

Board of Selectmen

September 1, 2016

Regular Session 7:02 pm

Present: Mr. Paul Healey, Chairman; Mr. Paul Gannon; Ms. Mary Power; Mr. Ted Alexiades, Town Administrator; Mr. Tom Mayo, Assistant Town Administrator.

Approval of Minutes

Decision made to defer votes until September 15, 2016 for minutes dated May 12, June 16, June 23, July 7, July 21 and August 4, 2016.

Questions from the Public Regarding Items not on the Agenda

There were no questions from the public.

Public hearing on the request of 415 Whiting Inc., d/b/a The Quarry for New Officers/Directors, Transfer of Stock and Change of Manager

Representatives for The Quarry Restaurant included: William Ferullo, Attorney, McDermott Quilty & Miller, LLP, 29 State Street, Boston and Greg Jordon, Chef/Owner/subject of license changes.

Voted – to approve the request of 415 Whiting, Inc. d/b/a The Quarry Restaurant for New Officers/Directors and Transfer of Stock; subject to the approval of the Alcoholic Beverages Control Commission. A vote was taken and all were in favor; the motion passed.

Voted –to approve the request of 415 Whiting, Inc. d/b/a The Quarry Restaurant for the change of manager from Julie A. Leduc to Gregory R. Jordan; subject to the approval of the Alcoholic Beverages Control Commission. A vote was taken and all were in favor; the motion passed.

Memorial for Raymond C. Campbell, VSO Keith Jermyn

John Buckley, Interim Chair, Veterans' Council and Janine Suchecki, Hingham Veterans' Council Public Affairs Officer requested memorial placement at Jackass Park for retired Police Chief Raymond Campbell.

Voted – to approve the request of the Hingham Veteran's Council to place a memorial at Jackass Park in memory of retired Hingham Police Chief Raymond Campbell. A vote was taken and all were in favor; the motion passed.

H-CAM Grant Agreement

Dave Jones, Chairman, Cable Advisory and Eric Dresser from H-CAM reviewed the Consolidated Grant Agreement. The decision to sign the Consolidated Grant Agreement with Hingham Community Access and Media, Inc. was deferred until the September 15, 2016 meeting. It was suggested by Ms. Power that the agreement be posted on the Town of Hingham web site for two weeks (September 15, 2016) in order to give the public a chance to review it.

2 Beal Street discussion

Mr. Healey reiterated that at last year's Town Meeting, residents voted to authorize the Board of Selectmen to issue an RFP with respect to an assisted living facility that had an affordable housing component to it. In accordance with that vote, an RFP was issued. There were four responses. Mr. Healey then asked Mr. Alexiades to report on the preliminary responses/findings with respect to the four.

Mr. Alexiades reported that the town received four proposals/responses to the RFP:

- New England Home for Veterans to place a veteran's home on the property
- National Development Corporation to place 150 rental units on property
- Landmark for an 80 unit affordable assisted living facility
- Grantham Group for an 83 unit affordable assisted living facility

Mr. Alexiades solicited the assistance of the following personnel for the review process:
Tom Mayo, Assistant Town Administrator, Tim White, Affordable Housing Trust, Dave Ellison, Lincoln School, Dan Coughlin, Advisory Committee

All reached the same conclusion that the Grantham Group was the leading proponent of the group.

Mr. Healey thanked Emily Wentworth, Zoning Board of Appeals, Mr. Mayo and Mr. Alexiades for their hard work in assembling the inventory status.

Environmental/concerns expressed by:

Dan Coughlin, Advisory Committee, stated he endorsed the Grantham Group proposal.

Dave Ellison, Chairman, Lincoln School Apartments, questioned control of zoning issue.

James Watson, Vice Chairman, Housing Authority – questioned assisted living labor costs.

Ted Matthews, Chairman, Bare Cove Park Committee – expressed concern about tree consideration, Tucker Swamp, and wildlife concerns. Mr. Matthews voted to put back out to bid to maximize income for the property.

Judy Sneath, Chairman, 89 North Street, Planning Board. Ms. Sneath stated that project looks great from a site planner view. Didn't see a lot of detail about texture, materials, trees, and access in the proposal.

Her concern is the need for a town forum on housing including 40B's. A concern amongst town is the mixed use of developments – what types of housing. Need for housing production plan – suggests robust conversation.

Chief Glenn Olsson – expressed concern about impact on neighborhood traffic. Assisted living draws less traffic – less tax on Police Dept. He stated that he would like to see 80 units versus 120.

