

Memorial Town Hall, 1 Library Street, Georgetown, MA 01833
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BOARD OF SELECTMEN MEETING MINUTES
Memorial Town Hall
3/9/20
7:00PM-General Meeting~3rd floor meeting room, Town Hall

Selectmen Present: Joseph Bonavita, Chairman; Charles Durney, Clerk; Gary C. Fowler, Douglas W. Dawes, and David J. Twiss

Others Present: Michael Farrell, Town Administrator; Janet Pantano, Administrative Assistant

Absent:

6:00PM EXECUTIVE SESSION

To discuss strategy with respect to collective bargaining or litigation if an open meeting may have a detrimental effect on the bargaining or litigating position of the governmental body and the Chair so declares ...;

7:00PM Call to order

Invocation-Douglas W. Dawes
Pledge of Allegiance

Accept Donation to the CoA from The Trustees of the George H. Carleton Fund

Beverly Knapp, Gary Evans, Trustees of the G.H. Carleton Fund and Colleen Fiorello, CoA Director

Ms. Fiorello stated that the Trustees have donated again to the CoA and she explained the history of the G. H. Carleton Fund. Mr. Evans explained that since 1901 the fund or Mr. Carleton have been benefiting the seniors of Georgetown. Ms. Fiorello explained that she will the use funds towards the new bocce court with some seating, exercise equipment, and other items. Mr. Dawes stated that this is great for the center. The board all thanked the trustees for the funds. Mr. Bonavita asked how the fund stays funded. Mr. Evans stated that through investments now.

Mr. Durney moved to accept the donation of \$15,000 to the Council on Aging from the Advisory Group of the George H. Carleton Fund. Mr. Twiss seconded the motion and the motion was approved by a unanimous vote.

Synergy Cannabis Industrial Park-Charles Jenkins to be present

Charles Jenkins, of Future Energy Consultants and Erik Hiltunen, of King Green Industries were present along with 6 other representatives of the project

Mr. Jenkins stated that they have put together a project on National Ave. He stated that the project will consist of a Cannabis testing lab, a growing facility, manufacturing, and research lab. He stating that they plan on putting solar on the site and this will give them some green benefits. He stated that the project will give a lot of economic growth to the town. He stated that he has been talking with Light Manager Dave Schofield and will do peak shaving, which will help offset electricity at peak times and help constituents.

Mr. Schofield stated that this would be a tri-agreement and they would buy solar power from them. He stated that this is good stuff and he would like to have green power in their portfolio. He stated that this is a good group and have been good to work with. He stated that he has met with them, but just for the power part of the project.

Mr. Jenkins stated also will work with residents to get green energy. Mr. Schofield stated that this would be good for residents who want to be green but do not want panels on their home. He stated that this has been done in other towns.

Mr. Twiss asked how much power would he receive. Mr. Schofield stated about 15%. He stated that the benefit of battery storage is that it smooths the ramp up and ramp down. Mr. Jenkins stated that this makes the project significant for the town. He stated that the marijuana testing is needed in the State now.

Mr. Bonavita asked why this is a good project for them, is it the close proximity to the highway. Mr. Jenkins stated that they like how close to highway and remote location. He stated that the facility will be gated with no public access, no retail, and off the beaten path.

Mr. Bonavita asked how many employees.

Mr. Jenkins stated hundreds. He stated that they have to go through all committees. He stated they plan minimal disturbances to wetlands. He stated that there is a utility access on one side and also on the other side on National Ave.

Mr. Bonavita asked if this is their first project like this. Mr. Jenkins stated that they are working with a few other towns on a similar plan and some are in design phase.

Michael DeNault, Foster Insurance, risk management planner, Risk Management and Loss Control, stated security is one of the largest issues. He explained the system that they would have. He explained that these are microbusiness.

Mr. Nathan Lee, King Green Industries, he explained that this group is commit to work with the community. Mr. Jenkins stated that they will hire locally, and hire Veterans. Mr. Lee stated will forge forward and want to work with community. He stated that the highway access will be great. He stated that they will have retail truck delivery. Mr. Bonavita asked his history. Mr. Lee stated that he started in property management and then in the marijuana industries out west. Mr. Jenkins stated that Mr. Lee is a master grower and he got his education out west. Mr. Jenkins stated groups and investors like the dual projects. He stated that they are looking for a short-term lease to start, and then would look for a 20-year lease. He stated that they are aware that the long-term lease would have to be approved at the ATM in May. He stated that they want to get out to the site with Conservation. He stated worse case is to get approval at the STM in October. He stated that this is the thought process they are starting with and have to get going before others copy their idea. He stated that this is a \$30-\$40M project.

Mr. Dawes stated that this is a multi-faceted project with some high-end jobs for the area.

Mr. Bonavita asked if privately funded. Mr. Jenkins stated that it is.

Mr. Dawes asked if they have started with the CCC. Mr. Jenkins stated that they have but need the host agreement to go forward.

Mr. Twiss asked if they have to go thru all the boards as the land is town owned and they will be leasing.

