

# Select Board

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February 3, 2021

Present:

- Select Board: Mr. Joseph Fisher (Chair) and Ms. Liz Klein, and Mr. Bill Ramsey
- Mr. Tom Mayo, Town Administrator
- Ms. Michelle Monsegur, Assistant Town Administrator for Finance
- Mr. Art Robert, Assistant Town Administrator for Operations

## **7:35 PM: Call to order**

Mr. Fisher called the meeting to order and read the following statement:

“This meeting is being held remotely as an alternate means of public access pursuant to an Order issued by the Governor of Massachusetts dated March 12, 2020 Suspending Certain Provisions of the Open Meeting Law. You are hereby advised that this meeting and all communications during this meeting may be recorded by the Town of Hingham in accordance with the Open Meeting Law. If any participant wishes to record this meeting, please notify the chair at the start of the meeting in accordance with M.G.L. c. 30A, § 20(f) so that the chair may inform all other participants of said recording. “

Mr. Fisher asked if any participants were recording the meeting. No one indicated they were recording.

Select Board members participating in the meeting were himself, Mr. Bill Ramey and Ms. Liz Klein.

## **Approval of Minutes**

**Vote: Ms. Klein made a motion to approve the minutes dated January 25, 2022. Mr. Ramsey seconded.**

## **Roll Call Vote:**

**Mr. Ramsey: yes**

**Ms. Klein: yes**

**Mr. Fisher: yes**

## **Disposition of Parcels A and B, Old Derby Street**

Real Estate Council, Susan Murphy, explained that, in connection with the work that has been done on the Derby Street corridor over the past five years, one of the improvements that was made was to realign Old Derby Street, leaving one section of Old Derby Street with no direct connection to the part on the other side of Derby Street. In order to improve safety at this location, MassDOT agreed to add a traffic signal at the new portion of Old Derby Street. As a result, a portion of Old Derby Street, owned by the Town of Hingham, has been discontinued, leaving Parcel A and Parcel B with no practical purpose. Pursuant to MGL Section B, in order for the parcels to be purchased, the Town was required to first determine their value. After a valuation was completed by the Assessor's Office, Town Meeting voted to discontinue both parcels and to authorize the Select Board to dispose of the parcels on terms and conditions reasonably acceptable to the Board. Owners of adjacent properties came forward and offered to pay the Town the amount of the valuation for the parcels. Neither parcel is considered a buildable lot. The Town would receive the proceeds and subsequent real estate taxes for both. The owner of the Best Chevrolet property would like to purchase Parcel A. WS Development, which owns

the Derby Street Shoppes, would like to purchase Parcel B. If the parcels were purchased, uses on them would be subject to the Zoning by-laws for the adjacent parcels, including a special permit that applies to the Derby Street Project.

**Vote:** Mr. Ramsey made a motion that the Board, pursuant to Article 37 of the Town of Hingham 2020 Annual Town Meeting, dispose of the parcels known as Portion A and Portion B as shown on that certain plan entitled “Old Derby Street Partial Discontinuance Plan”, dated 1/16/2020, authorize the Town Administrator to enter into the following purchase and sale agreements, and authorize the chair of the Board to execute all documents and take such actions as are necessary and proper to effectuate the disposition of such parcels:

1. Purchase and Sale Agreement with Shulman Realty, LLC for Portion A for consideration of \$28,600
2. Purchase and Sale Agreement with Old Derby Parcel Owner LLC for Portion B for consideration of \$17,900

Ms. Klein seconded.

**Roll Call Vote:**

Mr. Ramsey: yes

Ms. Klein: yes

Mr. Fisher: yes

#### **2022 Annual Town Meeting Warrant Articles**

##### **Article V: WRWS: Appropriation of Bond Premium and Excess Bond Proceeds**

Article V would appropriate a \$7 million bond premium that resulted from the acquisition of the water system as well as \$112,074 in excess bond proceeds from the same sale. A Town Meeting vote is necessary to appropriate this money. The money will be used for three main purposes:

1. To design and construct a new water tank
2. To rehabilitate the water tank on Turkey Hill
3. Other capital improvements throughout the Weir River Water System

**Vote:** Ms. Klein made a motion to recommend favorable action of Article V. Mr. Ramsey seconded.

**Roll Call Vote:**

Mr. Ramsey: yes

Ms. Klein: yes

Mr. Fisher: yes

##### **Article W: WRWS: Authorization to borrow for water capital**

This Article would authorize the Weir River water System to borrow \$2.7 million for FY22 and \$2.7 million for FY23 to move forward with capital projects. This has been built into the WRWS budget and would not raise rates.