Voted – to approve a fifteen (15) day extension to the Proposed Schedule outlined in the 2 Beal Street Request for Proposal (RFP) as follows:

- Notice of Award: September 16, 2016
- Execution of Purchase and Sale Agreement: September 30, 2016
- Due Diligence Period Expiration: October 28, 2016
- Filing of LIP Application with Board of Selectmen: November 11, 2016

A vote was taken and all were in favor; the motion passed.

Centerline Wireless Telecommunications facility

Mr. Alexiades explained the proposal for a wireless communication facility at the Transfer Station.

Mr. Gannon commented that it would be good timing for Carol Myer to air the opportunity in *The Hingham Journal*. It was suggested by Mr. Alexiades that abutter notices be sent out to neighbors. It was suggested by Ms. Power that the vote on whether to issue an RFP be deferred until the September 15, 2016 meeting.

Appointments- Special Police Officers:

Voted - to appoint the following personnel as Special Police Officers for the Town of Hingham: Leslie Badger, Jake Handrahan, Max Goldstein, Dan Goldstein and Ray Abreau. The appointment is contingent upon the candidate's passing a physical health check and psychological testing. A vote was taken and all were in favor; the motion passed.

Voted – to appoint Nelson G. Ross as Special Liaison to the Town Administrator for labor negotiation matters. A vote was taken and all were in favor; the motion passed.

Voted – to appoint Francis Gaul to the Scholarship Fund Committee for a three-year term ending June 30, 2019. A vote was taken and all were in favor; the motion passed.

Voted – to appoint Lindsay Newell as Hingham's representative to the Massachusetts Port Authority Community Advisory Committee. A vote was taken and all were in favor; the motion passed.

Votes:

- Voted – to approve the issuance of a Special (One Day) Wine & Malt Beverages License to the House of Prayer Lutheran Church c/o Robert T. Lacey for Oktoberfest to be held at House of Prayer Lutheran Church on Saturday, September 24, 2016 from 11:00 am to 5:00 pm and Sunday, September 25, 2016 from 11:00 am to 4:00 pm. A vote was taken and all were in favor; the motion passed.
- Voted - to approve the issuance of a Special (One Day) Wine and Malt Beverages License to Type One, LLC c/o Paul Foti for the Renegade Run Fundraiser at Wompatuck State Park on Sunday, October 23, 2016 from 10:00 am to 2:00 pm. A vote was taken and all were in favor; the motion passed.
- Voted - to approve the issuance of a Special (One Day) All Alcoholic Beverages License to the Hingham Sports Partnership c/o Christine Falvey for Oktoberfest at the Hingham Armory on Friday, September 30, 2016 from 7:00 p.m. to 11:00 p.m. A vote was taken and all were in favor; the motion passed.
- Voted – to approve the issuance of a Special (One Day) Wine and Malt Beverages license to Hingham High School Football Boosters c/o Peter Finney for Harbormen at the Harbor Fundraiser and Social at Hingham Maritime Center on Saturday, September 3, 2016 from 6:30 p.m. to 10:30 p.m. A vote was taken and all were in favor; the motion passed.
- Voted – to approve the issuance of a Special (One Day) Wine and Malt Beverages license to Hingham High School Crew c/o Marco Boer for the Fall Social Kick-Off Parent Fundraiser at Hingham Maritime Center on Saturday, September 10, 2016 from 6:30 p.m. to 9:30 p.m. A vote was taken and all were in favor; the motion passed.
- Voted - to approve the removal and relocation of two artillery pieces located at Hingham’s Victory Park. A vote was taken and all were in favor; the motion passed.
- Voted - to add Kerry T. Ryan to the Bogle, DeAscentis & Coughlin, P.C. Client Fee Agreement at his current rate, to continue to perform litigation and other legal matters as assigned to him by the Town. A vote was taken and all were in favor; the motion passed.
- Voted - to approve the issuance of a Special (One Day) All Alcoholic Beverages License to Weir River Farm c/o Fran Blanchard for the Friday Farm Dinner Fundraiser at 140 Turkey Hill Lane on Friday, September 30, 2016 from 5:00 p.m. to 8:00 p.m. A vote was taken and all were in favor; the motion passed.
- Voted- to approve the issuance of a Special (One Day) All Alcoholic license to Ellen MacKenzie Catering, Inc. for the Historical Society Fundraiser to be held at 48 Middle Street on Saturday, September 10, 2016 from 5:30p.m. to 8:30p.m. A vote was taken and all were in favor; the motion passed.
- Voted – to sign the agreement with Schmidt Equipment Inc. for a 2016 John Deer 410L Backhoe in the amount of ninety-seven thousand six hundred dollars. A vote was taken and all were in favor; the motion passed.
- Voted - to consider the Disclosure of an Appearance of Conflict of Interest as filed by Joseph Freeman. A vote was taken and all were in favor; the motion passed.
- Voted - to approve the request of the Hingham Downtown Association to use the sidewalks for the Hingham Arts Walk on Sunday, October 23, 2016 from 12:00 pm to 4:00 pm. A vote was taken and all were in favor; the motion passed.
- Voted – to authorize real estate and litigation counsel to assist with its review of a Comprehensive Permit Application for the proposed Broadstone Bare Cove rental development at 230 Beal Street and to authorize said counsel’s expenditures to exceed \$5,000. A vote was taken and all were in favor; the motion passed.

