

Board of Selectmen

September 15, 2016

Regular Session 7:03pm

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

May 12, June 16, June 23, July 7, July 21, August 4, September 1, 2016.

A motion was made by Mr. Healey to approve the minutes as amended.

All were in favor.

Questions from the Public Regarding Items not on the Agenda

There were no questions from the public.

Public hearing on the petition of Verizon New England, Inc. to relocate, install and maintain a new telephone pole identified as pole P.10 in the vicinity of 24 Foley Beach Road.

Voted– to approve the petition of Verizon New England, Inc. to relocate, install and maintain a new telephone pole identified as pole P.10 in the vicinity of 24 Foley Beach Road. This new telephone pole will be relocated approximately 10 feet northwesterly of its current location and will be approximately 123 feet northwesterly from existing pole P.9 and approximately 108 feet southwesterly from pole P.11. This new pole will be set in a safe manner and not to interfere with any travel ways, walkways or bicycle paths. This relocation is necessary in order to accommodate the reconstruction of a driveway at 24 Foley Beach Road. This approval is subject to the stipulation of the Department of Public Works, including letter dated August 4, 2016.

Mr. Gannon made a motion to approve – all were in favor.

Public hearing on the petition of Verizon New England, Inc. to relocate, install and maintain a new telephone pole identified as pole P.10 in the vicinity of 48 Howe Street.

Voted - on the petition of Verizon New England, Inc. to relocate, install and maintain a new telephone pole identified as pole P.10 in the vicinity of 48 Howe Street. This new telephone pole will be relocated approximately 37 feet southwesterly of its current location and will be approximately 162 feet southwesterly of the centerline of Whiton Ave. This new pole will be set in a safe manner and not to interfere with any travel ways, walkways or bicycle paths. This relocation is necessary in order to accommodate the reconstruction of a driveway at 48 Whiton Ave. This approval is subject to the stipulation of the Department of Public Works, including letter dated August 4, 2016.

Ms. Power made a motion to approve – all were in favor.

A Proclamation was issued/read into the record to Representative Garrett Bradley by Mr. Healey.

Senator O'Connor, on behalf of the Commonwealth of Massachusetts, presented Mr. Bradley with two official citations from the Massachusetts State Senate and the Governor's office.

2 Seal Cove Road discussion

Present: Trevor Graham, his wife, Liz (the property owners) and Mike Colclough from Colclough Construction (building the house).

Mr. Harry Sylvester, Hingham Project Engineering, reviewed the history and status of (two) requests for street opening for utility access of 2 Seal Cove Road.

Mr. Healey reiterated the potential damage to the road by cutting into it.

Ms. Power questioned Mr. Colclough about his knowledge of the moratorium on cutting into Seal Cove Road, its impact on residents, the road, and public safety.

Mr. Colclough responded that his brother, Steven, had applied for the permit and that the road had been paved while waiting for the permit to be approved. He was unaware of the moratorium, but is now aware.

Mr. Gannon spoke about this case as being an extreme hardship. He would support waiver.

Mr. Healey made a motion to grant a waiver to the "Town of Hingham's rules and Specifications Governing Street Excavations", adopted by the Board of Selectmen in 1986 as it relates to work to be completed at 2 Seal Cove Road per requirements provided in the letter dated August 26, 2016 from the Department of Public Works.

All were in favor.

Votes:

Voted –to grant permission to the Hingham Farmers Market for the use of the Station Street parking lot on September 24, 2016.

Mark Cullings spoke on behalf of the Farmers market requesting permission for the HFM to use Station Street, September 24th. The Hingham Nursery School wields seniority rights to the Bathing Beach parking lot that day for their annual touch-a-truck fundraiser. The market will need the space from early morning until about 2:30p.m.

Mr. Healey made a motion to grant permission. All were in favor.

Voted - to sign an employment contract (three year extension) with the Town Accountant.

A motion was made by Mr. Healey to sign employment with town contract. All were in favor.

Voted - to sign the Consolidated Grant Agreement with Hingham Community Access and Media, Inc.

Mr. Alexiades announced that no comments were received from the public.

Ms. Power made motion to sign the consolidated grant agreement. All were in favor.

Voted – to authorize the Chairman to submit a Local Initiative Program (LIP) Local Action Unit (LAU) application to the Department of Housing & Community Development

(DHCD) on behalf of the Town of Hingham and South Shore Habitat for Humanity, Inc. for an affordable single-family home located on Winona Way and to execute the Regulatory Agreement and other necessary documents required to qualify the property for inclusion on the Subsidized Housing Inventory (SHI) following review by DHCD.

Mr. Gannon made a motion to authorize the Chairman to submit said application and documents. All were in favor.

