

Selectmen's Minutes 11/13/2017

Town of Hudson - Board of Selectmen

Minutes – November 13, 2017

78 Main Street 2nd Floor 7:00 PM

- **Call to Order:**

Present were Mr. Parent, Mr. Quinn, Mr. Lucy, Mr. Durant and Mr. Moses. Also present were Attorney Cipriano and Ms. Santos.

- **Minutes to be Approved:**

Public Session Minutes – October 30, 2017

On a motion by Mr. Lucy, seconded by Mr. Quinn, the Board voted 4-0 to approve the public session minutes of October 30, 2017.

Executive Session Minutes – October 16, 2017

On a motion by Mr. Quinn, seconded by Mr. Lucy, the Board voted 4-0 to approve the executive session minutes of October 16, 2017.

Executive Session Minutes – October 30, 2017

On a motion by Mr. Quinn, seconded by Mr. Durant, the Board voted 3-0-1 to approve the executive session minutes of October 30, 2017. Mr. Lucy abstained.

- **Meetings and Public Hearings - 7:00 PM**

Selectmen to hold a Public Hearing for the proposed establishment of a Business Improvement District (BID) in the Downtown.

Mr. Parent stated that the Town Clerk has certified that the establishment criteria have been met as set forth in M.G.L. Chapter 40O, Section 3. Mr. Parent made a motion to confirm the Boards approval of the administration portion of the BID.

On a motion by Mr. Parent, seconded by Mr. Quinn, the Board voted 4-0 to approve the administration of the BID as the petition meets all the appropriate sections.

Mr. Quinn read the follow into the record.

The annual fee schedule for members of the Hudson BID is as follows:

- The fee for commercial properties will equal the assessed value of such property multiplied by .0035.
- The fee for commercial residential properties will equal the assessed value of such property multiplied by .002.
- The fee for mixed use properties will equal the assessed value of such properties multiplied by .0035 for commercial/retail and .002 for residential.
- Properties owned by public (e.g. municipal, states, or federal governmental entities) and non-profit corporations will negotiate fee agreements with contributions of cash and/or in kind services.
- Single family residential and residential condominiums are exempt.

Dissolution:

A BID may dissolved by petition to the local municipal governing body and a subsequent decision by such governing body to authorize dissolution. In order to be considered by the local municipal governing body a petition to dissolve a BID shall contain the signatures of the owners of at least 51% of the assessed valuation within district or at least 51% of the real property owners within a district. The local municipal governing

body shall hold a public hearing within 30 day of receipt of a completed petition on the issue of dissolution. Following the public hearing the local municipal governing body may declare the BID dissolved provided however that no BID shall be dissolved until it has satisfied or paid in full all of its outstanding indebtedness, obligations and liabilities or until funds are on deposit and available therefore or until a repayment schedule has been formulated and municipally approved therefore. In addition, the BID shall be prohibited from incurring any new or increased financial obligations. Any liabilities either current or future incurred as a result of action to accomplish the purpose of the BID shall not be an obligation of the municipality, but said liability shall be paid for entirely from revenue gained from the project or facilities authorized or from the fees and properties in the BID. Upon the dissolution of a BID any remaining revenues derived from the sale of assets acquired with fees collected shall be refunded to the property owners in the BID in which fees were charged by applying the same formula used to calculate the fee in the fiscal year in which said BID is dissolved.

Charles Randall, 76 Park Street and Arthur Redding, 3 Redco Road addressed the Board. Mr. Redding explained that there are 105 properties within the BID and 76 of the properties have signed which equates to 81.3% of the BID area. Mr. Randall noted that they are working on structuring the organization, voting in a Board of Directors and creating by-laws.

Jason Kleinerman, 73 Main Street spoke in favor of the BID and commended the folks in Town for being progressive to help keep Hudson moving forward.

Silvino Cabral, 6 Brenton Wood Road also spoke in favor of the BID but would like to make sure the section of the District past the intersection of Manning Street is not forgotten.

The Selectmen all spoke in favor of the BID.

On a motion by Mr. Parent, seconded by Mr. Lucy, the Board voted 4-0 to close the public hearing.

On a motion by Mr. Parent, seconded by Mr. Durant, the Board voted 4-0 to accept the BID.

- **Licenses:**

Selectmen to consider approval of a change of hours for Café 641 Corp. located at 45 Main Street from Monday – Thursday 7 AM – 3PM, Friday – Saturday 7 AM – 7 PM and Sunday 7AM – 3 PM to Monday – Sunday 7AM – 11PM.

On a motion by Mr. Durant, seconded by Mr. Quinn, the Board voted 4-0 to approve the change of hours for Café 641 Corp. located at 45 Main Street from Monday – Thursday 7 AM – 3PM, Friday – Saturday 7 AM – 7 PM and Sunday 7AM – 3 PM to Monday – Sunday 7AM – 11PM.

Selectmen to consider approval of 2018 License renewals for all licensee's that have met their requirements.

On a motion by Mr. Lucy, seconded by Mr. Quinn, the Board voted 4-0 to approve the 2018 License renewals for all licensee's that have met their requirements.

- **Personnel:**

Selectmen to note the retirement of Patricia Mulkern from the Hudson Police Department.

On a motion by Mr. Lucy, seconded by Mr. Parent, the Board voted 4-0 to note the retirement of Patricia Mulkern from the Hudson Police Department.

