

# TOWN OF GILL

M A S S A C H U S E T T S



[www.gillmass.org](http://www.gillmass.org)

## SELECTBOARD MEETING MINUTES

*July 1, 2013*

Call to Order: The Selectboard meeting was called to order at 4:30 PM.

Present: Ann Banash, Randy Crochier, and John Ward, Selectboard members; Ray Purington, Admin. Assistant; Brian Peila, Janet Masucci, and David Detmold.

Minutes: Ann made a motion, seconded by Randy, to accept the minutes from 6/17. The vote was unanimous in the affirmative.

State Police Response: Brian Peila, a River Road resident and operator of the Zak Farm in Gill, met with the Selectboard to bring to their attention an incident from this past weekend. He explained that late at night on Saturday, June 22, his wife noticed vehicles in their cornfield off Main Road (on the right, just after the Library and Center Cemetery). The police were not called that time. Around 1 AM on Sunday, June 30, Mr. Peila heard car noises outside his home and investigated. He found cars in his cornfield, with another 6-8 cars lined up waiting to enter the cornfield. There was a total of 18 cars between those parked along Main Road, those in the cornfield, and those waiting to enter. One of the cars was stuck in the field. Most of the people associated with the cars appeared to be young adults, under age, and appeared to be drinking alcohol.

After blocking the field entrance with his truck, Mr. Peila called 9-1-1. Because Gill's Police Department had no one on duty or on-call, the call was handled by the State Police. It took approximately 30 minutes for them to respond, and initially they drove past the site. The two officers wrote down each person's name, and sent them on their way. By the time the crowd and vehicles had been dispersed, and the stuck car freed, it was 5:15AM. Mr. Peila noted that only two State Police officers cover a 350 square mile territory during most overnight shifts, and he was lucky they arrived as soon as they did.

Mr. Peila expressed disappointment in the way the situation was handled. It is wrong that these "kids" were directed into their cars and sent away. While the State Police did what they were called for, and removed trespassers from the cornfield, Mr. Peila feels bad that they essentially condoned drunk driving. He believes a local cop, a Gill police officer, would have arrived sooner, and handled the situation differently, in a way that could have involved the kids' parents and taught lessons about underage drinking and driving under the influence.

Mr. Peila asked if this situation could be looked into, in terms of the availability of a local response, and in terms of finding better coordination between the Town's police and the State Police. At this time he has not spoken with Gill's Police Chief. Ann responded that she has spoken with the Chief, and that he is aware of the situation, and he has been promised the list of names by the State Police. The parents of the young adult who hosted the party have expressed a desire to contact the parents of the kids involved.

Mr. Peila explained that he has multiple views on what happened – as a citizen who waited alone for a half-hour for police to respond, as a parent who is concerned by underage drinking and regrets the lost opportunity for the kids to learn a lesson, and as a farmer who is having to deal with damaged crops and the resulting loss. He did note that the person hosting the party that these kids were trying to attend has apologized to him and has offered to work off the damages. (The home where the party was being held is not found by GPS directions, and apparently the kids mistook the farm road into the cornfield as a driveway.)

Mr. Peila concluded his remarks by emphasizing that the State Police needs to be more communicative with the Town. He noted that the crop loss would be easier to bear if he thought the kids involved had learned a lesson. He stated that he came tonight because he felt it was important to bring the matter to the Selectboard's attention. The

Selectboard thanked Mr. Peila for coming, and thanked him for informing them of the situation. Mr. Peila left at 5:00 PM.

Town Hall Roof: Ray reported that the two punch list items still need to be dealt with. Additional sealant needs to be applied to a seam on the flashing on the front ledge of the building. Sealant is also needed to protect the bare wood in places where the clapboards were trimmed back to install the metal roof. He is working with RCI Roofing to wrap up these issues.

Energy Audit: Bart Bales has completed the site visits to the Riverside Municipal Building, Library, and Town Hall as part of his energy audit of those buildings. A completion date for Bart's report is not known, but his contract calls for it to be completed by August 23<sup>rd</sup>. The Board also reviewed the April-June quarterly progress report for the Green Community Grant that Ray will submit later this week. Ray was asked to check on the timeline or deadlines for spending the money for that grant, to make sure that the Town doesn't lose any of it.

Sewer I&I Study: An engineer from Tighe & Bond was in town on June 26th and spent time with the Highway Superintendent popping manhole covers and observing "flow". Tighe & Bond also took 1-2 years of sewer pump charts and 3 years of daily pump readings to use for their data study.

