

**Board of Selectmen
February 17, 2016
7:02 Regular Session**

Mr. Paul Healey, Chairman; Mr. Paul Gannon, Ms. Mary Power, Mr. Ted Alexiades, Town Administrator

Questions from the public regarding items not on the agenda

There were no questions from the public.

ARTICLE X –Senior Tax Work-Off Program- *Will the Town amend its acceptance of Massachusetts General Law, Chapter 59, Section 5K by adopting the 125 hour maximum limit, or take any other action thereto? (Inserted at the request of the Council on Aging).*

COMMENT: This statute allows Towns to provide a Senior Tax Work-Off Program that can either be based on a maximum benefit of \$1,000 or 125 hours per year. The Town had previously used the \$1,000 maximum. With the minimum wage increasing, the Town has a choice to leave the maximum work off amount at \$1,000 per senior or increase the maximum work off amount using 125 hours worked at the minimum wage. The minimum wage will be increasing over the next two years from \$10.00/hour to \$11.00/hour in 2017 (increasing the maximum Tax Work Off benefit to \$1375.00) to \$12.00/hour in 2018 (increasing the maximum Tax Work Off benefit to \$1500.00). The Town pays for this program out of the overlay account. This article requires a simple majority vote.

Ms. Barbara Farnsworth, Director of Elder Services discussed Article XX.

Voted- To recommend favorable action on Article X. A unanimous vote.

ARTICLE DD- Lincoln School Apartments Capital Requirements- *Will the town appropriate a sum of money from available reserves to the Hingham Affordable Housing Trust Fund, which funds are to be expended by the Hingham Affordable Housing Trust, to make capital improvements to the Lincoln School Apartments located at 86 Central Street, Hingham, MA and to authorize the Board of Selectmen to amend the Lease for said Lincoln School Apartments to provide for increased rent payments to the Town in amount sufficient to repay said appropriation back to the Town over a period and time and under terms and conditions as determined by the Board of Selectmen, or act on anything relating thereto? (Inserted at the request of the Hingham Affordable Housing Trust).*

Mr. David Ellison, Lincoln Apartments, LLC Board of Managers and Mr. Alexiades discussed Article DD.

Voted- To recommend favorable action on Article DD in the amount of one million dollars.

ARTICLE J-Light Plant Receipts- *Will the Town appropriate, from the receipts of the Hingham Municipal Lighting Plant, money for the maintenance and operation of the Plant for the 12-month period commencing July 1, 2016, pursuant to Sections 57 and 57A of Chapter 164 of the General Laws, and provide for the disposition of any surplus receipts, or act on anything relating thereto? (Inserted by the Board of Selectmen).*

COMMENT: The Hingham Municipal Lighting Plant is self-funding. Funds collected by billing customers are used to pay all expenses incurred by the Plant.

RECOMMENDED: That, with the exception of \$500,000.00, which is hereby transferred to the General Fund to reduce the tax rate, all funds received by the Municipal Lighting Plant during the fiscal year commencing July 1, 2016, be appropriated to said Municipal Lighting Plant, the same to be expended by the Manager of Municipal Lighting under the control and direction of the Municipal Light Board for the expenses of the Plant for said fiscal year, as defined in Sections 57 and 57A of Chapter 164 of the Massachusetts General Laws and, if there should be any unexpended balance thereof at the end of said fiscal year, such amount as is deemed necessary shall be transferred to the Construction Fund of said plant and appropriated and used for such additions thereto as may be authorized by the Municipal Light Board during the next fiscal year.

Voted- To recommend favorable action on Article J in the amount of \$500,000.00.

ARTICLE U- Accept Easements- *Will the Town authorize, but not require, the Board of Selectmen to accept grants of easements for streets, water, drainage, sewer and utility purposes or any public purpose on terms and conditions the Board deems in the best interest of the Town, or act on anything relating thereto? (Inserted by the Board of Selectmen).*

Mr. Alexiades discussed Article U.

Voted- To recommend favorable action of Article U. A unanimous vote.

ARTICLE EE- Establish the Hingham Art Commission *Will the Town of Hingham duly establish the "Hingham Art Commission"? The Hingham Art Commission advocates for the creation and integration of public art into Hingham's civic spaces. "Art" is defined as painting, sculpture, fountains, murals, photography, landscape, hardscape, site design, plaques and monuments.*

The Art Commission would actively foster the community's engagement in Hingham's cultural landscape, from siting temporary art on Town property to reviewing and recommending proposals for permanent public art. The Commission, appointed by the Selectman, shall consist of at least five Hingham residents experienced in design and the arts. The Art Commission would have oversight and control of all art works sited on public property.

Mr. James Watson, 291 Rockland Street questioned if any art proposal could be blocked by the Committee? Ms. Wetzel stated that the Board of Selectmen would have the final say in all decisions.

Ms. Wetzel, 35 High Street discussed Article EE.

No vote was taken at this time on Article EE. The Advisory Committee will be reviewing this Article and meeting with Ms. Wetzel for further discussion.

