



*City of Taunton*  
*Municipal Council Meeting Minutes*

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*Temporary City Hall, 141 Oak Street, Taunton, MA*  
*Minutes, February 16, 2016 at 8:15 O'clock P.M.*

*Regular Meeting*

*Council President Quinn presiding*

*Prayer was offered by the Council President*

*Present at roll call were: Councilor's Croteau, Pottier, Quinn, McCaul  
Dermody, Borges, Cleary, and Marshall  
Councilor Carr was absent.*

Record of preceding meeting was read by Title and Approved. So Voted.

*Communications from City Officers:*

Com. from Chairman, Taunton Planning Board advising that they have received a Modification of a Site Plan Review for property at 295 Broadway to allow the use of underground leaching chambers instead of a detention basin to control drainage, submitted by Albert Tucan. The DIRB will meet to review this petition on Tuesday, February 23, 2016 at 9:30AM in the Taunton Planning Board Office, 15 Summer St., Annex Bldg., and the Taunton Planning Board will meet to review this petition on Thursday, March 3, 2016 at 5:30PM in the Chester R. Martin Municipal Council Chambers, 141 Oak St., Taunton, Ma. **Councilor Cleary made a motion to receive and place on file. So Voted.**

Com. from Chairman, Taunton Planning Board advising that the Taunton Planning Board was in receipt of the proposed changes to the City of Taunton Zoning Ordinances submitted by the City Planner dated January 26, 2016. (see attached) The Planning Board voted to refer this to the public hearing process which requires a public hearing by the Taunton Planning Board and Municipal Council. The Taunton Planning Board has scheduled a public hearing on these zoning changes on Thursday, March 3, 2016 at 5:30PM at Chester R Martin Municipal Council Chambers, 141 Oak St., Taunton, Ma. **Councilor Marshall made a motion to refer to the City Clerk's Office to schedule the appropriate public hearing after the conclusion of the Planning Board's hearing. So Voted.**

Com. from Executive Director, Mayor's Office of Economic and Community Development informing the Council that the OECD has completed work on the guidelines and application related to your proposed Downtown Rent Rebate Program and is ready to move forward with the implementation of this exciting initiative. The Downtown Rent Rebate Program will provide a rent subsidy for a two year period to a new, private sector business locating within the boundaries of the Downtown Business Improvement District. The first year subsidy will be up to \$5.00 per square foot and the second year subsidy will be up to \$2.50 per square foot. The maximum total subsidy per business will be \$5,000 for the first year and \$2,500 the second year. Therefore, to fund

the program for the remainder of this fiscal year, he is respectfully requesting that \$15,000 be set aside. **Councilor Borges made a motion to invite Kevin Shea into the enclosure to speak. So Voted.** Mr. Shea spoke about the program which would rebate tenants for a two year period. It is part of the Mayor's overall package of incentives for the downtown. It was a Zoning incentive before this which is part of the same package for downtown. He stated that what they are trying to do is encourage people to move into the vacant storefronts on the first floor as well as to fill up some of the vacant space on the second floor of the buildings. People would be required to have a two year lease. The application process would include an application from the tenant as well as a sign off from the landlord and verification every time people came in monthly to get reimbursed. He spoke about how the \$15,000 could get them to the end of this fiscal year. They have had a few calls from people interested already. Councilor Borges asked that if during the application process there is a business plan that must be submitted. He stated that he is limiting it to for profit businesses. He spoke about the criteria that they are using which is a little bit on the subjective side. Councilor Borges asked about how they will be paid. He stated that they will be paid monthly. They would come in with bills and verification from the landlord that the rent has been paid. They would cap that at \$5,000.00. Councilor Pottier asked if Mayor Hoye is in favor of this program. Mr. Shea stated that he is and this is part of the initiatives that he was trying to put together for Downtown. Councilor Dermody asked if they are working with the BID on this. Mr. Shea stated that it would be marketed through them. Councilor Dermody asked if it would be on their website. Mr. Shea confirmed. Councilor Cleary asked about the process. Mr. Shea stated that it is first come, first serve. Councilor Croteau asked that if they approve three proposals and a month or two later a very positive type proposal surfaces for a fourth would they be inclined to come back before the Council. Mr. Shea stated that they would to get another authorization for more money. **Councilor Borges made a motion to move approval and recommend to the Mayor for funding. So Voted. Motion was made to excuse Mr. Shea. So Voted.**

