

TOWN OF HOPEDALE – SPECIAL TOWN MEETING MINUTES

Monday December 11, 2017 at 7:00 o'clock in the evening
in the Dennett Auditorium of the Junior/Senior High School

The inhabitants of the Town of Hopedale qualified to vote in elections and Town affairs met in the Dennett Auditorium of the Junior/Senior High School on Monday December 11, 2017. The meeting was called under the Warrant dated the 16th day of November 2017, which was posted in accordance with Town By-Laws. Moderator Judge Francis J. Larkin called the meeting to order at 7:12 PM. There were sixty-two (62) registered voters recorded as present [a quorum being fifty (50) registered voters].

Privileges of the floor were extended to the following:

Thomas M. Daige, Fire Chief
Mark Giovanella, Police Chief
Lauren Goldberg, Town Counsel
Karen Crebase, School Superintendent
Stephanie L'Etalien, Town Treasurer/Collector
Ann Fields, Director Bancroft Memorial Library
Steven Sette, Town Administrator

Moderator Judge Francis J. Larkin lead the Town Meeting in the Pledge of Allegiance.

Board of Selectman Chairman, Thomas Wesley, gave the opening remarks:

“I wish to commend school Superintendent Karen Crebase and her leadership team in making tonight a multi-generational event that combines town government and civics education with community outreach and commerce. It is a terrific model for us to expand upon as we move forward in the upcoming months. Special thanks are also in order for the team of professionals headed by Town Administrator Steve Sette.

These are exciting times. And tonight's Town Warrant is also exciting. The opening portion is a mundane array of transfers submitted by the Finance Committee required under Mass General Law. The Water and Sewer portion is a follow on to previously authorized expenditures. Articles 1 to 11 are submitted with the coordinated approval of the Finance Committee, Town Administrator and Board of Selectmen.

Article 12 relates to the November 2016 ballot question that approved the retail sale of non-medical use marijuana in the Commonwealth of Massachusetts. To remind you, this ballot question was also approved in the Town of Hopedale by a margin of 52-48 percent.

The Zoning Bylaw and General Bylaw as proposed will prohibit operation in the Town of non-medical marijuana retailers *in all zones except Industrial*. The bylaws will not prohibit operation in the Town of marijuana cultivators, independent testing laboratories and product manufacturers. Also, the bylaws will not impact the location or operation in the Town of medical marijuana dispensaries, should they so elect to locate in Hopedale.

It should be noted that failure to pass these Bylaws would open a window of vulnerability as rules and regulations are not yet finalized by the Cannabis Control Commission. This means that a retail facility could conceivably open in any suitably zoned location as early as the application process begins in April of 2018.

Having these Bylaws on record will grant, the Planning Board the leverage they require to deal with any applications that may be submitted.

This brings us to Article 13 which was set in motion at the May 2017 Annual Town Meeting which authorized the expenditure of funds to study a Downtown Revitalization Project. As was stated then, the Downtown Revitalization Project took its' inspiration from the comprehensive 2007 Draper Reuse Committee Report. By design, that report confined itself to the Draper Property. It did not envision the continued use of the Grafton and Upton Railroad line.

This ladies and gentlemen, is a railroad spike. A vibrant future for Hopedale is inexorably linked to thousands more spikes like these. It is the harbinger of our new industrial renaissance. As we all know, the G&U railroad is alive and well and operating in our backyard. Its' rails bisect the Draper property. No development plan would be complete without leveraging the existence of the railroad.

We also know that there exists a multitude of issues in our downtown district that include the condition of Town Hall, restricted library access, limited parking availability, an aging housing authority, use of the former landfill and general infrastructure deterioration. Under Mass General Law this article will enable the Board of Selectmen, working along with the Hopedale Housing Authority, to develop and present to a future Town Meeting an urban re-development plan in the downtown area. Time is of the essence and we recognize the urgency of developing a comprehensive downtown plan. The Board of Selectmen is in unanimous agreement on this course of action.

I speak for the entire Board of Selectmen when I say thank you for your continued confidence in our work on behalf of this wonderful Town. May you each have Happy Holiday. Enjoy your time with family and friends to renew and recharge.”

Moderator, Judge Francis J. Larkin, asked for a motion for the moderator to be able to declare a 2/3rd vote.
The motion was seconded and carried.

Article 1: Louis J. Arcudi III, Selectman, moved to pass over this article.
The motion was seconded and carried

Article 2: Louis J. Arcudi III, Selectman, moved to transfer the following sums of money to pay prior year bills (pre-7/1/17) as printed on the motion sheet handout.

To Account	Amount	From Account	Amount
Commonwealth of MA	\$ 50.00	Library Repair and Maintenance	\$ 50.00
National Grid	\$ 24.47	Fire Repair and Maintenance	\$ 24.47
Louis Fraga	\$188.70	Health Insurance	\$188.70
Dianne Johnson	\$268.00	Health Insurance	\$268.00
Nancy Johnson	\$201.00	Health Insurance	\$201.00
Merrily Sparling	\$767.40	Health Insurance	\$767.40
Janice Fielder	\$237.60	Health Insurance	\$237.60
Alice Scano	\$ 87.30	Health Insurance	\$ 87.30
Carol Whyte	\$641.70	Health Insurance	\$641.70

The motion was seconded and carried unanimously

Article 3: Louis J. Arcudi III, Selectman, moved to pass over this article.

