurt Sager, Joseph DiBlasi. On motion of Selectman Plasko, seconded by Selectman Bishop, voted to have the five coaches in.

Selectman Plasko

Canton Rink roof collapse

Those coaches got at least thirty children out in a quick and safe way and then went back to make sure there were not more inside. They are heroes and acted unselfishly to make sure everyone was safe.

Local Aid

Tomorrow the governor will release House Bill One. It will include a \$34 million increase in unrestricted local aid, representing a 3.6 % increase. In addition it will recommend an increase in Chapter 70 school aid which is a 2.4% increase.

Selectman Donohue

Town Election

April 6<sup>th</sup> is the town election. A mail in voter registration form can be used if you are not a registered voter in Norwood. The deadline is March 15. If you cannot make it to the polls, contact the Clerk's Office for an absentee ballot.

Selectman Donohue (cont'd)

Shattuck Park

The substance on the walkways in that park makes it difficult to walk. The Manager will put it on the list for the spring.

Selectman Howard

Poppy Drive

DAV would like to hold a Poppy drive in town. On motion of Selectman Howard, seconded by Selectman Donohue, voted to allow.

Manager's Agenda

Student Government Day will be Tuesday, April 14, 2015.

818 Neponset Street

This property is owned by George Kofsky and he is adamant about not doing anything now. Selectman Donohue spoke about the history of the Kofsky farm on Neponset Street.

Recommendation to name the Ellis Avenue Electric Sub-station in Malcolm McDonald's honor.

The Manager gave a history of Malcom McDonald's recommendation to run new lines to the substation. It works wonderfully and made our system a loop system, and therefore did not cost ratepayers anything. Mr. McDonald passed away recently and we all miss him. He would like the Board's approval to name the sub-station in Malcolm's honor. On motion of Selectman Donohue, seconded by Selectman Howard, voted to rename the sub-station.

Adjournment

No other business being presented for consideration, on motion of Selectman Plasko, seconded by Selectman Bishop, voted to adjourn and the meeting was adjourned accordingly at 7:58 p.m.

A True Record.

ATTEST: \_\_\_\_\_  
Assistant