



## TOWN OF HOPEDALE

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## BOARD OF SELECTMEN

Louis J. Arcudi, III, Chair  
Thomas A. Wesley  
Brian R. Keyes

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### BOARD OF SELECTMEN

#### Regular Minutes

May 21, 2018

Call to order 7:00 pm – Draper Room

Chairman Wesley called the meeting of the Board of Selectmen to order at 7:00 p.m. in the Draper Room at Town Hall.

Present: Selectman Thomas Wesley, Selectman Louis Arcudi, Selectman Brian Keyes, Town Administrator Steven Sette, Executive Assistant Susan Brouwer, Robert Speroni, Building Department and Susan Ciaramicoli, LHDSC, Videographer Marcia Matthews.

Chairman Wesley began the meeting with the Pledge of Allegiance.

A. Reorganization of the Board

Administrator opens nomination for Chair  
Administrator closes nomination for Chair  
Administrator requests a motion for Chair

Administrator Sette opened nominations for Chair. Selectman Wesley nominated Selectman Arcudi as Chair.

Administrator Sette asked if there were any other nominations for Chair.  
Hearing no other nominations; Administrator Sette asked for a motion to closed nominations.  
MSDV to close nominations  
Selectman Wesley – Aye; Selectman Keyes – Aye; Selectman Arcudi –Abstain

MSDV to appoint Selectman Arcudi as Chair  
Selectman Wesley – Aye; Selectman Keyes – Aye; Selectman Arcudi –Abstain

B. Public Comment on Agenda Items

None

C. Consent Items

1. Approval of May 7, 2018 Regular Minutes
2. Approval of May 7, 2018 Executive Minutes

Chair Arcudi passed over the above minutes

D. Appointments and Resignations

1. Appointment of James O'Malley to the Historical Commission 06/30/2020  
MSDV to appoint James O'Malley to the Historical Commission 06/30/2020  
Selectman Arcudi-Aye; Selectman Keyes-Aye; Selectman Wesley-Aye

#### E. New Business

1. Robert Speroni Building Commissioner/Zoning Enforcement Officer – Building Department and Zoning Enforcement Updates

Mr. Speroni provided the Board with a Building Department spreadsheet showing a breakdown of the number of permits applied for, inspections, receipts, and inspector wages. Mr. Speroni noted the Building Department is looking at different permitting software that will link to the Assessor's database for more efficient processing of permits and property assessments.

On the Zoning Enforcement side, Mr. Speroni was asked about in-law apartments and how they are enforced once the property is sold, as the in-law apartment does not run with the property, they are issued as special and expire once the property is sold. Mr. Speroni replied there is no easy way to monitor these types of permits, unless there is an insurance loss or a permit pulled for another reason.

2. Suzan Ciaramicoli Chair of Local Historic District Study Committee - Discussion on Historic Districts

Suzan Ciaramicoli Chair of Local Historic District Study Committee updated the Board on the LHDSC activities, including a public hearing that was held on May 15. The LHDSC is recommending (8) local historic districts including; 1) The Little Red Shop, 2) Harmony Hall Green Store currently known as Community Bible Chapel, 3) Draper Corporation Headquarters currently known as Atria Draper Place, 4) 107 properties in Bancroft Park, 5) Seven Sisters known as 109-135 Freedom Street, 6) Hopedale Center properties include Bancroft Memorial Library, Hopedale Unitarian Parish, Harrison Block, Hopedale Police Station, Hopedale Town Hall, Municipal Parking Lot, General Draper High School, Hopedale Community House and the George Albert Draper Gym, 7) Lake Point – Draper Mill, worker housing, Draper Ball Park and parking lot, and 8) the Hopedale Pond and Parklands.

Board members noted they received a letter from the Draper Mill owner requesting his properties be removed from the Local Historic District. The owner stated having any of the properties included would be a deterrent to getting a buyer for the mill. Board members shared concerns of private properties being included in Local Historic Districts saying they prefer the committee focus to be on Town-owned properties. By consensus, the Board supported not having the Draper Mill included as part of LHD, noting it limits the number suitors to buy and develop it. In addition, the Town recently rezoned properties to try and bring more tax dollars into the community, and this may have unintended consequences.

The Board thanked the LHDSC for their work and asked they go back and revisit their plan. The Board encouraged the LHDSC to remove private properties from the plan and only include town-owned properties. Ms. Ciaramicoli advised the committee will be meeting this week and she will bring the BOS recommendation to them.

3. Hopedale Country Club – Change of Manager on Liquor License from Craig Coombes to Michael D. O'Handley

MSDV to approve the Hopedale Country Club – Change of Manager on the Liquor License from Craig Coombes to Michael D. O'Handley with no other changes to the license.