ARTICLE KK- Disposition of Land- Selectman's Parcel- *Will the Town authorize, but not require, the Board of Selectmen (a) pursuant and subject to M.G.L. Chapter 40, Sections 3, 15 and 15A, as applicable, and Article 5, Section 4A of the Town of Hingham General Bylaws, to dispose of a parcel of land, known as and numbered 2 Beal Street, and shown as Lot 50 on Assessor Map 69, for a minimum of \$1.00 and on such other terms and conditions as the Board of Selectmen deem in the best interests of the Town, for use as an assisted living facility which includes units that qualify under Massachusetts law for inclusion in Hingham's Subsidized Housing Inventory, and (b) in the event the above-described use of such parcel of land is not undertaken, to proceed as to said parcel of land pursuant to the authorization provided under Article 42 of the 2005 Annual Town Meeting, or act on anything related thereto? (Inserted by the Board of Selectmen).*

Mr. Alexiades reviewed Article KK and explained that the Selectmen's Parcel was designated by Town Meeting in 2005, to be developed by the Affordable Housing Trust under Article 42 with the proceeds going to the Affordable Housing Trust. He explained that if something different is going to be built on this parcel, such the proposed Assisted Living Facility, the proceeds will still be distributed the same way. The proposed Assisted Living Facility has less impact on the streetscape than prior plans. One hundred percent of the units would count toward the affordable housing index provided that 25 percent within the development were affordable and seventy five percent can be market rate. A RFP would address the legal requirements of this housing to make sure it would be applied towards the Town's affordable housing Inventory.

ARTICLE H-Transfer Funds from Stabilization Fund- *Will the Town appropriate a sum of sums of money from the Stabilization Fund and/or from available reserves for the purpose of reducing the tax rate, or act on anything relating thereto? (Inserted by the Board of Selectmen).*

COMMENT: Pursuant to a prior Town Meeting vote, the proceeds from the sale of the former school administration building, municipal light plant building and the former police station were deposited in the Stabilization Fund for future tax reduction. This amount was augmented by the addition of bond premiums associated with the refinancing of excluded debt. This article would transfer a portion of the Stabilization Fund for the purpose of reducing the fiscal 2017 tax rate.

RECOMMENDED: That the Town appropriate the sum of \$65,413 from the Stabilization Fund for purpose of reducing the fiscal year 2017 tax rate.

Mr. Alexiades discussed Article H.

Voted- To recommend favorable action on Article H. A unanimous vote.

ARTICLE - Transfer from Meals Tax Stabilization Fund-Will the Town transfer from available funds a sum of money from the Meals Tax Stabilization Fund for purpose of reducing the FY 2017 tax rate, or act on anything relating thereto? (Inserted by the Board of Selectmen).

RECOMMENDED: That the town transfer the sum of \$450,000.00 from the Meals Tax Stabilization Fund for the purpose of reducing the FY 2017 tax rate.

Voted-To recommend favorable action on Article I. A unanimous vote.

ARTICLE V- Road Building-Will the Town raise and appropriate, borrow or transfer from available a sum of money to be expended under the direction of the Board of Selectmen for purpose of improving and resurfacing various roads within the town, or act on anything relating to? (Inserted by the Board of Selectmen).

Voted- To recommend favorable action on Article V, not to exceed \$ 2,242,000.00.
A unanimous vote.

ARTICLE Z- Hingham Harbor Park Project and Building- Will the Town authorize, but not require, the Board of Selectmen to petition the General Court of the Commonwealth of Massachusetts, pursuant to M.G.L. Chapter 45, Section 7, for approval to erect a building which exceeds six hundred square feet in area on the ground on the parcel known as 0 Otis Street and shown as Lot 50 on Assessor Map 50, or act on anything related thereto? (Inserted at the request of the Bathing Beach Trustees and the Harbor Development Committee).

Mr. Alexiades discussed Article Z.

Voted- To recommend favorable action on article Z. A unanimous vote.

ARTICLE AA – Bathing Beach Bathhouse and Refreshment Stand- Will the Town authorize, but not require, the Board of Selectmen to (1) petition the General Court of the Commonwealth to permit a long-term lease within a building to be erected on the parcel known as 0 Otis Street and shown as Lot 50 on Assessors Map 50, and (2) to enter into a long-term lease for all or a portion of said building for the purpose of a snack/refreshment stand and bathhouse on such other terms and conditions as the Board of Selectmen deem in the best interests of the Town, or act on anything related thereto? (Inserted at the request of the Trustees of the Bathing Beach and the Harbor Development Committee)

Voted – To make a favorable action on article AA. A unanimous vote.

Votes:

Voted- To appoint Robyn S. Maguire to the Zoning Board of Appeals to fill an unexpired term ending June 30, 2018. A unanimous vote

The Chair states: The Board will enter into Executive Session to consider the purchase, exchange, lease or value of real property, Boston Golf, because discussion of this matter in open session may have a detrimental effect of the negotiating position of the town. The Board will not return to open session this evening. Roll Call Vote. A unanimous vote.

Meeting was adjourned at 8:30 p.m.

Diane Picot

Approved: April 7, 2016