

Select Board

July 25, 2023

Present:

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

Call to order: 6:16 PM

Chair Klein called the meeting to order and read the following statement:

“This meeting is being held in person or remotely as an alternate means of public access pursuant to Chapter 2 of the Acts of 2023 and all other applicable laws temporarily amending 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.”

No one indicated that they were recording.”

Select Board members participating in the meeting were Chair, Ms. Liz Klein, Mr. Joseph Fisher, and Mr. Bill Ramsey.

Executive Session

Declaration by Chair: Before I entertain a motion to go into executive session under item 2 of the agenda, I hereby declare that discussion of this agenda item in an open session may have a detrimental effect on the negotiating position of the Town.

Motion to enter executive session: Mr. Fisher made a motion to enter Executive Session to discuss strategy with respect to litigation in the United States District Court for the District of Massachusetts (Aftosmes, et al v. Town of Hingham (Docket # 1:22-cv-10314-JGD)) under the provisions of M.G.L. c. 30A, § 21(a)(3) because discussion in an Open Session may have a detrimental effect on the litigating position of the Town. The Board will reconvene in Open Session. Mr. Ramsey seconded.

Roll Call Vote:

Mr. Fisher: yes

Mr. Ramsey: yes

Ms. Klein: yes

Return to Open Session: 6:48 PM

Pledge of Allegiance

Approval of Minutes

Vote: Mr. Ramsey made a motion to approve the minutes dated July 11, 2023. Mr. Fisher seconded.

Roll Call Vote:**Mr. Fisher: yes****Mr. Ramsey: yes****Ms. Klein: yes****Joint Session with the Planning Board: MBTA Communities Multi-family Zoning**

Kevin Ellis, Planning Board Chair, called to order the meeting of the Planning Board at 6:50 PM and adopted the Open Meeting Law provisions as stated by Chair Klein of the Select Board. Also present from the Planning Board were Gordon Carr, Gary Tondorff-Dick, Tracey Shriver, and Rita Silva. Emily Wentworth, Community Planning Director, shared a presentation about MBTA Communities and Multi-family Zoning requirements. A new section of the Zoning Act requires 175 MBTA communities to have at least one zoning district of a reasonable size in which multi-family housing is permitted as of right. The district must have a gross density of 15 units per acre. The district must not be more than a half mile to a commuter rail station, ferry terminal or bus station and that there be no age restrictions, so as not to exclude family housing. The State has created guidelines for municipalities to help them comply. Emily Wentworth noted that housing demand has outpaced supply and these new guidelines are an attempt to offer more housing options. Although affordability is not a requirement, communities can impose the inclusion of 10% affordability and, if economically feasible, it may be increased to 20%. Hingham is categorized as a "Commuter Rail Community" and thus the Zoning district must contain a minimum of 1550 of overall housing units. In 2020, Hingham's total number of housing units was 9,930, so Hingham would be required to provide 1,490 units in this Zoning district. The statute mandates that all MBTA communities abide by this section of the Zoning Act. Consequences for non-compliance are laid out within the statute, and are mostly financial, as communities would not be eligible for certain grants or other State funding. Hingham has regularly received quite a bit of grant money throughout the years. Emily Wentworth shared a map of potential Zoning districts and the restrictions and reasons why some areas were not appropriate for multi-family districts. There was additional discussion regarding density in the transit station areas and Hingham developments within the half mile radius of these stations. Potential district options were proposed in areas that the Town has already put forth efforts to encourage housing growth, specifically at the Shipyard and the Cove on Beal Street. Also identified was an area at French and Hobart Streets for possible re-Zoning. An updated compliance calendar was presented as well, with a deadline for Town Meeting Warrant Article submission of December 1, 2023 and a final compliance deadline date of December 31, 2024.

Chair Klein noted that the Select Board would participate in a preliminary discussion but would not be engaging in a vote at this time. There were a number of questions from the Select Board. Mr. Fisher asked if Hingham would clear any voting language with the State ahead of such a vote. Mr. Wentworth agreed that she felt it would be important for the State to do a preliminary review ahead of a vote. Attorney Susan Murphy added that she has requested approval from the Attorney General's Office that any vote on this subject does not go into effect until it receives a certificate of compliance from the EOHLC. While the Town can get a preliminary review ahead of a vote, that review would not be definitive until approval by the EOHLC.

