

Regular meeting of the Board of Selectmen convened at 7 p.m. on Tuesday, December 15, 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 Paul Bishop, Selectmen William J. Plasko, Helen Abdallah Donohue, Michael J. Lyons and Allan D. Howard. Also present General Manager John J. Carroll, Clerk Frances L. Jessoe and Assistant Christina Mulvehill.

Appointments

7:00 P.M. – Cont'd from December 8, 2015 P.H., Tax Rate for FY 2016

Chairman of the Board of Assessors, Mr. Timothy McDonough thanked this Board for continuing the hearing and explained the delay. The State Department of Revenue has had severe job cuts recently and they have been under tremendous pressure to certify values. Mr. McDonough said today he received final state certification of the values that are proposed; without that we would not be able to go forward with tonight's hearing. He thanked fellow Board member Mr. Joseph Turner. He especially thanked Mr. Paul Wanecek, his predecessor and his mentor, who unfortunately is ill but has insisted, from his hospital bed, on helping get to this point tonight.

Mr. McDonough gave a brief overview. This hearing is a result of triannual certification, which is a list of all properties in town that comes out every three years. It is a full measuring of all commercial and residential property in the Town of Norwood. The State comes out and they use actual sales from 2014 to figure out what the current assessed value should be. They are the ones who make sure your values are what the fair market value should be and that was the approval we received today. The residential properties went up 4.8%; however the increases were different within the different property classes. This year split level homes increased in value, as did multi family.

Mr. McDonough stated as far as setting the tax rate, the Board has options. The new tax levy is a combination of the old tax levy plus the 2.5% increase, as well as any new added growth, plus the existing high school override. To make that calculation we have what we have to raise, what the assessed values are and historically this Board has used a shift option, to determine what percentage of a shift, residential to commercial, is fair and equitable to both the residential and the commercial. Most of the information in the package provided to the Board is the property values and the tax levy historically. Mr. McDonough said based on prior history, there is a number that would be fair to residential and commercial making that shift. In going back and looking at the numbers, the 1.61% or 61% shift, would be comparable to what the Board has done in the past, last year was 1.56%. Because of the increase in the levy and the increase in the values, that number would go to the 1.6% but it is certainly within the purview of the Board to decide what the shift would be, but going on past precedent, I would go on the 1.61 % shift. We had a company come in and look at every single residential and commercial property and they updated where they are and what sold in that neighborhood. In that particular neighborhood where the taxes went up, split-level properties were selling for much higher than they had been previously.

Selectman Donohue asked for an overview of the concept of shift. Mr. McDonough said if you took the tax levy and divided it by the number of commercial and residential properties, that would tell you what a single tax rate would be for all classes-residential and commercial. The tax levy is established by last year's tax levy, plus 2.5 %, which is the maximum allowed tax change, new growth, and the high school override. That gives you the amount you can go up on taxes. If you divide that number by all parcels, residential commercial and personal property, that would give you a single tax rate. Selectman Donohue asked if many towns have a single tax rate. Mr. McDonough said very few do, and the ones that do have very limited commercial property. Selectman Donohue pointed out that in FY '1982 the shift was 65% and now we are at a 56%. Mr. McDonough explained that is based on the fluctuation of property values.

On motion of Selectman Plasko, seconded by Selectman Howard, voted to recess the tax hearing to hold the 7:15 Lodging House public hearing, and resume after that.

Upon returning to the tax hearing Selectman Donohue inquired about CIP shift allowed. Mr. McDonough explained that is the commercial and industrial properties. Selectman Donohue then asked who establishes the shift allowed. Mr. McDonough said that is basically what this board is doing now. You have an option of going from 1.5% to 1.75%, the limits which are set by the state. We want to help residential taxpayers because there are a lot of seniors we don't want to have to pay more than they can afford. We need commercial business too and we don't want to overburden them. Last year 1.56% worked well. Selectman Donohue asked who would get hurt by going from 1.56 to 1.61. Mr. Turner stated that by going to 1.61% the residential and commercial impact is equal. The aim is to help the residential owner while not overburdening the commercial owner.

