

**Select Board
Regular Meeting Minutes
December 12, 2022, 6:30PM**

Present: Chair Hazard, Selectman Keyes, Selectman Stock, Interim Town Administrator Nutting

Chair Hazard called the meeting to order at 6:31PM.

Consent Items

Accept \$200 donation from Edward McGrath

Chair Hazard read the letter provided in the meeting packet regarding the \$200 donation. The letter clarified that the donation is \$250. The Select Board thanked Mr. McGrath for his generosity.

Selectman Stock moved to accept the \$250 donation from Edward McGrath. Selectman Keyes seconded the motion.

Stock – Aye, Keyes – Aye, Hazard – Aye

Accept donation of holiday lights from Tim and Alyssa Pettepit

Chair Hazard read the donation letter provided in the meeting packet. The Select Board thanked the Pettepit's for their generosity towards the Town.

Selectman Keyes moved to accept the donation of holiday lights from Tim and Alyssa Pettepit. Selectman Stock seconded the motion.

Stock – Aye, Keyes – Aye, Hazard – Aye

Accept donation of holiday wreath from Evergreen Center

Town Administrator Nutting stated that the Evergreen Center creates wreaths for communities every year. The Fire Department was able to put the wreath up on Town Hall while the Evergreen Center members were at the Town Hall.

Selectman Stock moved to accept the donation of the holiday wreath from the Evergreen Center. Selectman Keyes seconded the motion.

Stock – Aye, Keyes – Aye, Hazard – Aye

New Business

Discussion regarding Water & Sewer Commission regarding use of Public Employees for Environmental Responsibility (PEER)

Ed Burt, Water and Sewer Commission, provided an update regarding the use of Public Employees for Environmental Responsibility (PEER). Burt stated that at the previous Water Sewer meeting, Tyler Bennet, Director of the signed policy for PEER attended. Burt stated that PEER is an environmental and employee injustice nonprofit organization. Bennet discussed Peers background and gave insight into the organization. Burt stated that Bennet confirmed the Water/Sewer Commissions concerns for the rail yard are valid and offered her and PEERs services to work the Water/Sewer Commission through the issues. This will be at no cost to the Town. Burt stated that there is no action to be taken by the Select Board at

this time, he is informing the Select Board. Burt stated that in this case, PEER works as a liaison between the Environmental Protection Agency (EPA) and the Town of Hopedale. PEER will be assisting the Town by facilitating the details and communication with the correct people. Burt stated that the main concerns of the Water/Sewer Commission regarding the rail yard are the contaminated soils and the bags that are splitting in the process, there are additional concerns, but these are the main concerns. Selectman Keyes stated that the two concerns listed by Burt are EPA monitored already. Burt responded that the EPA is not really monitoring those issues. Burt continued this is not as simple as the Select Board would hope. Tim Watson, Water/Sewer Superintendent, stated that the Commission would like to see the emergency response procedures and plans. Chair Hazard asked Watson that as the Commission receives more information to let the Select Board know.

2023 Licensing Common Victualler Liquor – On-Premises Liquor – Off-Premises Class I Class II Entertainment – Weekday Entertainment – Sunday

Town Administrator Nutting stated that the list provided to the Select Board shows which licenses are ready to approve and which licenses still need documentation. The licenses that still need documentation will be addresses at the next regular meeting.

Selectman Stock motioned to approve the following Common Victualler licenses:

Hong Kong House - 150A Hartford Avenue, Hopedale, MA 01747
Beyond Full - 76 Hopedale Street, Hopedale, MA 01747
Hopedale Country Club – 90 Mill Street, Hopedale, MA 01747
Maria’s Pizza – 156 Hartford Ave, Hopedale, MA 01747
Hopedale Pizza Market Bar & Grill – 1 Menfi Way, Hopedale, MA 01747

Selectman Keyes seconded the motion.

Stock – Aye, Keyes – Aye, Hazard – Aye

Selectman Stock motioned to approve the following Class II licenses:

Off Lease Auto Sales – 236 S Main Street Hopedale, MA 01747
Lord & Sons Autobody & Paint – 13 Elmwood Avenue, Hopedale, MA 01747
Milford Auto Sales Inc – 17 Airport Road, Hopedale, MA 01747
A&S Detailing & Auto Sales – 244 S Main Street Hopedale, MA 01747
Duest Motors – 5 Charlesview Road, Hopedale, MA 01747

Selectman Keyes seconded the motion.

Stock – Aye, Keyes – Aye, Hazard – Aye

Selectman Stock motioned to approve the following On-Premises Liquor licenses:

Hopedale Country Club, Inc – 90 Mill Street, Hopedale, MA 01747
Hopedale Pizza Market Bar & Grill – 1 Menfi Way, Hopedale, MA 01747

Selectman Keyes seconded the motion.

Stock – Aye, Keyes – Aye, Hazard – Aye

Selectman Stock motioned to approve the following Off-Premises Liquor licenses:

Hopedale Package Store – 130 Mendon Street, Hopedale, MA 01747

Selectman Keyes seconded the motion.

Stock – Aye, Keyes – Aye, Hazard – Aye

Green River Cannabis Company Host Agreement – Attorney Constant Poholek Jr.