The motion was seconded and carried

Article 4: Louis J. Arcudi III, Selectman, moved to augment the Ambulance Department Budget by offset receipts, specifically by transferring from Ambulance Receipts Reserved the total sum of \$98,675 to increase the following budget lines: Salaries & Wages \$76,400; Expenses \$22,275.

The motion was seconded and carried

Article 5: Louis J. Arcudi III, Selectman, moved to pass over this article.

The motion was seconded and carried

Article 6: Karla J. Hopkins, Chairman of the Finance Committee, moved to rescind the votes of past Town meetings for the following debt authorizations:

- Septic Betterments, on 5/17/2011 Article 6 for \$200,000
- School Roof on 11/19/2013 Article 2 for \$269,617

The motion was seconded and carried

Article 7: James M. Morin, Water & Sewer Commissioner, moved to appropriate the sum of \$425,444.83 to pay for design of mandated upgrades to the Wastewater Treatment Plant, and, as funding therefor, to transfer said sum from Sewer Department retained earnings.

The motion was seconded and carried

Article 8: James M. Morin, Water & Sewer Commissioner, moved to transfer from Sewer Department retained earnings, the sum of \$18,500 to line 5200-5300 professional technical for engineering services related to the renewal and filling of the WWTP discharge permit and computer/cyber security upgrades.

The motion was seconded and carried

Article 9: James M. Morin, Water & Sewer Commissioner, moved to transfer from Water Department retained earnings the sum of \$227,000 to account 2800-5801 (raw water storage tank) for the purchase and installation of a booster station on the raw water storage tank.

The motion was seconded and carried

Article 10: James M. Morin, Water & Sewer Commissioner, moved to transfer from account 5800-5802 (DEP mandates) to 5800-5801 (raw water storage tank) \$60,000 for upgrades to the Water Treatment Plant UV system.

The motion was seconded and carried

Article 11: James M. Morin, Water & Sewer Commissioner, moved to transfer from Sewer Department retained earnings to pay prior year bill (pre-7/1/17) the sum of \$6,480.10, to pay The Holland Company.

The motion was seconded and carried unanimously

Article 12: Brian R. Keyes, Selectman, moved to amend the Zoning By-law as set forth in the Warrant under Article 12 to prohibit operation of non-medical marijuana retailers in all zones except industrial, where such use may be permitted by special permit, and provided further that the proposed bylaw will not prohibit operation in the Town of other marijuana establishments, including marijuana cultivators, independent testing

laboratories and product manufactures, and will not impact the location or operation in the Town of medical marijuana dispensaries.

Insert in Section 2 of the Zoning Bylaw the following new definitions:

Non-medical marijuana retailer – a marijuana retailer as defined in G.L. c.94G, §1(n).

Non-medical marijuana establishment – a marijuana establishment as defined in G.L. c.94G, §1(j), including a marijuana cultivator, marijuana testing facility, marijuana product manufacturer, or any other type of licensed non-medical marijuana-related business, but excluding a marijuana retailer as defined in G.L. c.94G, §1(n).

Insert in Section 11.3 of the Zoning Bylaw, in the section captioned “Commercial Uses”, a new row, with the words, “Non-medical marijuana retailer” in the “use” column, and the letter “N” to appear in the column for all districts other than “Industrial”, and the letters “SP” to appear in the column for the Industrial district.

Brian R. Keyes fielded many question from the residents concerning the zoning portion of the article. He asked residents to review the letter submitted to the Board of Selectman from the Planning Board which presented a recommendation to amend the Zoning By-law and General by-laws that was dated November 8, 2017 which giving careful consideration and discussion of resident’s concerns regarding Non-Medical Retailers. Mr. Keyes also made available to the residents the Hopedale Zoning Map for their review. Amongst the issues discussed were sales tax revenue, industrial vs. commercial zoning, Draper Corporation Development. Atty. Lauren Goldberg also addressed the Local acceptance tax option question from a town meeting member and her answer was satisfactory to the resident.

The motion was seconded and carried unanimously

Article 13: Thomas A. Wesley, Board of Selectman Chairman, moved to determine, pursuant to the provisions of G.L. c.121B, sec. 9, that there exists in the Town a need for urban renewal to address the clearance of substandard, decadent or blighted open areas or the provision of housing for families or elderly persons of low income or engage in a land assembly and redevelopment project, including the preservation, restoration or relocation of historical buildings, such urban renewal to be undertaken by and through the Town’s Housing Authority in collaboration with the Board of Selectmen and Town Administrator to address the reuse and redevelopment of the former Draper Mill Complex and associated properties, including the former landfill.

The motion was seconded and carried unanimously

Judge Francis J. Larkin, Town Moderator, thanked the town residents and town officials for their attendance. A motion to dissolve the Warrant was made, seconded and carried. Meeting was dissolved at 7:51pm.

A True Record

Attest:

Lisa M. Pedroli, Town Clerk