

**TOWN OF HOPEDALE**  
**SPECIAL TOWN MEETING MINUTES**  
**Saturday, March 26, 2022**

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 Saturday March 26, 2022. The meeting was called under the Warrant dated the 9<sup>th</sup> day of March 2022, which was posted in accordance with Town By-Laws. Moderator Eugene N. Phillips called Special Town meeting to order at 11:00 AM. There were one hundred eighty-one (181) registered voters recorded as present [a quorum being fifty (50) registered voters].

Eugene N. Phillips, Moderator, welcomed all residents, went over the ground rules for today's meeting and swore in the following as counters if a secret vote was needed; Dave Guglielmi, Ellen Murphy, Mary Arcudi and Marillee Ogilvie. Mr. Phillips held a moment of silence for all that have passed and then led the residents in the Pledge of Allegiance.

**ARTICLE 1:** To see if the Town will vote to transfer from Free Cash, sums of money to fund equipment and capital purchases, or take any other related action thereto.

Fire/EMS	Car 1 (Chiefs Vehicle)	\$55,203
Police	Police Cruiser (Hybrid)	\$54,918
Town Administration	Electronic Permitting Software (Zoning, Planning, Town Clerk & Select Board)	\$56,000
	<b>Total:</b>	<b>\$166,121</b>

*Glenda Hazard, Select Board, moved to transfer from Free Cash, the sum of \$55,203, to the Fire Department to fund the purchase of vehicle known as Car 1 (a.k.a. Chief's Vehicle), transfer from Free Cash, the sum of \$54,918 to the Police Department to fund the purchase of a new hybrid cruiser, and transfer from Free Cash, the sum of \$56,000 to fund the implementation of electronic permitting for Zoning, Planning, Town Clerk and Select Board departments, as illustrated in table below.*

Fire/EMS	Car 1 (Chief's Vehicle)	\$55,203
Police	Police Cruiser (Hybrid)	\$54,918
Town Administration	Electronic Permitting Software (Zoning, Planning, Town Clerk & Select Board)	\$56,000
	<b>Total:</b>	<b>\$166,121</b>

*The motion was seconded and carried unanimously.*

**ARTICLE 2:** To see if the Town will vote to raise and appropriate and/or transfer from available funds, a sum of money to be added to FY22 Legal Account to pay town legal expenses, or take any other action relative thereto.

*Glenda Hazard, Select Board, moved to transfer from Free Cash, the sum of \$100,000, to be added to Legal to pay town legal expenses.*

*The motion was seconded and carried.*

**ARTICLE 3:** To see if the Town will vote to transfer from County Retirement Assessment Account, a sum of money to be added to the Town's Workers Compensation Account and a sum of money to be added to the Town's Liability Insurance Premiums Account, or take any other action relative thereto.

*Glenda Hazard, Select Board, moved to transfer from County Retirement Assessment, the sum of \$15,000; the sum of \$2,500 to be added to the Town's Workers Compensation and the sum of \$12,500 to be added to the Town's Liability Insurance Premiums.*

*The motion was seconded and carried unanimously.*

**ARTICLE 4:** To see if the Town will vote to transfer from Accountant Salaries and Wages, a sum of money, to be added to Accountant Professional Technical to pay for the town's outsourced accounting contract, or take any other action relative thereto.

*Glenda Hazard, Select Board, moved to transfer from Accountant Salaries and Wages, the sum of \$31,750 to be added to Accountant Professional Technical to pay for the town's outsourced accounting contract.*

*The motion was seconded and carried.*

**ARTICLE 5:** To see if the Town will vote to raise and appropriate and/or transfer from available funds, a sum of money to fund and implement the cost items of the collective bargaining agreement between the Town and the Hopedale Clerical Staff on behalf of the Public Employees Local Union 272 covering the period of July 1, 2020 through June 30, 2022, or take any other action relative thereto.