There was some additional discussion about the process for notifying private property owners. Ms. Wentworth said that the statute does not require individual property owners be notified, but it does require notification of public hearings. She did, however, explain that the Community Planning Department has already begun discussion with individual property owners that could be impacted by this potential Zoning change. She reported that those she has spoken with like the fact that the proposed Zoning changes would be instituted as an overlay district and that the underlying Zoning would stay in place.

Mr. Ramsey asked for details regarding the possibility of including more affordable housing in the Zoning Article. Ms. Wentworth noted that the inclusion of affordable housing is not required but could be included by the Town at 10% and possibly up to 20%, if financially feasible. Additionally, Ms. Wentworth reported that she has submitted a grant application to help Hingham engage a professional to help with an economic feasibility analysis.

Additional questions from the Select Board were related to ramifications of non-compliance, infrastructure issues that the Town would have to put in place to service a high density housing area, etc.

Gary Tondorff-Dick, 1129 Main Street, member of the Planning Board, asked for more details about the possible 10% inclusionary Zoning requirement for affordable housing and suggested that Hingham take a look at the Hanover Crossing project where they used housing as a critical economic generator in the new mixed-use development. It was also suggested that there could be some changes made to the Hingham Shipyard to create a village-like feel. An additional suggestion was that the Town could look into a partnership with the MBTA and to develop the ferry parking lot in a way that a parking garage could be in the center of housing units. Emily Wentworth felt that, while his suggestions warranted further discussion, it might be part of a longer-term project as public land cannot contribute to the minimum land area as required by the proposed Zoning changes as required by the MBTA.

Gordon Carr of the Planning Board reminded the Select Board that the MBTA almost eliminated ferry service to and from Hingham about 18 months ago and asked what the effect it would have on the Zoning District if that were to happen. Mr. Fisher said that he would follow up with Representative Joan Meschino on that topic.

Tracey Shriver of the Planning Board asked questions regarding acreage and number of units in the Shipyard. Attorney Murphy clarified that, while Hingham is required to provide a Zoning district/s that could accommodate 1490 units of housing, the Town is not actually required to construct the units.

Rita DaSilva, Planning Board member, asked some questions about the potential location at Hobart and French Streets. Emily Wentworth said that the vision for that location would be something of a lesser density akin to Ridgewood Crossing. The minimum requirement for that property would be 15 units.

Clark Frazier, 50 Bonnie Briar Circle, suggested a land swap between the property at the corner of Hobart and French Streets and the School Bus Depot across the street from the MBTA Commuter Rail,

which he felt would be a good opportunity to create housing near the train station. It was noted that the property at Hobart and French is outside of the Sewer District and that the Sewer System is almost at a contractual limit, but could be changed when the contract is up for renewal.

The Planning Board meeting adjourned at 7:01PM.

Ms. Klein announced that the Select Board would postpone the Proclamation for Veterans Suicide Awareness agenda item until the next Select Board meeting.

Climate Action Planning Committee Update

Art Robert, Ginny LeClair, Sustainability Coordinator Consultant for Hingham and Cohasset, and Brad Moyer, Chair of the Climate Action Planning Committee (CAPC), were present. Mr. Robert provided some background on the Climate Action Planning Committee and the work they have done to date, including creating a road map for Hingham's net zero goals. Ginny LeClair reported that recent directives have included:

- Partnered with the group, Hingham Net Zero, the Weir River Water System, and Town staff and received a New England Grassroots Environmental Fund Grant of \$3,400 for a hydration station.
- Worked with Cleaner Greener Hingham and the School Department on the water bottle ban
- Partnered with HMLP to advance solar goals.
- Received funding of \$10,000 for MAPC technical assistance through their Regional Energy Planning Assistance Grant Program to develop a net zero strategy for municipal buildings.
- Worked with the Energy Action Committee and Town staff to update the energy reduction plan that was part of the Green Communities Award.
- Worked with Town staff and DOER to submit Hingham's Green Communities Report and have continued to monitor Hingham's energy usage with Massachusetts Energy Insight and plans to apply for the next round of funding.
- Recently worked with the Town Engineer and the Town's consultants on a grant application for a coastal resiliency grant program, specifically for a Hingham Harbor shore protection alternative analysis.