Selectmen to consider approving the appointment of Tina McAndrew as a part-time Technical Services Librarian for the Library at a Grade F, Step 1 (\$18.14 per hour).

On a motion by Mr. Parent, seconded by Mr. Lucy, the Board voted 4-0 to approve the appointment of Tina McAndrew as a part-time Technical Services Librarian for the Library at a Grade F, Step 1 (\$18.14 per hour).

- **Contracts:**

Selectmen to consider approval and authorization to sign contracts with various vendors for the snowplowing and snow hauling for the 2017 - 2018 season.

On a motion by Mr. Durant, seconded by Mr. Lucy, the Board voted 4-0 to approve and authorize the signing of contracts with various vendors for the snowplowing and snow hauling for the 2017 - 2018 season.

Selectmen to ratify contract with AFSCME Council 93, Local 3625 for the period of July 1, 2016 through June 30, 2019.

On a motion by Mr. Durant, seconded by Mr. Lucy, the Board voted 4-0 to ratify contract with AFSCME Council 93, Local 3625 for the period of July 1, 2016 through June 30, 2019.

- **General:**

Selectmen to meet with Michael Drayer of Native Sun Wellness regarding a Proposed Registered Marijuana Dispensary.

Michael Drayer, Director of Cultivation and Mark Schuparra, CEO met with the Board regarding their plan to open a medical marijuana dispensary on Coolidge Street. They are requesting a letter of non-opposition from the Board.

Mr. Lucy expressed his support for this type of business as it raises money for the Town that does not come from the residents.

They are proposing to build an \$800,000 facility on an undeveloped parcel of land on Coolidge Street.

Mr. Moses clarified that originally the Selectmen issued two letters of non-opposition; one to Temescal and another with Good Chemistry. Good Chemistry has since withdrawn their interest and is no longer interested in doing business in Hudson. He suggests that the Board enter into a Community-Host Agreement with similar terms, if not the same, as with Temescal. He reminded the Board that the previous non-opposition letters were authorized providing an adequate Community-Host Agreement was entered into.

On a motion by Mr. Parent, seconded by Mr. Lucy, the Board voted 3-1 to grant the letter of non-opposition to Native Sun Wellness on the condition that prior to it being issued a Community-Host Agreement must be signed by the applicant. Mr. Durant opposed.

Selectmen to hear presentation from Irene Congdon, MassDEP regarding municipal curbside trash pickup.

Ms. Congdon gave a presentation detailing a proposed program called SMART (Save Money and Reduce Trash). During the presentation Ms. Congdon covered the trash/recycling issue, available grants and gave a brief overview of SMART.

She noted that the BP transfer station needs to be moved. The agreed upon location for the new transfer station would be behind the waste water treatment facility. BP will pay for the construction of the facility and also, as part of the agreement, will offer a curbside pickup program. The goal is to have a uniform town wide trash and recycling program.

Ms. Congdon suggested that a committee be formed to find what the best program structure for Hudson is. Mr. Moses would like a consensus from the Board as to whether or not they would like to proceed with this course or not. He also would like the approval of the Board to establish a committee.

Mr. Lucy agrees that the transfer station should be moved however it will only happen if BP is given the curbside contract for Hudson. He is not in favor of changing this. Mr. Durant is in favor of this as he does not see a downside to offer curbside pickup.

The Board of Health will establish an ad hoc committee to investigate what the best program structure would be. They will report back to the Selectmen with their analysis on an ongoing basis. Ms. Calo said she will advertise for members on the Board of Health's website.

On a motion by Mr. Lucy, seconded by Mr. Durant, the Board voted 4-0 to approve the relocation of the transfer station to behind the waste water treatment plant off Municipal Drive.

- **Citizens' Issues:**
- **Town Issues:**

Mr. Lucy read a statement regarding the need for the Town to be more customer-friendly, something he has brought up in the past. He noted a specific incident regarding a building inspection. In which the property did not have four inch high numbers facing the street and therefore final approval and sign off was denied. He would like to change the wording on the applications to clarify this requirement. He also asks that applicants be told of this requirement when they come into get a permit. Mr. Moses agreed and the inspection application will be changed to include the section of the general by-laws that cites this regulation.

- **Correspondence to be Noted by Clerk:**

On a motion by Mr. Quinn, seconded by Mr. Lucy, the Board voted 4-0 to approve the correspondence of November 13, 2017

- **Executive Session:**

Adjourn:

On a motion by Mr. Lucy, seconded by Mr. Quinn, the Board voted 4-0 to adjourn its meeting of November 13, 2017 at 8:50PM.

Document List – November 13, 2017

Document	Location
Minutes October 30, 2017	BOS Office
ES Minutes – October 16 & 30, 2017	BOS Office
License Application – Café 641	BOS Office
License Renewals 2017	BOS Office
Retirement memo – Patricia Mulkern	BOS Office
Appointment Memo – Tina McAndrew	BOS Office
Snow Hauling/Plowing Contracts 2017-18	BOS Office
AFSCME Council 93, Local 3625 Contract	BOS Office
Letter from MMA regarding Legislative Alerts	BOS Office
Letter from MMA regarding its 39 th Annual Meeting & Trade Show	BOS Office
Email regarding Gates Pond newspaper story	BOS Office
Letter and response of a complaint of unauthorized use of Town vehicle	BOS Office
Planning Board recommendations regarding Town Meeting articles	BOS Office