Com. from Risk Manager responding to request for list of vehicle fleet. She attached the vehicle list from our 2015-2016 insurance policy which indicated a total of 316 vehicles. Please note that since July 1, 2015, they have added approximately five vehicles and removed six, for a total of 315 vehicles. She advised that they did a vehicle audit in 2013 with HUB international, the City's insurance agent. As a result of the audit, they removed 107 vehicles from the policy that were either no longer in use or owned by the City, leading to a savings on the City's insurance premium of \$46,772.00. They continue to perform this audit on a monthly basis with one final audit at the end of the fiscal year to ensure that every vehicle is accounted for. **Councilor Marshall made a motion to receive and place on file. Councilor Borges made a motion to include the vehicle policy and the schedule. So Voted.**

Com. from Police Chief submitted a request for the Municipal Council to select Integrity Testing to conduct an assessment center for the ranks of Sergeant and Captain based upon the results of the October 2015 police promotional examinations. They solicited bids from four established and Human Resource Division approved assessment centers and received responses from two of them. Based upon review by the Command Staff, Integrity is recommended because lower cost is involved. **Councilor Marshall made a motion to refer to the Committee on Police and License. So Voted.** He stated that he believes this is already in the Committee on Police and License for discussion.

Com. from Chairman, Safety Committee stating that a Safety Committee meeting was held February 11, 2016 at City Hall. A topic of discussion involved the safety of exiting vehicles from parking alongside City Hall. A request was made to inquire as to whether blinking caution signs could be put up in replacement of the school zone signs, cautioning drivers to slow speeds. Additionally, numerous vehicles perform U-turns in front of the Temporary City Hall. Just recently, once again, there was another accident as a result of a U-turn. The Safety Committee would like to suggest that a no U-turn area be designated immediately in front of City Hall for driver's safety. **Councilor Marshall made a motion to refer to the Committee on Police and License, Police Chief and the Safety Officer for recommendations. So Voted.**

Com. from City Solicitor stating that the City and the Tribe reached an agreement in November 2015 relative to the provision of fire, EMS and police services on the trust lands. That agreement was put in place for a period of ninety days and will soon expire. Counsel for the City and the Tribe have conferred and both sides agree that the present agreement has been working well and should be extended. He has corresponded with the Police Chief Edward Walsh who informs him that there have been no problems under the present agreement and that he has no objection to extending it. Accordingly, attached for your consideration is a proposed amendment to the MOU that simply extends the present agreement for a period of six months. No other changes are contemplated at this time. He is requesting the Council's approval of the attached amendment. **Councilor Borges made a motion to approve. So Voted.**

Com. from City Planner in regards to a motion regarding Grove Street made at the February 9, 2016 meeting of the Municipal Council. After reviewing the Department records, there are 3 buildable lots that have been created since 2008. The two most recent houses were issued a variance by the ZBA (case#2990) in 2009 and are currently shown as assessor's lots 64-364 and 64-211. The third lot was issued a variance from the ZBA (Case#2840) and is shown as assessors lot 64-212 was constructed in 2008. The issuance of the variances by the ZBA made the 3 lots buildable. **Councilor Borges motioned to refer to the Committee on the DPW and the DPW Commissioner. Councilor Marshall made a motion for the City Planner to research the three decisions by the Zoning Board to see if there are any conditions placed in those decisions that required any upgrades to the private, unaccepted paper street and if they were supposed to do it, were they done?. Councilor Pottier motioned to refer to the City Engineer as it is his job to bring the accepted streets to the Council. Councilor Pottier motioned to refer to the Mayor's Office for potential funding. So Voted.** Councilor Dermody pointed out that there is a discrepancy between whether it is Grove Street or Grove Ave. Councilor Quinn stated that it is Grove Ave.

**Communications from Citizens:**

Com. from Susan Goodale, 84 Hillside Dr., Taunton stating that she has recently purchased a home at 84 Hillside Dr., at the unpaved end of a fairly steep road. She has been informed that Hillside Drive was accepted as a street by the City Engineering Department on April 12, 2011. She is requesting that Hillside Drive be added to any existing list of proposed streets for paving, to extend the paved section of road from its current termination point, leading up to and in front of the property. **Councilor Marshall made a motion to refer this to the DPW Commissioner to look at this road and possibly add it to be paved in 2016. So Voted.**

Com. from Fr. William Rodrigues, Pastor, St. Anthony's Church, 126 School St., Taunton requesting permission to hold their 14<sup>th</sup> annual walking prayer pilgrimage on March 12, 2016. They plan to commence the procession at 7:00AM at St. Anthony Church. **Councilor Borges made a motion to approve and refer to the Police Chief. So Voted.**

Council President Quinn stated that she has a communication from the City Clerk's Office. The City Clerk is looking for poll workers to work for the March 1<sup>st</sup> primary election. If anyone is interested they can call the City Clerk's Office.