Selectman Arcudi-Aye; Selectman Keyes-Aye; Selectman Wesley-Aye

4. Vote to sign Proclamation to Carmella Cedrone who is celebrating her 100<sup>th</sup> Birthday on July 4, 2018. Celebration to be held on Monday, July 9, 2018 at the Hopedale Senior Center at 1:00 p.m.

Chair Arcudi read aloud the proclamation to Carmella Cedrone

MSDV to sign Proclamation to Carmella Cedrone who is celebrating her 100th Birthday on July 4, 2018

Selectman Arcudi-Aye; Selectman Keyes-Aye; Selectman Wesley-Aye

5. Vote to sign Proclamation to Judge Francis Larkin for his long-standing service as Town Moderator

Selectman Wesley read the proclamation to Judge Francis Larkin

MSDV to sign Proclamation to Judge Francis Larkin for his long-standing service as Town Moderator

#### F. Old Business

- 1) Continue Discussion with Finance Committee on FY19 Budget

Finance Committee Chair Karla Hopkins and member Mr. Hockenbury were present. Ms. Hopkins gave an update on the FY19 budget stating that even with the Town managing budget growth, it has exceeded the levy limit. Ms. Hopkins noted the Town has three options; 1) to pass over the budget at tomorrow night's Annual Town Meeting 2) present an operational override, or 3) go for a debt exclusion. An override or debt exclusion will need a separate ballot vote.

The Board of Selectmen and Finance Committee reviewed options and decided to pass over the budget at tomorrow night's ATM placing budget articles on the June 19 STM warrant. The Boards will continue budget discussions and look for options. The Boards agreed continue discussion to the June 4 Selectmen meeting. This will allow both Boards time to review options and present a well thought out budget for the voters at the June 19 STM.

#### G. Public and Board Member Comments

None

#### H. Correspondence and Selectmen Informational Items

1. Warrants FY18-44, FY18-45 and FY18-45P as approved by Selectmen Wesley, Arcudi and Keyes
2. Invitation to Flag Day Celebration at the Little Red Shop on Thursday, June 14, 2018 at 6 p.m.
3. Monthly Police Stats for February, March, and April 2018
4. Xfinity Notice dated May 11, 2018 on program and service changes
5. Letter dated April 12, 2018 notifying the Town of the Cable License Expiration on April 3, 2021

#### I. Requests for Future Agenda Items

1. Request Tree Warden to clean up brush within the Parklands
2. Joint meeting with Finance Committee on June 4
3. Streetlights six to eight months out

#### J. Administrator News

1. Town Hall Main Office door update

The glass will be installed later this week. Administrator Sette advised that a new door was needed because rain water was coming in under the old door and rotted the floor to the point that floor joists needed to be repaired. The old door was unable to be reinstalled; therefore, a new door had to be ordered.

Administrator Sette noted that prior to Town Meeting, there will be refreshments offered by the students and jazz band will be playing.

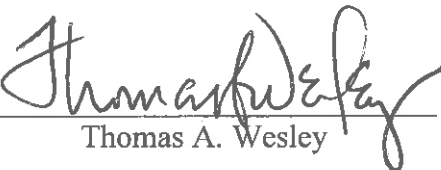
K. Adjournment in to Executive Session

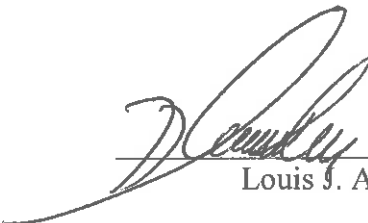
Chair – I am requesting a motion to allow this board to enter Executive Session and not to reconvene in regular session, under M.G.L. c.30A, § 21(a) Reason (6): to consider the purchase, exchange, lease, or value of real property because I as chair declare that an open meeting may have a detrimental effect on the negotiating position of the Town.

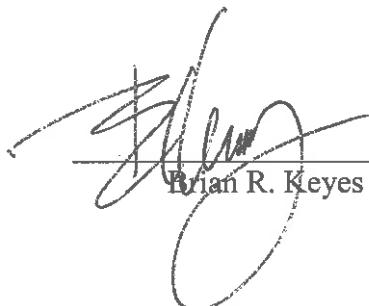
RCV to adjourn into executive session

Selectman Arcudi-Aye; Selectman Keyes-Aye; Selectman Wesley-Aye

With no further regular business before them, the Board of Selectmen adjourned their regular meeting and entered executive session at 9:05 p.m.

  
Thomas A. Wesley

  
Louis J. Arcudi, III

  
Brian R. Keyes

Hopedale Board of Selectmen

\*MSDV – Moved, Seconded, Discussed and Voted