

Regular meeting of the Board of Selectmen convened at 6:30 p.m. on Tuesday, April 23, 2019 in Rm 34, Norwood Memorial Municipal Building, with Pledge of Allegiance, moment of prayer, reflection.

Present: Chairman Paul Bishop, Selectmen William Plasko, Allan Howard, Thomas Maloney and David Hajjar.  
General Manager Tony Mazucco, Clerk Christina Mulvehill, Assistant Aoife Kelly.

Appointments

6:30 P.M. – Executive Session- Purpose 6 – Land Acquisition:

On motion of Selectman Plasko, seconded by Selectman Maloney, and on roll call vote of Selectmen Plasko, Maloney, Howard, and Hajjar and Chairman Bishop, voted unanimously to enter Executive Session for discussion of land acquisition, which discussing publicly could be detrimental to the Town's position and reconvene in Open Session.

7:15 P.M. – James Collins, Light Department Superintendent:

Mr. Collins gave an overview of the department's activities, including the rebuild of the 115 kv line. Eversource is involved in the reliability project in Walpole and as part of that, because Norwood taps off of that line, upgrades must be made to our relay switches. All of this money will be reimbursed to Norwood over time. Ongoing projects include Moderna, Endicott Woods, Ernie Boch's compound, MBTA Solar Panel Project, Avalon Bay, and Skating Club of Boston. Munis utility billing and financials has involved a lot of time and training in his department. The conversion for utility billing is now scheduled to begin in October. Mr. Collins said he applied for a grant in conjunction with the Planning Department and one of the things this would do is provide backup supply to the Senior Center and the Savage Center. He is planning to use temporary generators again this summer. Last year it was extremely successful, with a net savings of \$871,000. They will be physically located at Ellis Avenue, and should produce a savings of \$500,000. Included with this monthly report is report from the Owner's Project Manager on the 136 Access Road project. The building is moving along with the roof almost complete and the sides being installed. There is a new program for electric vehicles. People are encouraged to charge their cars during off peak hours and customers who do this well receive an \$8 per month credit. Selectman Hajjar inquired as to the environmental consultant on the 115 kv transmission line project. Mr. Collins said the consultant, VHB, is in every two weeks to look at the regrowth in an area where wetland was recreated. Selectman Hajjar asked for clarification on Station 495, which Mr. Collins said is Dean Street. Selectman Hajjar then asked if there are any issues this Board should be concerned about with regard to ongoing projects. Mr. Collins said everything is moving along fine. Selectman Howard asked if a dimmer switch on LED light draws the same amount of electricity regardless of where the switch is set. Mr. Collins said he does not believe that is the case and he will verify that.

Darryl Hanson gave an update on the Broadband division. He spoke about the sales and marketing team, Ron Re, who does residential sales and marketing, and Steve Grossman, who does the business sales. They both do an incredible job. Every month there is a certain number of disconnects with people moving or switching providers. Mr. Hanson showed a chart of customers over the years and a comparison of how Norwood does against the competition. Norwood has had very steady growth over that time period. The internet and commercial sales are both doing well. At this time Norwood has more video customers than Comcast and Verizon. Selectman Howard commented on the 2022 payoff of the big loan on cable. Selectman Maloney pointed out that Broadband is up substantially in gross revenue and net income from 2018.

7:00 P.M. – Mark Ryan, DPW Director/Town Engineer:

Mr. Ryan gave an overview of his department's activities, noting that springtime is a busy time for them. Earth Day is coming up on Sunday with a lot of activity on the Common. Highways and Parks division are making many repairs of things that got damaged during the winter. In addition they are mowing and fertilizing the fields and moving trees in the Westover Parkway area. The second phase of the Access Road water main replacement project is ongoing. They are also replacing part of a main at Coakley Middle School, and just completing installing a main at the Airport. Sewer Department remains busy with various calls and the cleaning and lining on Monroe Street, Cross Street, Plimpton Avenue, Railroad Avenue, and Lenox Street. As a part of the renovation of the Cemetery Chapel, granite steps salvaged from the old high school have been installed at the