Chair Brad Moyer called to order the meeting of the Climate Action Planning Committee at 7:47 PM. Also in attendance from the CAPC were Gary Tondorff-Dick, Elliott Place, Maria Zade, and Bob Hidell. Chair Moyer presented the Approved Plan Overview of the Hingham Climate Action Plan to the Select Board. Chair Moyer discussed the following:

- The Mission of the Climate Action Planning Committee and its successor, the Climate Action Commission
- The history of Hingham climate action successes
- A description of the types of public engagement they have pursued over the years
- An explanation of what the plan does and doesn't do
- A discussion of the plan's structure, which includes a one-page overview of each of the six contours, a call to action, and a detailed analysis of how to calculate carbon emissions in Hingham

The entire plan can be found on the Town of Hingham website at <https://www.hingham-ma.gov/917/Climate-Action-Planning-Committee>. The Select Board members asked a number of questions on various aspect of the plan, including questions regarding:

- Agricultural waste run-off such as waste and fertilizer, etc.
- Current and future locations of EV charging stations
- The protection of Hingham's coastal infrastructure from the impacts of climate change, specifically rising sea levels and the Town's ability to protect itself

Gary Tondorff-Dick, 1029 Main Street, CAPC member, congratulated Chair Moyer for his wonderful leadership on this very complex issue and suggested that Hingham look to what Boston is doing with regard to climate and coastal issues.

Elliott Place, 91 Kimball Beach Road, member of the CAPC and Hingham Net Zero commented on how incredible the collaboration has been with the Select Board, HMLP, and other Town groups. Additional comments included some thoughts on the various forms of embodied carbon footprints, as a result of agriculture, building materials, transportation, etc., and a suggestion that coastal resiliency might be better separated from their group that is focusing on reducing the sources of carbon emissions.

Bob Hidell, member of the CAPC, made some comments on harbor resiliency efforts and how different that effort is from reducing carbon emissions, which is the mission of the CAPC and a suggestion that Hingham needs to assemble a long-range planning committee that will deal with coastal resiliency.

Ginny LeClair added that the grant application that has recently been submitted is for funding would help Hingham work with Foth Engineering to do an in-depth engineering analysis of how to protect Hingham's shorelines and wastewater.

The meeting of the CAPC adjourned at 8:22 PM.

Due to another obligation, Mr. Ramsey departed the meeting.

Weir River Water System Grant of Location

Water Superintendent, Russell Tierney, and Assistant DPW Superintendent, Matt Cahill, were present. Mr. Russ Tierney explained that this project is part of the WRWS Capital Study Improvement Plan. He reported that there have been 4-5 water main breaks on Downer Avenue since 2020. He said that that fact and the timing of the building of the new Foster School makes this the right time to do this work. Mr. Tierney noted that residents in the area, while they have already been notified by the Select Board Office, will receive additional notifications of the pending work via email and telephone messages. Mr. Tierney budgeted \$1.9 million for the work, however the final cost will be closer to \$1.7 million.

Vote: Mr. Fisher made a motion to approve the request of Weir River Water System to install and maintain approximately 55 feet of 12-inch ductile iron pipe in Thaxter Street; approximately 2,123 feet of 12-inch ductile iron pipe and 225 feet of 12-inch HDPE pipe in Downer Avenue; approximately 72 feet of 8-inch ductile iron pipe in Park Circle; approximately 1,304 feet of 8-inch ductile iron pipe in

Planters Field Lane, and approximately 590 feet of 8-inch ductile iron pipe in Crow Point Lane. This approval is subject to the stipulations of the Department of Public Works as outlined in the letter dated July 24, 2023. Ms. Klein seconded.

Roll Call Vote:

Mr. Fisher: yes

Mr. Ramsey: not present

Ms. Klein: yes

Memorandum of Understanding between the Hingham Recreation Commission, School Committee and Select Board

Mr. Robert explained that this understanding solidifies an understanding that was created several years ago between the Recreation Department, the School Department and the Select Board to ensure the effective and efficient maintenance of the Town's athletic fields. A study by Weston and Sampson had recommended a single point of contact for the fields to manage the fields and to ensure that they are managed most effectively. The MOU sets rules for each of the participating entities. The School Committee and the Recreation Commission have both agreed to sign off on this. Ms. Klein said that she is happy that this has been working so well.

Vote: Mr. Fisher made a motion to approve and to the authorize the Chair of the Select Board to sign the Memorandum of Understanding (MOU) regarding the field maintenance program between the Hingham Recreation Commission, School Committee and Select Board in form attached hereto. Ms. Klein seconded.

