

Board of Selectmen

October 27, 2016
Regular Session 7:05pm

Present: Mr. Paul Healey, Chairman; Mr. Paul Gannon; Ms. Mary Power; Mr. Ted Alexiades, Town Administrator; Mr. Tom Mayo, Assistant Town Administrator.

Approval of Minutes

Voted – A motion was made by Mr. Gannon to approve the minutes of October 13, 2016 as amended. Ms. Power seconded. All were in favor, 3-0.

Questions from the Public Regarding Items not on the Agenda

There were no questions from the public.

Mr. Roger Fernandes, Project Engineer, was present to review five contract extensions.

Voted – a motion was made by Ms. Power to sign a one-year contract extension with Hi-Way Safety System, Inc. for “Crosswalk Surface Treatment” as outlined in the bid package CWST15. This contract is valid through December 31, 2017. Mr. Gannon seconded. All were in favor, 3-0.

Voted – a motion was made by Mr. Gannon to sign a one-year contract extension with Aggregate Industries for “Hot Mix Asphalt Production & Pavement Installation-Structure Adjustment-Controlled Cold Milling “Cold Planing” as outlined in the bid package PAV15. This contract is valid through December 31, 2017. Ms. Power seconded. All were in favor, 3-0.

Voted – a motion was made by Ms. Power to sign a one-year contract extension with Mass Pavement Reclamation, Inc. for “Equipment Rental and Labor Services” as outlined in the bid package EQUIP15. This contract is valid through December 31, 2017. Mr. Gannon seconded. All were in favor, 3-0.

Voted – a motion was made by Mr. Gannon to sign a one-year contract extension with Sealcoating, Inc. for “Micro-Surfacing & Random-Crack Sealcoating by Fiber Reinforced Method” as outlined in the bid package MICRO16. This extension is valid through December 31, 2017. Ms. Power seconded. All were in favor, 3-0.

Voted – a motion was made by Ms. Power to sign a one year contract extension with MCI Contracting, Inc. for “Building Maintenance/Repairs General Labor” as outlined in the bid package BLDGMAIN16. This contract is valid through December 31, 2017. Mr. Gannon seconded. All were in favor, 3-0.

Mr. Alexiades presented “40B Overview and 2 Beal Street”.

Ms. Susan Murphy, Town Real Estate Counsel, was present for questions and answers.

Mr. Healey invited the audience to ask questions:

The following members from the audience spoke:

Dwight Crowther, 12 Bradley Woods Drive
Ken Bellas, 4 Taylor Lane
Jim Watson, Rockland Street

Mr. Alexiades presented an overview of the 2 Beal Street Proposals:

Proposals reviewed included:

AvalonBay Communities
Campanelli
Alliance Residential
Mill Creek Residential

Criterion Development Partners
The Hanover Company

Mr. Healey invited the audience to ask questions concerning the 2 Beal Street proposals.

The following members from the audience spoke:

Lawson Clarke, 25 Beal Street
Meg Parker, 13 Adams Court
Laura Burns, 96 Hersey Street
Judy Sneath, 89 North Street

The Board discussed the two Beal Street proposals.

Voted – Mr. Gannon made a motion to reject all proposals received in response to the RFP issued on September 21, 2016. Ms. Power seconded. All were in favor, 3-0.

230 Beal Street Discussion

Present: Susan Murphy & Ted Alexiades presented the proposed 230 Beal Street Development Agreement.

The following members of the audience spoke:

Libby Claypoole, Backriver Road
Dwight Crowther, 12 Bradley Woods Drive
Bruce Issadore, 6 Heron Way
Bruce Mullen, Backriver Road
Mark Snyder, Backriver Road

Voted – Ms. Power made a motion to enter into and execute the Memorandum of Agreement with Broadstone Bare Cove Alliance, LLC related to the development at 230 Beal Street. Mr. Healey seconded. Mr. Gannon opposed, 2-1.

Continuation of Mooring Permit Fees Discussion

Present: Ken Corson, Harbormaster

Harbormaster Corson presented the proposed, updated, mooring fee increases. The Board discussed the proposed fee increases.

A motion was made by Ms. Power to adopt the proposed general mooring fee increases. Mr. Gannon seconded. All were in favor, 3-0.

Votes:

A motion was made by Mr. Gannon to approve the issuance of a Special (One Day) All Alcoholic Beverages license to South Elementary School PTO for the South Elementary School Fall Fundraiser to be held at Hingham Community Center on Saturday, November 5, 2016 from 7:00 p.m. to Midnight. Ms. Power seconded. All were in favor, 3-0.

A motion was made by Ms. Power to close Town Hall on Friday, November 25, 2016. Employees do not need to use accrued personal, vacation or compensatory time. Mr. Gannon seconded. All were in favor, 3-0.

Selectmen/Town Administrator Reports

Ms. Power thanked Ted Alexiades for his participation with the Women's League of Voters meeting on October 26, 2016.

Mr. Healey thanked Ted Alexiades, Tom Mayo, staff, and Real Estate Counsel for the work that was done on the Beal Street issue. Mr. Healey also made mention of a nice lady that turned in his lost phone at the transfer station.

Meeting adjourned at 10:05 p.m.

Sally Sinclair

Approved November 10, 2016

Documents: (A complete meeting packet of supporting documentation is on file and available for public review in the Board of Selectmen's Office).

1. 2 Beal Street Development Proposals
2. Proposed Term Sheet
3. 40B Overview and 2 Beal Street
4. Proposed General Mooring Fee Increases
5. Construction Contract Extensions Effective Jan-Dec 2017
6. One Day License – November Fest/South Elementary School