Mark Ryan, DPW Director/Town Engineer (cont'd):

site. Selectman Hajjar inquired about trash and recycling non-compliance letters. Mr. Ryan explained that as Waste Management goes along, they call into their dispatch any violations they see such as trash in the recycling. That gets reported to DPW and letters get sent out. Selectman Hajjar inquired about FEMA reimbursement from last March, asking if there are any issues. Mr. Ryan explained this is a long and tedious process and Sara Winthrop has done a fabulous job, in addition to Light Department and Airport. Selectman Hajjar commended Mr. Ryan on the work being done on Westover Parkway. Mr. Ryan stated it will be a multi-year project. Selectman Hajjar clarified the Winter Street facility hours of 8 a.m. to 1:30 p.m. and commended Paul Ranalli, who is doing a very good job at the cemetery. Selectman Maloney thanked Mr. Ryan for participating in the meeting last night and presenting the Capital Outlay Plan and asked about the cleaning and lining project. Mr. Ryan said they focus on lining the water mains for water quality and aesthetics. Last year Cottage, Wheelock, and Day Street were done. They are focusing on the older sections of town and at this point are probably thirty years away from completing all of the mains. The goal is to expedite and the plan is to borrow \$629,600 interest free from the MWRA, as authorized by Town Meeting, and ask for an additional \$500,000 to keep this project going. They are currently in design phase for the coming year's project and will wait to see how Town Meeting reacts to the additional request. Selectman Plasko spoke to the Manager about the street repaving list included in list of capital projects. There was discussion some months ago about a process for how streets would be approved. Selectman Plasko said he asked a couple of months ago about the condition of Railroad Avenue from Central Street down to Pleasant Street which is pretty bad, but is not on the list. He was told at the time that this was a preliminary list and would be revisited, but the project has already gone out to bid. We have yet to have the actual process recommended or presented to us to make final input on what that list would be. Mr. Mazzucco said he spoke with Mr. Ryan about getting that list to the Board and will have it soon, at which time the Board can edit the list if it chooses. He spoke about the grading system used to determine which roads to do. Selectman Plasko asked the Manager and Mr. Ryan to look at that section of street and come up with a cost estimate to be compared to the streets already on the list. Mr. Ryan agreed with Selectman Plasko that Railroad Avenue is in terrible shape and should not be because it is a main drag. Currently they are in a sewer cleaning and lining project on Railroad Avenue and another one a year from now, both of which he would like to get out of the way before doing the paving. Selectman Plasko said those details are important, but he didn't have it. He thanked Mr. Ryan for the great explanation. Selectman Hajjar requesting seeing two years of road lists. Mr. Mazzucco will get the five year list to Selectman Hajjar.

7:30 P.M. – (cont'd) Show Cause Hearing, Outback Steakhouse of Florida, LLC, dba Outback Steakhouse:

RE: Failure to provide the public with the services contemplated by the license. Outback closed effective January 16, 2018. (Continued from March 19, 2019) Attorney Connell representing the licensee reported that Attorney Deratzian, representing the buyer, filed a license transfer application yesterday on behalf of BTN, Inc. dba Boston Tavern. . Selectman Plasko made a motion, seconded by Selectman Maloney, to continue this hearing to May 14, 2019 at 7:15 p.m. and set up a public hearing on the Boston Tavern transfer application at 7:05 p.m. and the Board so voted. Selectman Plasko said if all is in order, the Board will approve the transfer, and if not, the license will be revoked.

7:50 P.M. – (P.H.) EMC Restaurant, Inc., dba Same Old Place Bar & Grille:

Submitting application for transfer of Restaurant All Alcoholic Beverages License from YKLU Food Inc. to EMC Restaurant, Inc., dba Same Old Place Bar & Grille and submitting application for CV license to operate Same Old Place Bar & Grille at 1210 Boston Providence Turnpike Norwood.

8:05 P.M. – Ryan T. Gorman:

Talent Bank Interview. Chairman Bishop explained the applicant has withdrawn.

New Business

Patrick Deschenes, Assistant Planner:

On motion of Selectman Plasko, seconded by Selectman Maloney, voted to file notice that the Planning Board has reorganized with Ernie Paciorkowski as Chairman, Joseph F. Sheehan as Vice Chairman and Debbie Holmwood as Clerk.