Police Part 2: Police Chief David Hasting joined the meeting at 5:07 PM to answer questions about shift coverage on weekend nights. He explained that there is some intentional variation to the days, shifts, and times that have an officer on duty to reduce the predictable opportunities for crime. For the Saturday night/Sunday morning in question, the Chief had already been on-call for 14 hours that day, and was not available after 9:00 PM. Gill's other full-time officer had a scheduled vacation day, and none of our part-time officers (who all have full-time jobs with other police departments) were available to work the shift. He commented that without 3 full-time officers, scheduling shifts very much involves taking calculated risks around when crime might or might not occur, and relies upon coverage from the State Police. The Chief noted that when there is a 9-1-1 call, Dispatch will only notify officers who are on duty or on-call. Chief Hastings left the meeting at 5:22 PM.

Community Shared Solar: Nothing new to report, although Ray has sent questions to the Ethics Division about any potential conflicts of interest he may have.

Highway Truck Debt Exclusion: The Selectboard signed the warrant for the September 11<sup>th</sup> debt exclusion referendum question on the purchase of a new highway truck. Polls will be open from noon to 8pm. Information about the referendum election will be posted to the website.

Highway Traffic Signs: Nothing to report. The Highway Superintendent is still compiling a list of new signs that are needed.

Wareham Letter: The Selectboard discussed a letter from the Board of Selectmen of the Town of Wareham. Wareham is asking for support for an effort to amend MGL Chapter 40B, Section 20, in a way that would expand the definition of low and moderate income housing to include mobile homes and group homes, manufactured homes, in-law apartments, and first-time home buyers in housing assistance programs. Ray reported that he spoke briefly with Robin Sherman at the Franklin County Regional Housing & Redevelopment Authority, and she does not recommend the amendment. She feels the current 40B laws work well for creating low and moderate income housing, and the proposed amendment would mostly serve to help wealthy suburban towns block new 40B projects.

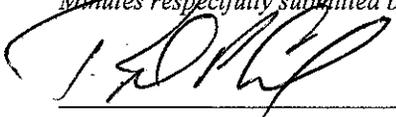
The Board felt they needed to learn more about the topic before taking any vote, and initially will do that research individually.

David Detmold and Janet Masucci left the meeting at 5:40 PM.

Warrant: The Board reviewed and signed FY 2013 warrant #27 and FY 2014 warrant #1.

The meeting adjourned at 6:05 PM.

*Minutes respectfully submitted by Ray Purington, Administrative Assistant.*



Randy P. Crochier, Selectboard Clerk

# TOWN OF GILL

M A S S A C H U S E T T S



[www.gillmass.org](http://www.gillmass.org)

## Green Community Grant Progress and Financial Quarterly Report

Reporting Period: **April 1 – June 30, 2013**

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Project: **ASHRAE Level II Energy Audit**

The ASHRAE Level II Energy Audit for the Town Hall, Slate Library, and Riverside Municipal Building will not need to be funded by the Town of Gill's Green Community Grant. The Town was successful in applying for a DOER Owner's Agent Technical Assistance Grant that will cover the \$9,340 that was budgeted for the audit.

The audit provider, Bart Bales of Bales Energy Associates, is working with Town employees to gather current and historical energy- and building-related information. Mr. Bales conducted site visits to all three buildings on June 19<sup>th</sup>. While an earlier start had been hoped for, Mr. Bales had prior engagements which prevented this. According to the contract with Mr. Bales, the audit report will be complete by August 23, 2013.

Once the audit recommendations have been received and reviewed, the Town will discuss with DOER plans to re-purpose the \$9,340.00 for other eligible projects such as implementing energy conservation measures from the audit.

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Project: **Bike Racks**

The five bicycle racks were procured from J&L Moving Systems (Ballston Spa, NY) for a delivered price of \$2,202.75 (invoice and bill schedule attached, 1A & 1B). The racks were delivered on March 26, 2013.

The Energy Commission has reviewed potential locations with the Highway Superintendent, and the racks will be installed by Highway Department employees early this summer. The employees' time will be a Town contribution toward this project. Materials and equipment costs (quick-set concrete, rental of a post-hole digger if needed) will be charged to the \$3,000.00 Green Community budget for this project.

Total Expenses to Date: **\$2,202.75**

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Project: **Fuel Efficient Cruiser**

On January 30, 2013, by a 2-1 vote, the Selectboard decided to purchase a non-hybrid Ford Interceptor Utility police cruiser. The Energy Commission had recommended a Ford Fusion Hybrid. Many factors went into making what proved to be a very difficult decision, and it is firmly believed that the next cruiser the Town buys will be a hybrid.