*Glenda Hazard, Select Board, moved to transfer from Treasurer/Collector Expenses, the sum of \$5,000, to be added to the Treasurer/Collector Salaries/Wages Assistant, and further, to transfer from the County Retirement Assessment, the sum \$2,350; the sum of \$1,175 to be added to the Assessors Salaries/Wages Assistant and the sum of \$1,175 to be added to the Building Department Salaries & Wages Assistant, to fund and implement the cost items of the collective bargaining agreement between the Town and the Hopedale Clerical Staff on behalf of the Public Employees Local Union 272 covering the period of July 1, 2020 through June 30, 2022, or take any other action relative thereto. The motion was seconded then Mr. Phillips recessed the meeting for five minutes to clarify the years covering the union contract. After further discussion the motion was carried.*

**ARTICLE 6:** To see if the Town will vote to raise and appropriate and/or transfer from available funds, a sum of money to fund and implement the cost items of the first year of a collective bargaining agreement between the Town and the Hopedale Call Firefighters Association covering the period of July 1, 2020 through June 30, 2024, or take any other action relative thereto.

*Glenda Hazard, Select Board moved to pass over.  
The motion was seconded and carried unanimously.*

**ARTICLE 7:** To see if the Town will vote to transfer from Water Department Retained Earnings, a sum of money to be added to Water Department Salaries and Wages to fund FY22 increases, or take any other action relative thereto.

*Glenda Hazard, Select Board, moved to transfer from Water Department Retained Earnings, the sum of \$7,000 to be added to Water Department Salaries and Wages to fund FY22 increases.  
The motion was seconded and carried unanimously.*

**ARTICLE 8:** To see if the Town will vote to authorize the Select Board to acquire, by gift, purchase, or eminent domain, a parcel of land located off West Street, shown as Parcel A, containing 64 acres, more or less, on a plan entitled "Conceptual Land Division Exhibit" prepared by Engineering Design Consultants, Inc., on file with the Town Clerk, which plan was Exhibit 1 to that certain Settlement Agreement dated February 8, 2021, by and between the Town and Jon Delli Priscoli and Michael R. Milanoski, as Trustees of the One Hundred Forty Realty Trust, and the Grafton & Upton Railroad Company, said land being a portion of property described in an instrument recorded with the Worcester South District Registry of Deeds in Book 61533, Page 78, said property being acquired for the purpose of water supply, conservation, recreation, and open space, subject to such easements and restrictions as the Board of Selectmen shall determine, including, but not limited to: (a) a slope/grading and utility easement, (b) an easement for a bridge over the Mill River, (c) an easement for the installation of water supply wells or well fields, and (d) an Army Corps of Engineers no-build easement; and, further, to raise and appropriate, transfer from available funds, and/or borrow a sum of money to acquire said property and any and all costs incidental or related thereto; and to authorize the Select Board to take such actions and execute such documents as are deemed necessary to acquire said property, upon such terms and conditions as the Select Board deems appropriate, or take any other action related thereto.

*Louis J. Arcudi III, Select Board, moved to authorize the Select Board to acquire, by purchase, a parcel of land located off West Street, shown as Parcel A, containing 64 acres, more or less, on a plan entitled "Conceptual Land Division Exhibit" prepared by Engineering Design Consultants, Inc., on file with the Town Clerk, which plan was Exhibit 1 to that certain Settlement Agreement dated February 8, 2021, by and between the Town and Jon Delli Priscoli and Michael R. Milanoski, as Trustees of the One Hundred Forty Realty Trust, and the Grafton & Upton Railroad Company, said land being a portion of property described in an instrument recorded with the Worcester South District Registry of Deeds in Book 61533, Page 78, said property being acquired for the purpose of water supply, conservation, recreation, and open space, subject to such easements and restrictions as the Select Board shall determine, including, but not limited to: (a) a slope/grading and utility easement, (b) an easement for a bridge over the Mill River, (c) an easement for the installation of water supply wells or well fields, and (d) an Army Corps of Engineers no-build easement; and, further, to borrow the sum of \$878,960 to acquire said property and fund any and all costs incidental or related thereto; and that to meet this appropriation, the Treasurer, with the approval of the Select Board, is authorized to borrow said amount under and pursuant to G.L. c. 44, §7 or pursuant to any other enabling authority, and to issue bonds or notes of the Town therefor; and to authorize the Select Board to take such actions and execute such documents as are deemed*

*necessary to acquire said property, upon such terms and conditions as the Select Board deems appropriate.*