Cemetery Deeds:

On motion of Selectman , seconded by Selectman Maloney, voted to sign:  
Stephanie L. Vitt, 863 Washington Street, Apt #15 to Lot C3-72.  
Edward B. Perry, 37 Oxford Road, to Lot C3-69.  
Mary Ellen Millin, 44 David Terrace, to Lot C3-86.  
Mary T. Paras, 51 Arnold Road, to Lot C3-87.  
Paula F. Curley, 18 Morrill Road, to Lot C3-71.

Selectmen's Summer Schedule:

The Selectmen would meet May 28, then June 11, and every other Tuesday thereafter. The Board would resume regular meetings on September 10, 2019. Excuse Department Heads? What is the wish of the Board?

Edmund W. Mulvehill, Jr., Director of Veterans' Services:

Submitting thanks to the Board for re-appointment as the Director of Veterans' Services for the Town of Norwood and submitting notice of receipt of the Veterans Service Officer of the Year Award from the Disabled American Veterans Department of Massachusetts. On motion of Selectman Plasko, seconded by Selectman Howard, voted to send letter of congratulations.

Substance Abuse Prevention Collaborative:

On motion of Selectman Plasko, seconded by Selectman Howard, voted to file flyer submitted by Sigalle Reiss, Supt. Norwood Board of Health with regard to upcoming training and intervention procedures for servers (TIPS), being offered free of charge. On motion of Selectman Plasko, seconded by Selectman Howard, voted to distribute the flyer to licensee, per the request of Chief William G Brooks III, Norwood Police Department. Selectman Hajjar asked if this Board can require TIPS certification and Selectman Plasko told him it is being looked into. Selectman Hajjar would like to look into that with Chief Brooks.

Debra A. Wilkes, Executive Director, Retirement Board:

Submitting a request for information with respect to the Selectmen's position on leasing the third floor area or other space that will meet the needs of the Retirement System. The current lease will expire on January 1, 2020 (In 1999 a twenty year lease was granted). On motion of Selectman Howard, seconded by Selectman Plasko, voted to authorize and direct the Manager to enter discussions with Retirement.

Catherine A. Carney, Contract Administrator:

The Manager received three bids on the Forbes Hill Property. The process started with a Forbes Hill Task Forces being established last year that went through a process of trying to decide what the community wanted, what the best disposition of the property would be and then how to go forward with disposing of the property. The task force developed and RFP which graded the sort of development we wanted to see on the property. the property was then put out to bid and three were received. The bid amounts were \$11 million, \$13 million, and \$21 million. The \$ 11,000,000 was a one hundred seventy five unit housing complex with nothing else. The \$ 13,000,000 bid was a medical city, a medical office complex and other related uses. The \$ 21,000,000 bid contained a lot of challenges and concerns. One was the Town be on the hook for several million dollars-worth of infrastructure work, both construction of roads and the utility infrastructure and the permanent maintenance thereof. The vendor refused to comply with a lot of the Town's standard procedures. There was question as to whether the bid was actually a qualifying bid, but technically it is, it just ranks low because one of the items we looked at was impact on local services and out of the gate we would be responsible for several million dollars-worth of utility work and road construction. In addition the proposal is a 301 unit complex, which the zoning does not allow for and a change would have to be voted by town meeting. The \$ 13,000,000 bid that we are awarding to Dr. Roberto Feliz, dba Medical City Inc., is a unique project for the town. It includes a little bit of retail, some condo or housing units, as well as some medical offices and some unique medical facilities looking to tie in with some of the high end hospitals and top doctors in the world. Rating of the bids was an exhaustive process and this project meets the standards we set out. It is mixed use, requires no investment on the Town, and we would get our \$ 13,000,000 back. The Manager recommends the Board accept this bid. Selectman Plasko recommended the Board accept and move forward with a Purchase and Sale agreement and a development agreement that will hopefully conclude this sale on a positive note for the community. As Mr. Mazzucco