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Voted – to authorize real estate counsel’s expenditures to exceed \$5,000 on the 2 Beal Street project. A vote was taken and all were in favor; the motion passed.

Selectmen/Town Administrator Reports

Mr. Alexiades made mention of posting liaison assignments on the web page. This will advise members of the community which areas of government each selectmen represents.

Mr. Alexiades also announced that the South Shore Country Club is hosting the Hingham Golf Scramble Championship on October 17th at 12p.m. The contact is Jay McGrail. This fundraiser will help the country club manage capital improvements.

Ms. Power informed the public that the Hingham schools are opening next week. She thanked Dr. Galo and her staff for their hard work. As the committees and departments are gearing up, she stated that she looks forward to working with everybody on important town business.

Mr. Gannon stated that he is excited for kids and family for school starting up. He recognized Superintendent Dot Galo, her staff, and teachers for making us very proud with our high ranking in state.

Mr. Gannon reminded folks to get out to vote on Thursday, September 8th. He stated that every vote counts.

Mr. Healey introduced and welcomed Sally Sinclair as the new Assistant Secretary in the Selectmen’s Office.

Mr. Healey made mention of the Annual State Ethics Commission Conflict of Interest seminar being offered on September 13, 2016 at 4:30pm and again at 7:00pm. Presented by David Giannotti, Chief, Public Education and Communications Division State Ethics Commission. The seminar will take place in the Central Meeting Room on the 2nd floor at Town Hall. Exam every two years is required.

Mr. Healey announced that there has been a resignation on the Housing Authority recently. He strongly encourages anyone who is interested in serving on the Housing Authority to step forward.

The Session adjourned at 9:04pm

Sally Sinclair

Approved: September 15, 2016

Documents: (A complete meeting packet of supporting documentation is on file and available for public review in the Board of Selectmen’s Office).

1. ABCC Local Licensing Authority Review Record for 415 Whiting, Inc. d/b/a The Quarry Restaurant.
2. Approval request from Veterans Council for Raymond C. Campbell Memorial
3. H-CAM Grant Agreement
4. Hingham Subsidized Housing Inventory Status
5. Proposal from Alex Murshteyn on behalf of Centerline for wireless telecommunications Lease/T-Mobile
6. Special Police Officers Appointment Request
7. Special (One Day) Wines & Malt Beverages License application from Robert Lacy for House of Prayer Lutheran Church
8. Special (One Day)Wines & Malt Beverages License application from Paul Foti for the Renegade Run
9. Special (One Day) All Alcoholic Beverages License application from Christine Falvey on behalf of Hingham Sports Partnership Oktoberfest fundraiser
10. Special (One Day) Wines & Malt Beverages License application from Peter Finney on behalf of Hingham High School Football Boosters
11. Special (One Day) Wines & Malt Beverages License application from Marco Boer on behalf of Hingham High School Crew
12. Special (One Day) All Alcoholic Beverage License application from Ellen MacKenzie Catering Inc. for the Hingham Historical Society
13. Special (One Day) All Alcoholic Beverage License application from Weir River Farm
14. Request for removal of Artillery Pieces at Victory Park
15. Agreement between Town of Hingham and Schmidt Equipment for 2016 John Deere 410L Backhoe purchase.
16. Disclosure of an Appearance of Conflict of Interest as filed by Joseph Freeman.
17. Request for permission from Liz Klein for Hingham Arts Walk to utilize sidewalks on Sunday, October 23, 2016.
18. Request for real estate and litigation counsel to assist with its review of a Comprehensive Permit Application for the proposed Broadstone Bare Cove rental development at 230 Beal Street.