*Motion was made and seconded. Moderator Phillips gave privileges of the floor to the following: Diana Schindler Town Administrator, Thomas Daige Fire Chief, Mark Giovannella Police Chief, Stephanie L'Etalien Treasurer, Atty. Brian Riley KP Law, Atty Peter Durning, Michael Milanowski of GURR, Atty David Lurie, and Laurie and David Mizola. Discussions were heard from the following people: Atty. Durning, Glenda Hazard Select Board, Becca Solomon Conservation Comm, Elizabeth Riley, Edward Burt Water & Sewer Comm., Michael Milanowski GURR, Josh Otlin, Christopher Hodgens ZBA Member and Louis J. Arcudi III Select Board.*

*The motion failed 2/3<sup>rd</sup> majority.*

**ARTICLE 9:** To see if the Town will vote to authorize the Select Board to acquire, by gift, a parcel of land located off West Street, shown as Parcel D, containing 20 acres, more or less, on a plan entitled "Conceptual Land Division Exhibit" prepared by Engineering Design Consultants, Inc., on file with the Town Clerk, which plan was Exhibit 1 to that certain Settlement Agreement dated February 8, 2021, by and between the Town and Jon Delli Priscoli and Michael R. Milanowski, as Trustees of the One Hundred Forty Realty Trust, and the Grafton & Upton Railroad Company, said land being a portion of property described as Parcel 1 in a deed recorded with the Worcester South District Registry of Deeds in Book 63493, Page 34, said property being acquired for the purpose of water supply, conservation, recreation, and open space, subject to such easements and restrictions as the Board of Selectmen shall determine, including, but not limited to, an Army Corps of Engineers no-build easement; and to authorize the Select Board to take such actions and execute such documents as are deemed necessary to acquire said property, upon such terms and conditions as the Select Board deems appropriate, or take any other action related thereto.

*Eugene N. Phillips, Moderator moved to authorize the Select Board to acquire, by gift, a parcel of land located off West Street, shown as Parcel D, containing 20 acres, more or less, on a plan entitled "Conceptual Land Division Exhibit" prepared by Engineering Design Consultants, Inc., on file with the Town Clerk, which plan was Exhibit 1 to that certain Settlement Agreement dated February 8, 2021, by and between the Town and Jon Delli Priscoli and Michael R. Milanowski, as Trustees of the One Hundred Forty Realty Trust, and the Grafton & Upton Railroad Company, said land being a portion of property described as Parcel 1 in a deed recorded with the Worcester South District Registry of Deeds in Book 63493, Page 34, said property being acquired for the purpose of water supply, conservation, recreation, and open space, subject to such easements and restrictions as the Select Board shall determine, including, but not limited to, an Army Corps of Engineers no-build easement; and to authorize the Select Board to take such actions and execute such documents as are deemed necessary to acquire said property, upon such terms and conditions as the Select Board deems appropriate.*

*The motion was seconded and did not carry.*

**ARTICLE 10:** We, the Residents of Hopedale, authorize the Town of Hopedale to release and waiver the exercised and recorded Option to purchase 130 acres of c. 61 land at 364 West Street

*Elizabeth Riley moved to authorize the Town of Hopedale to release and waiver the exercised and recorded Option to purchase 130 acres of c. 61 land at 364 West Street.*

*The motion was seconded and did not carry.*

**ARTICLE 11:** We, the Residents of Hopedale, authorize the Town of Hopedale to release and waiver the recorded Notice of Taking by eminent domain of the 25 acres of wetlands at 364 West Street

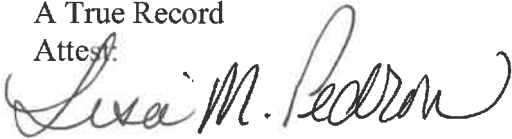
*Elizabeth Riley moved to authorize the Town of Hopedale to release and waiver the recorded Notice of Taking by eminent domain of the 25 acres of wetlands at 364 West Street.  
The motion was seconded and did not carry.*

**ARTICLE 12:** We, the Residents of Hopedale, authorize the Town of Hopedale to accept of the 20 acre parcel of land at 363 West Street (Parcel D) offered by GURR as a donation

*Elizabeth Riley moved to pass over this article.  
The motion was seconded and carried.*

Eugene Phillips 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 1:15pm.

A True Record  
Attest:

A handwritten signature in cursive script, reading "Lisa M. Pedroli".

Lisa M. Pedroli, Town Clerk