



**TOWN OF FREETOWN
BOARD OF SELECTMEN**
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**MINUTES
MEETING OF MONDAY, NOVEMBER 28, 2016
COUNCIL ON AGING
227 CHACE ROAD, EAST FREETOWN, MA 02717**

- 6:00 P.M.** **Call to Order** by Chairman Paul Sadeck. Others present Selectman Jose, Selectman Pacheco and Town Administrator Jack Healey. The meeting is being recorded by FREECAM.
- 6:00 P.M.** Public Hearing: In conjunction with the Board of Assessors relative to selection of the residential factor to determine the percentage of the tax burden to be borne by each class of property. – Sheila Scaduto, Chairman of the Board of Assessors, explains the packet she has provided to the Board of Selectmen: a Classification Hearing sheet, comparing last year's values with the new fiscal year values; a Historic Shifts sheet, which is a list of the chosen shifts dating back to 1991; and a What If Scenario sheet, which lists the tax burden for all classes of property. Fiscal Year 17 is an Interim Year for Freetown. The values provided have been certified by the Department of Revenue. The values are calculated from the analysis of qualified sales that occurred during calendar year 2015. For fiscal years 2014-2016, the Town chose a shift of 1.43, and 1.45 for a number of years before that. Property values have increased: Residential property, Commercial Property and Industrial Property values by 3.9% each, and Personal Property 10.8%. The fiscal 2017 New Growth is \$361,725 and has been approved by DOR. The FY17 levy capacity is \$125,512. Sadeck asks what levy capacity is. Sheila says that is something that could have been levied but wasn't levied by the town. Motion (Pacheco/Jose) to continue with 1.43 shift, as in years past. Passed unanimously.
- 6:15 P.M.** Soil Board Meeting – The minutes for the Soil Board meeting are recorded separately.
- 6:30 P. M.** Discussion with A.C.O. Lisa Podielsky and MSPCA Agent regarding 137 Chipaway Road. The MSPCA agent cannot attend tonight's meeting. Mrs. Podielsky has been given permission to go back on the property. The horse doesn't look bad. The MSPCA said they don't have any reason to remove the horse now. The owner has been compliant and they have been having vets come out every other month. She provides the Board with pictures. Selectman Pacheco's fear is that we will become complacent and the owner will stop doing what he is supposed to be doing. This is a strange situation. We need to prevent this. Mr. Healey explains in his report that he has had several conversations with the Westport Police Chief and he will be working with Mrs. Podielsky and Health Agent Kevin Bernardo as to what to do in the future. Selectman Sadeck says he doesn't understand why someone has an animal on a property while they aren't there.

Selectman Pacheco thinks there should be certain obligations from owners. Selectman Sadeck's concerns are that there shouldn't be by-laws put into place just because of one resident. Selectman Jose asks if there is a certain land-to-animal ratio. Mrs. Podielsky says there is not, it goes by local by-laws and we don't have one. Selectman Jose asks her if she will follow up with inspections and site with the police if need be. Mrs. Podielsky says she will. Selectman Sadeck asks if she has had discussions with the owners to relinquish custody. Mrs. Podielsky says she has and he won't.

Weekly Public Discussion

Mr. Bob Adams – 4 Adams Ave. – Mr. Adams has complaints about trees taken down on the cul-de-sac of Adams Avenue. Mr. Healey visited the site and said that it looks bad. Mr. Adams said the trees were healthy that Tree Warden Maurice Demoranville took down. Selectman Pacheco said we gave him an increase in his budget to take dead trees down, asking what did he do with dead trees once they were down. Selectman Sadeck asks what tree company took them down, but Mr. Adams doesn't know. The Board agrees that the stumps need to come down. Motion (Pacheco/Jose) said to send the Tree Warden to Adams Ave to grind the stumps down and replace the trees, and they want an explanation as to why they were taken down. Passed unanimously.

Consent Agenda:

Board of Selectmen: Action relative to:

- Approve Board of Selectmen minutes from November 14, 2016. Motion (Pacheco/Jose) to approve, passed unanimously.
- Continuation of discussion request from Circle K to open on Christmas and New Years. Ali Golz, Administrative Assistant, explains that she spoke with an Assistant Attorney General when Circle K sent in this request asking to be open for Christmas and New Years. She spoke with them again asking if they could restrict the hours of operation like the Board asked and was told the Board cannot restrict them from being open, because they fall under 2 exemptions under M.G.L. Chapter 136 Section 6 (2) and (17). Selectman Pacheco would like Lauren Moreau, Planning Technician, to look at putting in place a By-Law to limit the hours on these holidays.
- Sign documents for Bond Anticipation Note (Band) to renew \$225,000.00 and issue \$75,000.00 for improvements to the filter site for the Water Department, as submitted by Temporary Treasurer/Collector Jessica Thomas. Ms. Thomas explains that she accepted the note for 1%. Motion (Jose/Pacheco) to accept for 300K from Eastern Bank at 1%, passed unanimously.
- Discuss and Vote on Time Line for FY18 Budget. Kim Fales, Town Accountant, states they had a meeting with department heads last year on January 4, to be returned by February 4, and the Board had a meeting on February 14 to review it. Selectman Pacheco said that worked out well. Selectman Sadeck said we want a level funded with contractual increases added in. Selectman Pacheco says that works well, with additional forms for other requests. Ms. Fales said Capital requests would be in that category. She says with the holidays being observed on Mondays, she suggests January 9, return the forms by January 27, review on February 6, and call back the people we want to see. Selectman Pacheco suggests sending out an e-mail soon to give a heads

up. Selectman Sadeck asks Ms. Fales to contact the Finance Committee with the dates as well. The Board asks Ms. Fales to take care of this.