Roll Call Vote:

Mr. Fisher: yes

Mr. Ramsey: not present

Ms. Klein: yes

Agreement with Specialty Vehicles, Inc.

Fire Chief Murphy and Ms. Kathy Reilly, Procurement and Contracts Manager, were present. Ms. Reilly said that they plan to purchase the ambulance from a cooperative that Hingham has purchased from in the past. Chief Murphy said that this will be the third ambulance that they have purchased from Specialty Vehicles. The lead time is very long and it won't be ready until the end of the year or the beginning of 2024. This will be paid for from the Fire Department Capital Plan. Currently, the Fire Department has two ambulances in service and 2 reserve ambulances. Chief Murphy would like to keep the current ambulance as a third reserve ambulance.

Brad Carr, 2 Tupelo Drive, asked if there was a possibility of have an electric ambulance. Chief Murphy said that available electric ambulances are not yet readily available. Part of the problem with having an electric fire vehicle is there is that so much plugged into them, such as cardiac monitors, radios and other items. Chief Murphy plans to attend a national conference soon and would inquire if there are any electric ambulances on the market yet. Chief Murphy also noted that the ambulance will come

fully-fitted with equipment. The department will only need to provide some smaller equipment like storage bins, a stair chair and other small portable equipment.

Vote: Mr. Fisher made a motion to authorize the Town Administrator to sign the Agreement with Specialty Vehicles, Inc. for a 2023 Ford F550 4x4 Diesel Engine Life Line “Superliner” Type I-AD, Class 1 Emergency Medical Vehicle in an amount not to exceed \$477,957. Ms. Klein seconded.

Roll Call Vote:

Mr. Fisher: yes

Mr. Ramsey: not present

Ms. Klein: yes

Agreement with Dock Jet Systems for a 32-foot floating dock for the Harbormaster

Ms. Klein noted that this agenda item would be moved to the next meeting of the Select Board.

Collective Bargaining Agreements with Teamsters Local 25

Ms. Monsegur explained that, back in February, the Board renewed and approved a MOU with the Teamsters Union. At that time all the changes went into effect. This agenda item is a procedural step to incorporate the terms of the Memorandum of Agreement into the Collective Bargaining Agreement. There are two agreements; one for a one-year period and one for a three-year period. Both have been reviewed by the Town’s labor attorney and agreed upon and signed by the Union.

Vote: Mr. Fisher made a motion to sign the Collective Bargaining Agreement with Teamsters Local 25 effective from July 1, 2021 through June 30, 2022. Ms. Klein seconded.

Roll Call Vote:

Mr. Fisher: yes

**Mr. Ramsey:
not present**

Ms. Klein: yes

Vote: Mr. Fisher made a motion to sign the Collective Bargaining Agreement with Teamsters Local 25 effective from July 1, 2022 through June 30, 2025. Ms. Klein seconded.

Roll Call Vote:

Mr. Fisher: yes

Mr. Ramsey: not present

Ms. Klein: yes

Appointments

Vote: Mr. Fisher made a motion to appoint Judith Sneath to the Hingham Public Library Board of Trustees for a three-year term ending June 30, 2026. Ms. Klein seconded.

Roll Call Vote:

Mr. Fisher: yes

Mr. Ramsey: not present

Ms. Klein: yes

Public Comment

There were no comments from the public.

Town Administrator/Select Board Reports

Ms. Monsegur reported that the following Special One-Day Liquor License have recently been approved by the Town Administrator:

- Summerfest on July 25 to Untold Brewing from 11:00 am-4:00 PM
- Three Sunset Picnics at Weir River Farm on July 27, August 3, and August 10 from 5:00-9:00 PM

Information about pending and approved one-day liquor licenses can be found on the Tow of Hingham's website at <https://www.hingham-ma.gov/1042/One-Day-Liquor-Licenses>.

Mr. Robert reported that today was the kick off date for a series of "Food Truck Tuesdays" at Town Hall. He hopes that this series will provide additional food options for employees on their long Tuesday work days. Special thanks were extended to Executive Health Director Susan Sarni for organizing this series.

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

Roll Call Vote:

Mr. Fisher: yes

Mr. Ramsey: not present

Ms. Klein: yes

The meeting adjourned at 8:45 PM.

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