Mr. Farrell stated this is more than a 3-year lease and will have to go to the ATM, they may have some leeway with boards as property is town owned. He stated that they will have to put out an RFP. Discussion on timing.

Mr. Twiss asked how long from approval to build out for all departments.

Mr. Farrell went over the stages and that the town does not see any funds until they are operating. Mr. Jenkins and Mr. Lee stated that may bring in cubes and will be up and running in one year. Mr. Twiss stated that the leases should be the same time for cubes and buildings and land.

Mr. Farrell stated do they see 7 HCA's. Mr. Jenkins stated that they have a business with one HCA for 3 different operations. He stated that they can put them together. Mr. Jenkins stated that this is an interesting model that they have brought to the board. Mr. Dawes stated that a lot of homework for all of us.

Mr. Fowler asked what they will be asking for at the ATM. Mr. Farrell stated for the 20-year lease. Mr. Fowler stated that we had an article for the National Ave property before, would that cover the lease. Mr. Farrell stated he would have to review the article wording. Mr. Fowler stated some residents are against this type of business and this board has been favorable to this type of business. He asked Mr. Jenkins why Georgetown and this lot.

Mr. Jenkins stated that they looked at Landfill area and this had a lot of issues with zoning and not in the overlay district. He stated that this is what drove them to the other site.

Mr. Fowler stated that they have to prove the impact fees to the State and these fees may go away in the future. He asked if something could be put in lease to include continuation of the fees. Mr. Jenkins stated that they can look at something in the lease.

Board stated that they will have council look at this.

Mr. Twiss stated that if the HCA go away then they could add to lease.

Mr. Durney asked about the delivery. Mr. Lee stated would be vans, like an amazon van and have some compliance issues and would have to be CCC approved.

It was explained only that they are only allowed to carry \$10K in truck and that there would be camera's in truck and on the drivers, and that there would be two people in each van, and that the vehicles will be unmarked. He stated that some of their drivers will be former police or Veterans.

Mr. Bonavita stated that they will work to expedite the HCA as soon as possible. He stated reach out to Mr. Farrell or Mr. Dawes.

Mr. Farrell stated that he will work on:

Confirming the wording of the National ATM article, working on the HCA and RFP, and the lease.

Mr. Dawes stated that the HCA's have been at 3% and very vanilla.

Mr. Bonavita asked if Mr. Schofield has talked to the water department on water use. Mr. Schofield stated he talked to Scott Edwards and he is aware and he is consulting with the Water department. He stated that they use less water than you think. He stated he will talk to the Water Department. He stated that he can sign a PPA and he can do this on his own, but he is working with his board.

Mr. Fowler asked how much can the business absorb. Mr. Jenkins stated it is blowing up and can open to hemp in the future. He stated that this is not short term.

Mr. Jenkins thanked the board for their time.

WARRANT and MINUTES

Minutes of February 10th and 24th, 2020

Mr. Fowler moved to approve the minutes of February 10, 2020. Mr. Dawes seconded the motion and the motion was approved by a 3-0 vote. Mr. Durney and Mr. Bonavita abstained

Mr. Fowler moved to approve the minutes of February 24, 2020. Mr. Dawes seconded the motion and the motion was approved by a unanimous vote.

CORRESPONDENCE

Request from Senator Tarr for local priorities for the FY20 General Appropriations Bill

Mr. Farrell stated that Senator Tarr requests this every year.

Mr. Bonavita asked if anyone had ideas.

Mr. Dawes stated that he would like to see more involvement in Vocational Schools and a review of Chapter 70 (School funds) and Chapter 90 (Roads) formulas.

Mr. Fowler stated he wanted to put something together regarding speed limits in areas going from 25mph to 40mph. He stated he would also like to see some way to fund capital projects.

Mr. Dawes stated that we did vote to use excise tax from the sale of marijuana to go into the Capital, and Stab Funds.

Mr. Durney stated he would like to see Chapter 90 reviewed.

Mr. Bonavita stated that he would like them to look at Circuit Breaker for SPED and further funding for GYCC. He stated that they stated that there was talk of further funds for the project but on a smaller scale.

Mr. Twiss stated that he would like to see the GYCC add 5th Grade to the afterschool program.

Mr. Dawes stated that the GYCC needs to see how the rest of the year goes. Then they will know if it grows and then how to fund.

NEW BUSINESS

Acceptance of Deed for Open Space off of Bailey Lane

Mr. Farrell explained this was part of a subdivision order of conditions.

Mr. Durney moved to accept the Deed of Open Space from Bailey Lane LLC to the Town of Georgetown, shown as Parcel A on Plan entitled: Definitive OSRD Bailey Village Site Survey Plan, as also accepted by the Conservation Commission. Mr. Dawes seconded the motion and the motion was approved by a unanimous vote.