Selectman Howard reiterated that we want to be reasonable to both sides. If we go to 1.61% that puts scales even between commercial and residential.

Selectman Plasko added that this is a difficult year with the revaluation causing significant changes. On motion of Selectman Plasko, seconded by Selectman Howard, voted to set the tax levy rate at 1.61 %, which lowers the current residential rate to \$ 10.57 per \$1000 and \$22.99 per \$1000.

Mr. McDonough publicly acknowledged Mr. Turner's 28 year service to the Board, he has resigned and this will be his last tax hearing.

Selectman Donohue spoke about Mr. Turner and his family who grew up in Norwood. We appreciate all you have done to help out.

Chairman Bishop thanked him for his work on Board of Assessors, and for his work at Town Meeting.

Selectman Plasko told Mr. Turner his resignation was received with sadness. Thank you for your service.

7:15 P.M. – P.H. - Jeffrey P. Morrill, 12 Vernon Street, LLC:

Application for Lodging House-if approved Board should revoke license issued to Robert N. Donahue, The Vern Inn, 12 Vernon Street. The Clerk read the notice.

On motion of Selectman Plasko, seconded on Selectman Lyons, voted to recess lodging house hearing until the conclusion of the tax levy hearing.

The Board resumed the lodging house hearing at 7:26 p.m. Chairman Bishop explained this hearing is for the purpose of approving a new license for Mr. Morrill and revoking the current license, held by Mr. Donohue. He asked Mr. Morrill for some background information.

Mr. Morrill said when he first looked at the property he found it to be a fantastic property in pristine condition and he recognized it was something he wanted to be involved with. He owns and operates 16 Rosemary Street, LLC. since September of 2014.

Selectman Howard said he called one of Mr. Morrill's references, who gave a glowing recommendation. Selectman Lyons asked Mr. Morrill for a rundown of his experience. Mr. Morrill has bought and renovated multiunit properties since 1995. He bought and renovated a multifamily on Dean Street and found he liked the way the town operated and he wanted to do more business here. He bought 16 Rosemary Street in 2014 and has been operating it since then with a live in manager. That manager, who is a registered nurse, will also manage the Vernon Street property.

P.H. - Jeffrey P. Morrill, 12 Vernon Street, LLC-(cont'd):

On motion of Selectman Plasko, seconded by Selectman Lyons, voted to close the hearing and on motion of Selectman Donohue, seconded by Selectman Plasko, voted to approve.

On motion of Selectman Plasko, seconded by Selectman Lyons, voted to revoke Mr. Donohue's license when this transaction is completed.

Selectman Donohue thanked Mr. Donohue for all his work on the Historical Society.

New Business

Andrew Costigan, 200 Engamore Lane, Apt. 102:

On motion of Selectman Donohue, seconded by Selectman Plasko, voted to send to Town Clerk's Office e-mail regarding state's new early voting law and hoping that you will support the Mass. Election Modernization Coalitions' Early Voting Challenge.

Edmund W. Mulvehill, Jr. Director of Veterans' Services:

On motion of Selectman Lyons, seconded by Selectman Plasko, voted to file Certificate of Training from the Commonwealth of Mass. indicating the successful completion of the most recent Veterans' Service Officers Training Course. This is mandatory training under MGL Chapter 115, CMR 108. Failure to certify would disallow reimbursement from the state for Veterans' benefit here in Norwood. Selectman Donohue said Mr. Mulvehill could teach the course. Chairman Bishop thanked Mr. Mulvehill for taking initiative - he truly commits to what he gets involved in.

Linda Berger, Program Director, Norwood Recreation Department:

On motion of Selectman Donohue, seconded by Selectman Lyons, voted to approve request to use the Municipal Parking lot across from the Civic on Saturday, May 14 from 9:30 to 12:30 for the Touch A Truck annual event.