Voted - to approve the issuance of a Special (One Day) All Alcoholic Beverages License to the South Shore Conservatory of Music c/o William Arvanites for the Hingham Jazz Festival at the South Shore Conservatory of Music on September 25, 2016 from 11:00 a.m. to 9:00 p.m.

Ms. Power made a motion to approve – all were in favor.

Voted - to approve the issuance of a Special (One-Day) Wine and Malt Beverages Liquor License to Susan Rizzo for the Hingham Youth Football & Cheerleading Parent Social to be held at Hingham Community Center on Friday, October 14, 2016 from 7:00 pm to 11:00 pm.

Mr. Gannon made a motion to approve – all were in favor.

A recess was taken from 7:40pm - 7:49pm.

Hingham Affordable Housing Trust Update, Tim White

Mr. Tim White, Chairman of the Hingham Affordable Housing Trust, was introduced by Mr. Healey. Mr. White explained his role which is to create and maintain affordable housing. The Trust utilizes funds received from the town and CPC to accomplish its goals. They are actively working on expanding the Lincoln Street Apartments. Mr. White introduced Al Chambers, a Lincoln Street resident and new addition to HAHT.

Affordable housing/Assisted living components overview delivered by Mr. White on the following properties: 302 Whiting Street and Selectman's Parcel.

Mr. White invited everyone in town to have their radar up to watch for affordable housing units.

Rentals will be looked at during the next meeting on Wednesday, September 21, 2016.

Town-wide Comprehensive Permit/40B Discussion:

- **2 Beal Street Request for Proposal**

Mr. Healey introduced Mr. Alexiades to provide 40B overview to the audience.

Mr. Alexiades offered copies of the presentation to the audience.

Mr. Alexiades thanked Tom Mayo, Emily Wentworth and Susan Murphy for their countless hours of work towards a complex subject.

Mr. Alexiades reviewed 40B definitions and presented a Q&A and possible options for consideration.

Four Options describing risks and benefits were outlined in the presentation by Mr. Alexiades.

Mr. Healey solicited questions concerning presentation.

Susan Murphy, Real Estate Counsel, was invited to field questions and concerns from the audience.

The following members of the audience posed their questions and concerns:

Marc Snyder, 23 Backriver Road

Carolyn Kaplan, 8 Baker Hill Dr

Melissa Tully, 29 Backriver

Kathleen Peters, 3702 Tuckers Lane

Christine Smith, 2 Park Circle

Harry Daniels, 10 Heron Way, Backriver

Anita Ryan, 37 Baker Hill

Laura Burns, 96 Hersey Street

Sarah Corey, 335 North Street

Ted Matthews, 102 Hersey Street

Mr. Gannon voiced his concerns about the traffic impact of the 100+ rental units proposed. Chief Olsen at the last meeting indicated that the traffic is already maxed out on Beal Street.

Mr. Gannon said he couldn't vote for the 100+ rental units' proposal without hearing from the impacted neighbors, its effects on traffic and the environment.

Voted – A vote to authorize the Town Administrator to issue an RFP for a development project at 2 Beal Street under Chapter 40B for rental housing, such that all units will qualify for the Town's Subsidized Housing Inventory. Any award for this use under such RFP shall be subject to Town Meeting approval under General By-law Article 5A Section 4A. Mr. Healey and Ms. Power were in favor. Mr. Gannon opposed.

Voted – A vote to reject all responses received in connection with the RFP for 2 Beal Street dated June 14, 2016. All were in favor.

Meeting adjourned at 10:00p.m.

Sally Sinclair

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

1. Request from Verizon to relocate, install and maintain a new telephone pole in the vicinity of 24 Foley Beach Road.
2. Request from Verizon to relocate, install and maintain a new telephone pole in the vicinity of 48 Howe Street.
3. Correspondence pertaining to 2 Seal Cove Road Water Service.
4. Proclamation issued in appreciation to Representative Garrett Bradley.
5. Request from the Hingham Farmers Market for the use of the Station Street parking lot on September 24, 2016.
6. Employment contract with the Town Accountant.
7. Consolidated Grant Agreement with HCAM.
8. Local Initiative Program (LIP) Local Action Unit (LAU) application for an affordable single-family home located on Winona Way.
9. Special (One Day) All Alcoholic Beverages License to the South Shore Conservatory of Music.
10. Special (One Day) All Alcoholic Beverages License to the Hingham Youth Football & Cheerleading Parent Social to be held October 14, 2016.
11. Hingham Affordable Housing Trust Treasurers Annual Report Fiscal 2015-6.
12. Town-wide Comprehensive Permit/40B Discussion presentation.