Mr. Fowler moved to allow the Chairman Joseph Bonavita to sign said document: The Deed of Open Space from Bailey Lane LLC to the Town of Georgetown, shown as Parcel A on Plan entitled: Definitive OSRD Bailey Village Site Survey Plan, as also accepted by the Conservation Commission. Mr. Dawes seconded the motion and the motion was approved by a unanimous vote.

Accept Donation to Park & Rec for Teen Center

Mr. Durney read the notification of the donation for the Park and Recreation Commission for the Teen Center.

Mr. Dawes moved to accept a donation from the Pickleball Ladies of \$100 for the Park & Recreation Commission to be used for the Teen Center at Perley School. Mr. Twiss seconded the motion and the motion was approved by a unanimous vote.

OLD BUSINESS

Autism Awareness Month-Tom Stewart to be present

Mr. Stewart was not present. Mr. Durney read a proclamation from the Board of Selectmen.

Mr. Durney moved to proclaim the month of April and April 2, 2020 as Autism Awareness Month and Day. Mr. Dawes seconded the motion and the motion was approved by a unanimous vote.

Mr. Bonavita thanked Mr. Stewart for bringing this issue forward.

Cyber Security Policies-to be adopted

Mr. Durney stated there are three documents and they are a guide and have to be tailored to Georgetown and some items need clarification.

Mr. Bonavita asked Mr. Durney to go through the documents and his comments.

The board reviewed comments on all three documents: Acceptable Use Policy, Email Policy, and Access Control Policy.

The board asked for the document to be updated with all changes for the next meeting and for a vote of the board.

SELECTMEN'S REPORT

Veterans' flag funds request and Veterans' Grave Officer-Doug Dawes

Mr. Dawes stated that there are 28 flags in town and has been asking for a line item in the budget and we have none.

Mr. Bonavita stated that there is a line item in the Fire Dept budget. Mr. Dawes stated that they should have a stock of flags to replace as needed.

Mr. Dawes stated that the flags for the cemetery for veterans' graves is reimbursable 50% by Veterans' Office and he asked for \$200 to help in purchasing these flags. He stated that we also need a Veterans' Graves Officer and Assistant Graves Officer to make sure the veterans' markers are maintained.

The Annual Town Meeting and Special Town Meeting Warrants for May 4, 2020

Mr. Farrell stated that the only change to the warrant is we now have verbiage and dollar amounts for the CPC articles.

Mr. Bonavita stated he would like to discuss the Inclusionary Housing Balance Bylaw change.

Mr. Twiss stated that he attended the Planning Board meeting when this was discussed and his concern is, we have a bylaw in place now and with this change he explained that if a homeowner built a house, they would have to pay a 12% surcharge. He stated that this came from an issue with funds not being received and a lack of communication between departments. He stated that the departments must be sure to abide by the bylaw. He stated that it takes a long time in this town to get a project approved, a year or more and this will stop building in town.

Mr. Bonavita stated that Mr. Surface of the Affordable Housing Trust is going back to his board and will have another conversation on this. He stated that they will look at a better fit.

Mr. Dawes stated that at a recent meeting with realtors they were against this bylaw change.

Review BoS License and Permit Fees

Pass over

ITEMS NOT REASONABLY ANTICIPATED BY THE CHAIR 48 HOURS IN ADVANCE OF THE MEETING

TOWN ADMINISTRATOR'S REPORT

FY21 Budget Update

Mr. Farrell stated the FinCom asked him to eliminate all new positions in the budget and this cut amounted to \$119K from just the town side of the budget. He stated that he has a commitment from MIIA for a 4.9 increase in health insurance costs, he stated that he has this at 7% now. He stated that they may be able to save on dental insurance and is working on this. He stated does not have prices on any other insurances, property, etc. He stated that he will review revenue with the finance department and is now carrying at last year level.

Mr. Bonavita stated that FinCom would like to meet for a workshop at 7PM on March 19th.

Mr. Farrell stated that there is a planned Mass Dept of Health regional call tomorrow on the Coronavirus that he will participate in.

NEXT MEETING

March 23, 2020 at 7:00PM, 3rd floor meeting room

ADJOURNMENT

Mr. Twiss moved to adjourn. Mr. Durney seconded the motion and the motion was approved by a unanimous vote.

Meeting adjourned at 10:35PM.

Minutes approved March 23, 2020.

Minutes transcribed by J. Pantano.

Documents used in this meeting:

- Minutes of February 10th and 24th, 2020
- Request from Senator Tarr for local priorities for the FY20 General Appropriations Bill
- Acceptance of Deed for Open Space off of Bailey Lane
- Accept Donation to Park & Rec for Teen Center
- Accept Donation to the CoA from The Trustees of the George H. Carleton Fund
- Synergy Cannabis Industrial Park-Charles Jenkins to be present
- Autism Awareness Month-Tom Stewart to be present
- The Annual Town Meeting and Special Town Meeting Warrants for May 4, 2020
- Cyber Security Policies-to be adopted
- Review BoS License and Permit Fees
- Veterans' flag funds request and Veterans' Grave Officer-Doug Dawes
- FY21 Budget Update