**Vote:** Mr. Ramsey made a motion to recommend favorable action of Article W. Ms. Klein seconded.

**Roll Call Vote:**

Mr. Ramsey: yes  
Ms. Klein: yes  
Mr. Fisher: yes

**Article U: Rescind Authorized but Unissued Debt**

Treasurer Jean Montgomery explained that this Article would rescind the net amount of authorized but unissued debt for certain capital projects, including engineering, design, studies and/or construction, which are no longer needed for the purposes for which they were initially approved, totaling \$6,409,671.

**Vote: Ms. Klein made a motion to recommend favorable action of Article U. Mr. Ramsey seconded.**

**Roll Call Vote:**  
Mr. Ramsey: yes  
Ms. Klein: yes  
Mr. Fisher: yes

**Article O: Modify Size of Long Range Waste & Recycling Committee**

Ms. Maria Zade explained that this Article would change the number of committee members from 9 to 7 and would change the term from 2 to 3 years.

**Vote: Mr. Ramsey made a motion to recommend favorable action of Article O. Ms. Klein seconded.**

**Roll Call Vote:**  
Mr. Ramsey: yes  
Ms. Klein: yes  
Mr. Fisher: yes

**Article P: South Shore Country Club Maintenance Facility-Authorization to Borrow Additional Funds**

Mr. Kevin Whalen, Executive Director of the SSCC, explained that the 2020 Annual Town Meeting authorized \$2.2 million to build a maintenance facility. This Article would request \$815k of bond capacity to complete Phase 1.

**Vote: Ms. Klein made a motion to recommend favorable action of Article P. Ms. Ramsey seconded.**  
This Article would

**Roll Call Vote:**  
Mr. Ramsey: yes  
Ms. Klein: yes  
Mr. Fisher: yes

**Article Q: South Shore Country Club Pool-Authorization to Borrow**

The total cost of the pool project is estimated at \$7,897,000, less \$550,000, should the Community Preservation Committee vote to fund part of the project, as they have recommended.

The following residents voiced support and concerns regarding the pool project:

- Chris and Stephanie Jones, 20 Del Prete Drive
- Michelle Doran, 919 Main Street
- Lacey Plunkett, 5 Autumn Circle
- Jimmy Monahan, 17 Del Prete Drive
- Jen Maguire, 22 Del Prete Drive
- Patty MacDonald, 45 Old County Road
- John Smalcomb, 18 Del Prete Drive

Concerns and questions included noise concerns from abutters, a needs assessment, which was completed in 2017, the size of the proposed pool, adjacent wetlands and landscaping plans, funding, vegetative screening for neighbors and the possibility of year-round functioning. Mr. Fisher concluded the discussion by noting the Warrant Article at hand would face further review from the Advisory Committee and at the Annual Town Meeting. Mr. Ramsey noted that the residents' concerns would be addressed during an extensive permitting process involving many Town departments.

**Vote: Mr. Ramsey to recommend favorable action of Article Q. Ms. Klein seconded.**

**Roll Call Vote:**

**Mr. Ramsey: yes**

**Ms. Klein: yes**

**Mr. Fisher: yes**

**Article N: Community Preservation Committee**

Mr. Larry Lindner, Chair of the Community Preservation Committee, explained that the CPC is recommending funding the following projects:

1. Administrative support for CPC - \$20,000
2. South Shore Habitat for Humanity - \$166,840
3. Reconstruction of the street hockey court at Cronin Field - \$289,815
4. SSCC pool project - \$550,000

Mr. Ramsey inquired about the Select Board's options with respect to the CPC's votes. Mr. Fisher advised that, once the CPC has voted its recommendations, the Select Board and Town Meeting can reduce the amounts that have been proposed, but cannot increase them. There was some additional discussion regarding reducing the amount recommended by CPC, with regard to the additional payment of debt service on the Lehner Land that was beyond the requirement. Mr. Fisher clarified that the debt service was not included in this Warrant Article and even if the Board decided to go in a different direction, they could not apply those CPC funds to any project in a different manner. The Board could only recommend to reduce the amount that was voted by CPC, however debt service is not included in Article N.