Gregory L. Reed & Margaret M. Kelly, 45A Central St:

On motion of Selectman Howard, seconded by Selectman Plasko, voted to approve request for use of the Bandstand for a wedding ceremony on December 24, 2015 from 8 p.m. to 8: 45 p.m.

Darryl Hanson, Broadband Division Manager, Norwood Light Department:

- a. Submitting request to the Board of Selectmen acting as Electric Light Commissioners to increase the rates for video services and most packages that include video services effective, February 1, 2016. This will result in an average rate increase of 5% on some packages. Norwood Light Broadband is not increasing the prices of the two newest packages that were introduced last January. Chairman Bishop pointed out that even with increase we are still lowest.

On motion of Selectman Plasko, seconded by Selectman Lyons, and acting in their capacity as Electric Light Commissioners, voted to raise rates as proposed.

- b. Submitting comparisons between rates for Norwood Light Broadband, Comcast and Verizon.

Mass. Department of Revenue, Division of Local Services:

On motion of Selectman Donohue, seconded by Selectman Howard, voted to file:

- a. Notification of preliminary certification for FY 2016.
- b. Notification of Certification for FY 2016.

Norwood Knights of Columbus Council No. #252, John Paras:

On motion of Selectman Donohue, seconded by Selectman Howard, voted to approve request for one day AAB license for Saturday, December 19 from 6 p.m. to 10 p.m.

Universal Technical Institute- 1 Upland Road, Bldg. 200, Angelina Ford:

On motion of Selectman Donohue, seconded by Selectman Howard, voted to approve request for one day wine and malt beverage license for Friday, January 9, 2016 from 6 p.m. to 11 p.m.

Joseph Greely, Chairman, Finance Commission:

On motion of Selectman Donohue, seconded by Selectman Lyons, voted to designate Selectmen Howard and Plasko as the Board of Selectmen representatives to Budget Balancing Committee.

Eugene B. Benson, Executive Director, Mass. Association of Conservation Commissions:

On motion of Selectman Plasko, seconded by Selectman Howard, voted to file notice that Lee Leach of the Norwood Conservation Commission successfully completed MACC Fundamentals for Conservation Commissioners training.

Sara Clark, Secretary of the Department, Dept. of Telecommunications and Cable:

On motion of Selectman Plasko, seconded by Selectman Donohue, voted to forward to Cable Commission for their information notice of recently adopted Order affecting the regulation of basic service tier cable rates in Massachusetts communities. The Department has filed the attached FCC Form 328 for communities.

Clerk/Board of Selectmen:

On motion of Selectman Lyons, seconded by Selectman Plasko, voted to file Renewal Affidavits for 2016 and attestation that each licensee has a valid certificate of inspection issued by Building Inspector and signed by Fire Department, and certificate of liquor liability insurance. All establishments have been inspected by Fire Dept. and Bldg. Dept. and have a liquor liability insurance certificate on file. Concannon's is closed and notation to the ABCC has been typed on their affidavits. Have been sent to the ABCC.

David Hajjar, Personnel Board:

Submitting request for the Personnel Board to meet with the Selectmen regarding their FY 17 Budget Request for \$50,000 to hire a consultant to complete the classification plan study/update.

On motion of Selectman Lyons, seconded by Selectman Plasko, voted to invite them in during regular budget hearings. Selectman Plasko stated we do not need a separate meeting. It should go before the FinCom and anything by this Board will be done during budget hearings.

Thai Boo, LLC, dba Thai Boo Cuisine, 712 Washington Street:

On motion of Selectman Lyons, seconded by Selectman Howard, voted to approve application for change of manager from Michael K. Ackland to Nanphana Ackland.

Mass. State Lottery Commission:

On motion of Selectman Howard, seconded by Selectman Plasko, voted to file notification that Norwood Wines & Liquors, 140 Nahatan Street, will be offered Keno to Go, without monitors.

Marilyn Hilliard, Risk Analysis Branch Chief, FEMA:

On motion of Selectman Howard, seconded by Selectman Plasko, voted to file a copy of Charles Watershed Discovery Report. This has been sent to Andy Murphy, Asst. Town Engineer, Mark Ryan, Town Engineer, Conservation Agent Al Goetz and Town Planner Paul Halkiotis.