The Town expects to re-purpose the \$4,000.00 Green Community budget for other eligible projects such as implementing energy conservation measures from the ASHRAE Level II energy audit. The Town will discuss this with DOER once the audit recommendations are received.

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Project: **Anti Idling Device**

An Idleright fuel management system was purchased and installed on the new Ford Interceptor Utility police cruiser as part of buying the cruiser from a "State bid" contract. The installed cost was \$555.00 (invoice and bill schedule attached, 2A & 2B).

Procurement of the Idleright system for the other six vehicles has not happened, and is a goal for the next quarter's report.

Total Expenses to Date: \$555.00

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Project: **Energy Saving Campaign**

As a kickoff to the "Reduce Energy Use 13% in 2013" campaign to encourage Gill residents to participate, the Energy Commission held an Energy Fair on April 6<sup>th</sup>. Over 40 residents attended, learning about energy conservation from 11 exhibitors and 3 panelists presenting on recycling & composting, home weatherization and insulation, and electricity conservation measures.

As part of the Energy Fair, residents were given a handout that explains simple ways to use less energy, and a pledge card (attached, 3A & 3B). Anyone who signed a pledge card received a 16"x26" two-sided green lawn sign (attached, 3C).

The Energy Fair was promoted with posters at area businesses, and with inserts (attached, 3D) in the town-wide newsletter and local newspaper. Since the Energy Fair, Energy Commission members have continued to distribute lawn signs and discuss energy conservation with anyone who is interested.

Printing costs for the posters, flyers, handouts, pledge cards, and lawn signs were charged to the Green Community Grant. Invoices and bill schedules are attached as noted. The Town waived approximately \$125.00 of building use fees for the event,

Posters	\$28.50	(3E & 3F)
Flyers	\$43.00	(3G & 3H)
Handouts/Pledge Cards	\$23.25	(3I & 3J)
Lawn Signs	\$349.75	(3K & 3L)
Total Expenses to Date:	\$444.50	

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Submitted By: Ray Purington, Administrative Assistant  
Date: July 1, 2013

### TOWN OF WAREHAM

54 Marion Road  
Wareham, Massachusetts, MA 02571

BOARD OF SELECTMEN  
Peter W. Tettelbaum, Chairman  
Alan H. Slavin, Clerk  
Stephen M. Holmes  
Patrick G. Tropeano  
Judith Whiteside

Dear Chairman Ward:

I am writing to ask that you join the Town of Wareham Board of Selectmen in supporting House Bill 1115, an Act relative to the definition of low and moderate income housing. This bill is sponsored by Representative Susan Williams Gifford, and seeks to amend Massachusetts General Laws Chapter 40B, § 20 by adding the following sentence:

*Low and moderate income housing shall also include mobile homes and group homes, manufactured homes, in-law apartments and any first-time home buyers participating in any state or federal assistance program.*

The bill's legislative webpage may be found at the following link where you can view its current status in committee: <https://malegislature.gov/Bills/188/House/H1115>

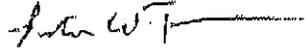
Our town, and others similarly situated across the Commonwealth, currently possesses hundreds of housing units in the form of mobile homes and other types of very affordable property that presently do not count towards the ten percent affordable housing quota required by Chapter 40B. Accordingly, we remain subject to the provisions of Chapter 40B that allow developers of affordable housing to avoid much of our local zoning controls.

Such development has often proven burdensome to abutters, added traffic flow on Town roads, and has increased strain upon police, fire and emergency medical services. At the same time, the minimal requirement that an affordable housing project pursuant to Chapter 40B contain only twenty percent affordable housing creates a situation where municipalities such as ours end up chasing their tails, by adding non-affordable housing to our overall housing stock at four times the rate of affordable units.

The proposed amendment will have negligible effect upon urban communities where affordable housing remains desperately needed, as cities typically do not have large mobile home parks; nor will the proposed amendment stigmatize or economically harm the property values of the proposed subject properties to be included in the definition of affordable housing. Rather, the proposed amendment seeks merely to appropriately classify what is indeed already very affordable housing as such, under the law.

The Wareham Board of Selectmen voted unanimously to authorize me to submit correspondence to you on this issue, as we realize that it will take the effort and support of many to bring the bill into law. Accordingly, we ask that you join us in reaching out to our legislators, particularly those serving on the Joint Committee on Housing, to urge their positive action on H. 1115. To discuss this issue with me, please contact me at the above address and phone number, or my town email at [pteitelbaum@wareham.ma.us](mailto:pteitelbaum@wareham.ma.us) I look forward to hearing from you.

Very truly yours,



Peter W. Teitelbaum, Esq.  
Chairman, Wareham Board of Selectmen