Catherine A. Carney, Contract Administrator:

mentioned, the principal involved here is Dr. Roberto Feliz, a board certified anesthesiologist. He is also certified in comprehensive and interventional pain management. He has 25 years of experience implementing healthcare. His proposal, the Medical City of Norwood is being branded as a one stop medical plaza for any individual locally, nationally, or internationally, when searching for any related goods, services, equipment, or medical services. They will focus on patients with complex and advanced diseases and the goal is to develop this project in the least disruptive manner regarding the trees, hills, and natural appearance of the site. This should be a powerful new economic hub for Norwood including paying jobs and significant personal property and real estate taxes. The project development investment is estimated at approximately \$260,000,000. This will be reviewed and negotiated by the Planning Board, Conservation Commission, and possibly the Zoning Board with a full review by all department heads before construction begins. Selectman Plasko gave further description of the development. Selectman Plasko recommends the Board approve the award to Dr. Feliz subject to a successful negotiation of a purchase and sale agreement and development agreement.

On motion of Selectman Plasko, seconded by Selectman Maloney, voted unanimously to issue the award to Dr. Feliz and direct the Manager to pursue a purchase and sale agreement and a development agreement to try to make this sale possible.

Niall S. Connors, Fios Franchise Service Manager, Verizon:

On motion of Selectman Howard, seconded by Selectman Hajjar, voted to file info pursuant to M.G.L. c. 166A, §8, Verizon New England Inc. CTV Form 200 and CTV Form 400 and also submitting copy of Verizon New England's Condensed Financial Statements for 2018, including a Statement of Operations and Balance Sheet.

Pastor Amanda L. Warner, Emmanuel Lutheran Church, 24 Berwick Street:

On motion of Selectman Howard, seconded by Selectman Hajjar, voted to approve request to place a banner on the rails of the DAV Park advertising the Community Service Fair from now until after the event on May 4, 2019. Community Service Fair event was approved by the Board on February 19, 2019.

Lawrence Feldman, LSP, Senior Principal, GZA Geo-environmental Inc.:

On motion of Selectman Plasko, seconded by Selectman Howard, voted to file for information notification in accordance with 310 CMR 40.1403 of the Massachusetts Contingency Plan that a Release Abatement Measure (RAM) is being implemented at MBTA Norwood Central Station, 239 Lenox Street. Work covered under the RAM plan is anticipated to start on April 15, 2019 and will continue for approximately 2 weeks.

Allison Pike, Norwood Junior Woman's Club:

On motion of Selectman Howard, seconded by Selectman Plasko, voted to approve request to use the Town Common/Bandstand for annual Family Summer Concert Series on the following Tuesdays, July 9,16,23,30 and August 6, 2019 from 6 p.m. to 8:30 p.m., with rain dates on August 13, 20, 2019.

Kate Guiod, 92 Alandale Parkway:

On motion of Selectman Plasko, seconded by Selectman Maloney, voted to refer to the Manager correspondence with regard to questions and concerns in relation to the upcoming operational override vote on June 3, 2019.

Giving the Glam, John & Maristela Rapo:

On motion of Selectman Maloney, seconded by Selectman Howard, vote to approve application for Special One Day WMB License for Thursday, April 25, 2019 from 6:30 p.m. to 10:30 p.m. at 83 Morse Street, Unit 4E for a private fundraising event.

Attorney Jessica Deratzian, Esq., Connor & Hilliard, PC:

Submitting application for transfer of Retail Alcoholic Beverage License from Outback Steakhouse of Florida, LLC d/b/a The Outback Steakhouse to BTN, Inc. d/b/a Boston Tavern a casual at 1210 Boston Providence Turnpike, Norwood. (P.H. required) This was addressed during her appointment and hearing is set for May 14, 2019 at 7:05 pm.

Unfinished Business

Mary Lou Folan, Town Clerk:

The following individuals have expressed interest in being reappointed:

Thomas Brady, Board of Appeal –Zoning

Mary C. Anderson, Associate Member, Board of Appeal

Thomas F. O'Toole, Constable

James E. Pepin, Constable

Juliette Bugeau, Board of Registrars

The following have submitted interest in serving on the Board of Appeals – Zoning:

Scott Murphy

On motion of Selectman Plasko, seconded by Selectman Maloney, voted to reappoint those listed above.

Economic Development Committee:

For reappointment; Stephen P. Costello and Thomas Wynne for three year term, term to expire 4/30/2022.