Poholek shared a proposed adult-use marijuana establishment presentation with the Select Board and meeting participants. Poholek recapped the history of Green River Cannabis Company's efforts to obtain a location in the Town of Hopedale and provided insight as to Green River Cannabis' business model. Poholek stated that the proposed marijuana establishment location is 150-156 Hartford Avenue, Hopedale, MA 01747, Unit C for use as a marijuana retail establishment. This is a 1500 square foot building. Poholek continued that there will be no cultivation or product manufacturing operations at this facility. Marijuana and marijuana products will be transported to the retail establishment in Hopedale from other licensed marijuana establishments in the Commonwealth. Also, there will be no on-site consumption at this location. Poholek shared that Green River Cannabis will be remodeling the interior of the unit. Poholek highlights that the location has seventy-four parking spaces and there is an area that could be used as overflow parking, Poholek noted this because the Hopedale Zoning Board of Appeals (ZBA) has denied him a license due to subpar parking spaces. Poholek continued that this location is in compliance with the Hopedale ZBA, this location is not located within 300ft of a preexisting public or private school, daycare center or where children congregate, it is in the Commercial Zoning Overlay District which is designed for marijuana retail establishments. Poholek then shared the renovation plans and security layout with the Select Board and meeting participants. Poholek also shared the benefits his business will bring to the Town of Hopedale. Selectman Keyes felt that the proposed location is in too close of proximity to another cannabis store. Caroline Frankel of Caroline's Cannabis agreed with Selectman Keyes statements. Frankel stated that if a competitor is in that proximity, it will affect her sales and business. Selectman Stock stated that there is ample parking and approves of the location. Chair Hazard clarified that during a Town Meeting, the residents voted not to have a buffer of 1000ft for cannabis businesses. Hazard continued that there is no bylaw that states Poholek's location is too close to another store. Chair Hazard stated that she does not want any business to be hurt and she is in favor of this location. Interim Town Administrator Nutting noted that the recent zoning change to allow this cannabis location needs to be approved by the Attorney Generals Office before the Select Board can approve and sign a host community agreement for this location.

Selectman Stock motioned to approve the location of Green River Cannabis Company, 150-156 Hartford Avenue, Hopedale, MA 01747, Unit C, pending the positive ruling of the Attorney General's Office. Selectman Keyes seconded the motion.

Stock – Aye, Keyes – Nay, Hazard – Aye

Passed 2:1

Town Administrator Recruitment & Salary

Interim Town Administrator Nutting referenced his memo in the packet, asking the Select Board to make two considerations tonight. The first would be to hire a recruiting firm for the hiring process, suggesting Community Paradigm because the Town has used them in the past. Nutting suggested that the Select Board use a reserve fund transfer from ARPA or a Town Meeting vote to pay \$10,000 for this process. Secondly, the wages of the previous Town Administrator, for a community this size, are \$20,000-\$30,000 below market value. Nutting suggested that to get a qualified applicant, the Town needs to increase wages. Nutting suggested the salary for the Town Administrator be in the \$130,000 - \$140,000 range. The Select Board agreed to update the salary range and the job description. The Select Board asked Nutting to reach out to the Finance Committee regarding budgeting for an increased salary.

Selectman Stock motioned to approve the salary range of \$130,000 - \$140,000 for the Town Administrator. Selectman Keyes seconded the motion.

Stock – Aye, Keyes – Aye, Hazard – Aye

Selectman Keyes motioned to allow the Select Board Chair to sign an agreement with Community Paradigm to engage the firm and start the Town Administrator hiring process and have the funding of \$10,000 from ARPA. Selectman Stock seconded the motion.

Stock – Aye, Keyes – Aye, Hazard – Aye

Old Business

Consider and Vote on Proposed Order of Taking for Land at 364 West Street Pursuant to Article 1 of the July 11, 2022, Special Town Meeting

Selectman Stock motioned to consider and vote on proposed order of taking for land at 364 West St pursuant to Article 1 of the July 11, 2022, Special Town Meeting. Selectman Keyes seconded the motion. (This will updated monthly on the agenda until there is a judgement from the judge who is considering the matter).

Stock – Aye, Keyes – Nay, Hazard – Aye

Passed 2:1

Public and Board Member Comments (votes will not be taken)

Correspondence and Select Board Informational Items (votes will not be taken)

- Letter from Senator Fattman and Representative Murray to Executive Office of Energy and Environmental Affairs re: Overdale Parkway
- Letter from Jeffrey Nutting to MA Office of Business Development re: Chamber of Commerce Funding request to MA Office of Business Development
- Letter from Jeffrey Nutting to Representative Murray re: Request for Legislation to Remove Fire Department from Civil Service
- Correspondence re: Blackstone Valley Tech Enrollment G. Requests for Future Agenda Items

Future Agenda Items

Administrator Nutting stated that he will need to request a time change for future meetings due to a scheduling issue.

Administrator Updates (In Packet)

Nutting stated that the entire Hopedale staff have been so helpful to himself and Martha while they get adjusted to working for the Town of Hopedale.

Nutting stated that he spoke with DPA regarding the upcoming snowstorm.

Nutting stated that Town Planner position has been advertised.

Nutting stated that he and Martha have asked Lindsay Peterman to come back as part-time to assist them with getting caught up on work. She agreed.

Executive Session(s):

Review/Approve Executive Session Minutes May 23, 2022, and June 21, 2022

Chair Hazard read the executive session purpose above.

Selectman Stock motioned to enter executive session per the purpose read by Chair Hazard. Selectman Keyes seconded the motion.

Stock – Aye, Keyes – Aye, Hazard – Aye

Chair Hazard dissolved the regular meeting at 8:25p.m.

Submitted by: Kelly Grant

Board Adopted: _____