- Approve & Sign Public Notice for 2017 Annual Town Election. Motion (Pacheco/Jose) to approve and sign the Public Notice for the Annual Town election, passed unanimously. Selectman Pacheco reads the notice aloud.
- Sign agreement with Stellar Corporation for new computer dog program, as submitted by Town Clerk Jacqueline Brown. Motion (Pacheco/Jose) to sign the agreement, passed unanimously.
- Approve & Sign Results on the Certificate of Votes for County Commissioner, as submitted by Town Clerk Jacqueline Brown. Selectman Pacheco reads the results aloud. Motion (Pacheco/Jose) to sign the results for the certificate of votes. Passed unanimously.
- Sign AmeriCann Assignment and Assumption Agreement. Tim Keough of Americann is present. Mr. Healey explains the Assignment and Assumption Agreement. Selectman Sadeck asks when they are going to commence with the building. Mr. Keough says March, and construction should go rather quickly. Selectman Jose asks if they will have any staffing here in Massachusetts. Mr. Keough says they plan on hiring someone here. Mr. Healey explains Atty. Shirin Everett of KP|Law went over this already. Motion (Pacheco/Jose) to sign, assuming that nothing has changed from the original agreement. Passed unanimously.
- Approve change orders signed by Aetna Bridge, Inc. and approve Greenman-Pederson, Inc contract amendments for Locust Street & South Main Street Bridge Rehabilitation Projects. These were two separate agenda items that the Board acts on as one. Motion (Pacheco/Jose) to approve the change orders in the amount of \$9,525.00 for Aetna and approve the contract amendments for GPI, passed unanimously.
- Approve Senior Work off participants. Motion (Pacheco/Jose) to approve, passed unanimously.

Board of Health:

Personnel Board:

- Sign Change of Status form for Denise Charland as Library Technician, as submitted by Dorothy Stanley-Ballard, effective November 21, 2016. Motion (Jose/Sadeck), passed unanimously.
- Sign Retroactive and New Change of Status forms for Stephen E. Abbott, Elton E. Ashley, III, Thomas E. Ashley, Jr., Craig J. Cabral, Michael J. Connell, Jr., Seth M. Demello, Nicholas J. Drinkwine, Edward J. Dwyer, Mark Fornaciari, Shane V. Kelley, Patrick R. Lee, Benjamin Levesque, Thomas Long, John G. Lopes, Swede M. Magnett, Christopher M. Medeiros, Ryan W. Pereira, Kara E. Pigeon, John Pina, III, Phillip J. Pine, Scott M. Rose and Jon M. Taylor, submitted by Chief Carlton Abbott, effective July 1, 2016 and July 28, 2016. Motion (Jose/Sadeck), passed unanimously.

- Approve appointment of Michele Castanguay to the Finance Committee. Motion (Sadeck/Pacheco), passed unanimously.
- Approve Steven Chandler's vacation time/leave request. Motion (Sadeck/Jose), passed unanimously.
- Appoint Christopher S. Chapin to the Zoning Board of Appeals. Motion (Jose/Sadeck), passed unanimously.
- Approve Vincent D'Oliveira's request for leave. Motion (Jose/Sadeck), passed unanimously.
- Discuss part-time Senior Clerk vacancy in Board of Assessor's office. Selectman Pacheco states the Board of Assessors had a person in their office, but she feels that Timm McIntosh, Senior Clerk, should learn that office. She says we now have the bodies and he should learn that office. Selectman Jose asks if Mr. McIntosh is the only floater. Selectman Sadeck says Karen Mello is the only person in that office and she is looking for a person to take over in that office. Mr. Healey said Mike McCue is a perfect person for that spot. Selectman Pacheco says if they want someone else, then the Board of Assessors need to put that in that budget. Selectman Sadeck says we need an official request from them. Selectman Sadeck also notes that all the Assessors have full-time jobs, so if something happened to Ms. Mello that kept her from the office, there'd be no backup in the office.

New Business

- Dates for upcoming Board of Selectmen Meetings December 12th, January 9th and January 23rd, February 6th, (Tuesday) February 21st.

Executive Session:

At 7:26, motion (Jose/Pacheco) to enter into executive session, under the following exemptions, and not to return into open session following. Roll Call Chairman Paul Sadeck, Selectman Lisa Pacheco and Selectman Robert Jose. All voted in the affirmative when polled. Also present in executive session is Police Chief Carlton Abbott.

- M.G.L. c. 30A, Sec. 21(a) 3 To discuss strategy with respect to bargaining and litigation (Pigeon v. Town).
- M.G.L. c.30A, Sec. 21(a) 3 To discuss strategy with respect to collective bargaining with the Police Union.

Motion (Pacheco/Jose) to adjourn at 8:18pm. Roll Call Chairman Paul Sadeck, Selectman Lisa Pacheco and Selectman Robert Jose. All voted in the affirmative when polled.

Respectfully submitted,



Ali Golz, Administrative Assistant