Memoranda

Building Inspector Mark Chubet:

On motion of Selectman Plasko, seconded by Selectman Maloney, voted to file March, 2019 Building Report.

Supt. Travis Farley, Recreation Department:

On motion of Selectman Howard, seconded by Selectman Maloney, voted to file March Recreation report.

Manager's Update

Tony Mazzucco, General Manager:

Civics donation - \$4,068. On motion of Selectman Plasko, seconded by Selectman Maloney, voted to accept the donations in total under Chapter 44, section 53A and authorize and direct the Manager to expend the funds for their intended purpose.

Selectmen's Addenda

Selectman Maloney

Budget Information Sessions

Thank you to everyone who has attended these sessions that Mr. Mazzucco has hosted over the past couple of weeks, especially last night's Capital Improvement Plan informational session. The presentation this year is very thorough and well thought out and we look forward to discussing in at Town Meeting.

Forbes Hill

Expressing approval of the sale of the property to Dr. Feliz. He is involved in an impressive field of medicine which would be described as high end, end of life care. This will put Norwood on the map with an additional facility in the life science and biotech fields. If Mr. Plasko you need help on the development agreement please let me know. Excellent work was done by that Forbes Hill Task Force Committee.

Selectman Howard

South Norwood Fishing Derby and Rubber Ducky Race

This coming Saturday at Hawes Pool Complex from 3 p.m. to 5 p.m. Fee is \$3 and includes hot dog and soda.

Rubber Duckies are \$ 5.

CPR Course

Class will be run by 2 firefighters and two police officers on Saturday, May 18, 2019 at 9 a.m. free of charge.

Selectman Plasko

Forbes Hill

Very exciting opportunity for the town and will see it through. Thank you to the task force we appointed. We asked them to take a hard look at the property and what we might be able to use it for with cost considered. Thank them for their commitment and hard work during that process. Thank you also to Mr. Paul Halkiotis, who was not a member of the committee but supplied a lot of support. Thank you to town meeting members for their support. Thanks to Mr. Halkiotis and Cathy Carney for the RFP and advertising efforts.

Selectman Hajjar

Easter and Passover

Wish the community happy Easter and Passover and hope they enjoyed the holidays with their families and friends. Happy Easter also to his Orthodox brothers and sisters celebrating Easter this coming Sunday.

Christina Mulvehill and Aoife Kelly

Thank you for all your assistance. It has been a whirlwind over the past few weeks and they have been great in getting a lot of information and every time I think I am bothering Christina she tells me not to worry about it, even on the weekends. Publicly thank both of you for making this an easy transition.

Weed Map

Coffee cup holders sponsored by Weed Maps are being used in one of the down town businesses. They read "Fueled by Flowers" and according to the website, this is a potent hybrid flower plant "Leaving you feeling glued to the couch". The owner has agreed to instead use cup holders provided by Impact Norwood.

Forbes Hill

There was a lot of hard work by all members of the task force to find the right proposal that would meet the needs of our community. People were upset at the idea of spending \$13 million on this property when there are so many other issues in town. I am glad that we did and the biggest gain for the town is that it will not increase town services, but will provide a lot of revenue from business taxes. It was good to see the town take control and I commend that committee for doing what they did.

Chairman Bishop

Forbes Hill Bids

The two proposals we spoke about were the \$13 million and the \$21 million. The best deal for the Town is the medical facility for \$13 million.

Special Town Meeting

This coming Thursday at the High School.

Orthodox Easter

Happy Easter to the Orthodox community this upcoming Sunday.

Passover

Happy Passover season which is continuing this week.

Juliette Bugeau

Starting working in the Town Clerk's Office in 1978 and retired in July of 1996. For the last of her five years she was the Assistant Town Clerk. In 2008 she was appointed to the Board of Registrars and she has done an outstanding job. This is her eleventh year and this board has just reappointed her. Thank you for hanging in there and doing a great job for the town.

Adjournment

No other business being presented for consideration, on motion of Selectman Maloney, seconded by Selectman Plasko, voted to adjourn and the meeting was adjourned accordingly at 8:25 p.m.

A True Record.

ATTEST: \_\_\_\_\_

Clerk