Daniel Karten, Mass. Patient Foundations, Inc.:

On motion of Selectman Plasko, seconded by Selectman Lyons, voted to file notification that Mass. Patient Foundation, Inc., is contemplating siting a Registered Marijuana Dispensary in Norwood. They have filed the appropriate profiles, including a Management and Operations Profile, and if/when invited, a Siting Profile with Department of Public Health.

Memoranda

Supt. Gerry Miller, Recreation Department:

Submitting monthly report of Department's activities.

Supt. James Collins, Norwood Light Department:

Submitting monthly report of Department's activities.

Supt. Mark P. Ryan, Director of Public Works and Engineering:

Submitting monthly report of Department's activities.

On motion of Selectman Lyons, seconded by Selectman Plasko, voted to file the three reports.

Selectmen's Meeting:

On motion of Selectman Plasko, seconded by Selectman Lyons, voted to approve the Board minutes of December 1, 2015.

Selectmen's Addenda

Selectman Lyons

Capital Outlay

The Capital Outlay Committee puts together a profile of needs and presents it at Town Meeting in May. I have represented this Board on Capital Outlay since I have been on this Board, but I will not be here in May, so this Board needs a new representative.

Selectman Plasko

Merry Christmas and a Healthy Happy New Year.

Selectman Donohue

Roadwork

Inquiring of the Manager if the money we get from the state to fix roads can be used to fix the roads at the cemetery. The Manager said he would find out but the cemetery roads are on the list of capital projects and he would much rather see separate appropriations.

Holiday Tree Lighting Ceremony

Thank you to those who attended the festivities and those who participated and helped.

Olga

Thank you for the cards and greetings sent to Ollie.
Merry Christmas, Happy Hanukah, Happy New Year

Selectman Howard

Oldham School

The road that goes around the island in the parking lot is in disrepair. The Manager said that is school department jurisdiction.

VFW-New Year's Eve Party

The cost is \$25 per person and includes a prime rib dinner. It is a great time.

Chairman Bishop

Christmas Tree Pickup

December 28th through January 8th the Town will pick up trees. They can also be brought to landfill.

Holiday Recycling

Saturday, December 26th, Monday 12/28, Tuesday, 12/29, Wednesday, 12/30, Thursday, 12/31 bring single stream recyclables to the landfill.

Happy Hanukah and Merry Christmas and Happy New Year

Please drink responsibly and get home safely

Next Meeting

This Board will meet next on Tuesday, January 5, 2016.

Manager's Agenda

Requesting to meet with the Capital Outlay Committee regarding Capital Expenditures.

The Manager suggested the Board look the listed items over and he would like to talk to Capital Outlay. These are one-time requests that all departments under the General Manager have submitted.

Selectman Plasko made a motion to table as the Board just received this information and a lot of these items are not capital projects to be reviewed by the Capital Outlay Committee. According to our by-law and Town Financial Agreement that all parties signed as part of Budget Balancing process, these are not the type of projects Capital Outlay is set up to deal with. Capital Outlay does not make recommendations on what to bring forward and this is premature right now. Selectman Howard seconded the motion and the Board voted unanimously to table this item.

For the Board's approval FY 16 Water/sewer, light and cable liens.

Requesting the Board commit for collection the liens. We have a very high collection rate On motion of Selectman Howard, seconded by Selectman Plasko, voted to forward to the assessors. Selectmen Lyons clarified the debt is not being forgiven, it will be added to their tax bill.

Executive Session

The following items were presented for Executive Session, but were handled in open session.

Town Counsel

On motion of Selectman Plasko, seconded by Selectman Howard, voted to file pending litigation information.

No other business being presented for consideration, on motion of Selectman Howard, seconded by Selectman Plasko, voted to adjourn and the meeting was adjourned accordingly at 8:00 p.m.

A True Record.

ATTEST: _____
Assistant