**Vote: Ms. Klein made a motion to recommend favorable action of Article N. Mr. Ramsey seconded.**

**Roll Call Vote:**

**Mr. Ramsey: yes**

**Ms. Klein: yes**

**Mr. Fisher: yes**

***Article T: Fire Department Large Capital Needs***

Fire Chief Murphy and Deputies Levenson and Lachance were present. This Article allows the Town to borrow or transfer a sum of money to pay for certain capital equipment and project including, but not limited to a fire engine, fire station repairs, and other projects. Major repairs include roof repairs at Central Fire Station and HVAC repairs to Station 1. The total request of Article T is \$2,230,000. The Board fully supported Article T.

**Vote: Mr. Ramsey made a motion to recommend favorable action of Article T. Ms. Klein seconded.**

**Roll Call Vote:**

**Mr. Ramsey: yes**

**Ms. Klein: yes**

**Mr. Fisher: yes**

**Capital Repurpose Request for Fire**

Chief Murphy explained that the Fire Department would like to add two windows to offices at Fire Headquarters and to make other minimal modifications.

**Vote: Ms. Klein made a motion to approve the request of the Fire Department to repurpose \$15,500 from FY21 Capital for minor renovations to the Fire Department Headquarters. Mr. Ramsey seconded.**

**Roll Call Vote:**

**Mr. Ramsey: yes**

**Ms. Klein: yes**

**Mr. Fisher: yes**

**Request for Approval of private bonds for the Linden Ponds, Inc. Project**

Mr. Fisher explained that this request is a borrowing that, according to the Internal Revenue Service, needs to be noticed in a public hearing and then, ultimately, approved by the Town of Hingham. This is not a debt of the Town of Hingham. It is a debt that benefits that Town.

**Vote: Mr. Ramsey made a motion to schedule a remote public hearing under the provisions of Section 147(f) of the Internal Revenue Code of 1986 (as amended) on Wednesday, February 16, 2022, commencing at 7:00 P.M., regarding a request for approval of private bonds under said Section 147(f) by Linden Ponds, Inc., and to authorize the Town Administrator or the Town Administrator's designee to conduct said public hearing and provide a transcript of said public hearing to the Select Board. Ms. Klein seconded.**

**The motion was amended to reflect a new date.**

**Amended Vote:** Mr. Ramsey made a motion to schedule a remote public hearing under the provisions of Section 147(f) of the Internal Revenue Code of 1986 (as amended) on Monday, February 14, 2022, commencing at 7:00 P.M., regarding a request for approval of private bonds under said Section 147(f) by Linden Ponds, Inc., and to authorize the Town Administrator or the Town Administrator's designee to conduct said public hearing and provide a transcript of said public hearing to the Select Board. Ms. Klein seconded.

**Roll Call Vote:**

**Mr. Ramsey:** yes

**Ms. Klein:** yes

**Mr. Fisher:** yes

**Public Comment**

"The Hingham Select Board encourages community engagement and welcomes questions and comments as agenda items are discussed at the meeting. In addition, we have set aside up to fifteen minutes for public comment for items that fall under the purview of the Select Board and are not already on tonight's agenda. If any guests wish to speak, please seek to be recognized. Once recognized, state your name and address and address your comments to the Chair. Comments will be limited to three minutes per speaker and must relate to topics within the scope of the responsibilities of the Select Board. Speakers are encouraged to present their remarks in a respectful manner and not to indulge in personalities. The Public Comment period is not a time for debate by members of the Select Board. The Select Board is not adopting or endorsing any of the comments made during the Public Comment period."

There were no comments from the public.

**Town Administrator/Select Board Reports**

Mr. Ramsey recognized resident Matty Beniers and grandson of Hingham residents, Drew Comnesso, who will be participating in the Olympics as members of the Men's Hockey Team. He wished them luck in the Olympic Games.

Mr. Fisher reported that he plans to write to the Executive Office of Energy and Environmental Affairs on behalf of the Select Board to express support for a coastal infrastructure improvement project at Barnes Wharf and to request funding. He also plans to express support on behalf of the Select Board for the Hingham Town Pier Repair and Resiliency improvement Project. He was hopeful that Hingham would secure funds for those projects.

**Vote:** Mr. Ramsey made a motion to adjourn. Ms. Klein seconded.

**Roll Call Vote:**

**Mr. Ramsey:** yes

**Ms. Klein:** yes

**Mr. Fisher:** yes

**The meeting adjourned at 10:24 PM.**

**Documents:** A complete meeting packet of supporting documentation is on file and available for public review in the Board of Selectmen's office