**Petitions:**

Petition submitted by Gary Carbonello, 15 Elmhill Avenue, Leominster, MA requesting a new Livery License and Taxi Service (No Flag Downs) for Follow Me Trans. Inc. to be located at 64 Weir Street, Taunton. (4 Vehicles). **Motion was made to refer to the Committee on Police and License and the Chief. So Voted.**

**Claims:**

Claim submitted by Danielle Keogh, 168 Winthrop St., #2, Taunton seeking reimbursement for damages to her automobile from hitting a pothole at the corner of Somerset Avenue and Coolidge Street. **Councilor McCaul made a motion to refer to the Law Department and the DPW. So Voted.**

**Committee Reports:**

Motion was made for Committee reports to be read by Title and Approved. So Voted. Recommendations adopted to reflect the votes as recorded in Committee Reports. So Voted.

**Unfinished Business:**

**Councilor Borges motioned to send a formal letter from the Council to the Airport Commission asking that they move forward with their RFP for the Airport Manager. So Voted.** She stated that it is a follow up to the joint meeting that was held on February 1, 2016 between the Committee on the Needs of the Airport and the Airport Commission

Councilor McCaul stated that a few weeks ago the Committee on Police and License approved three police officers for conditional employment. He stated that he has not seen them come in to accept it or the status on that. He is worried that April is supposed to be the time that they are going for training. He is looking for an update on what is going on with that. The City Clerk stated that she spoke with the Police Chief today and he told her that PAT's are next week. She stated that it is being worked on. Councilor McCaul stated that they also called for a list for additional three officers. Councilor Pottier stated that they are asking for three additional names on the list per the Chief. The City Clerk stated that once we call for a list and it is a conditional offer of employment, they cannot call for another list. She stated that what is being asked for is another three names to be added to that list. **Councilor Pottier made a motion asking for an additional three names to be added to the current list. So Voted.**

Continued from Municipal Council Meeting of February 9, 2016: Executive Session to discuss Varsity Wireless, LLC v. City of Taunton, Taunton Municipal Council, et al. and Bell Atlantic Mobile of Massachusetts, Ltd. d/b/a Verizon Wireless c. City of Taunton, Taunton Municipal Council, et al. **Councilor Marshall made a motion to refer that to the end of the agenda. So Voted.** Councilor Cleary stated that he is not sure if Councilor Carr has looked at the information. She was the one who questioned the information more than anyone and she is not here tonight.

**New Business:**

**Councilor Pottier made a motion to refer 254 Winthrop Street to Bob Pirozzi and for him to report back to the Council in a week regarding what is going on in that facility. So Voted.** He stated that some people think it is a group home and others think it is a sober house.

Councilor Pottier stated that the entire Council was sent an e-mail regarding a catch basin at 481 Kingman Street. **Motion was made to refer to the DPW to look into cleaning it up. So Voted.**

Councilor Pottier stated that there was a comparison study done by the Pioneer Institute of 14 like-minded cities and Taunton came out tied with Leominster for first place as far as economic, social, and business climate. **Motion was made to refer to the Committee of the Whole for a brief meeting with the Mayor to talk in more detail about that study. So Voted.**

Councilor Marshall made a motion to refer the issue of street flooding on County Street in the vicinity of Cumberland Farms and Pete's Mart between the high tension wires. It severely floods during every significant rain storm. He believes that we just got funding to repave County Street to repave Ingell Street to Hart's Four Corners. **Motion was made to refer to the DPW Commissioner's Office and the Committee on the DPW for a meeting in three weeks to have a plan to fix the drainage before it is repaved. So Voted.**

**Councilor Pottier made a motion to go into Executive Session. On a roll call vote, eight (8) Councilors present, eight (8) Councilors voting in favor. Councilor Carr was absent.** Council President Quinn stated that since this is being held at the end of the meeting, the Council will not resume here.

Meeting adjourned at 8:40 P.M.

A true copy:

Attest:

  
City Clerk

RMB/SJS

CITY OF TAUNTON  
MUNICIPAL COUNCIL  
FEBRUARY 16, 2016

**THE COMMITTEE ON FINANCE AND SALARIES**

PRESENT WERE: COUNCILOR GERALD CROTEAU, CHAIRMAN AND COUNCILOR CLEARY

MEETING CALLED TO ORDER AT 5:50 P.M.

- 1. MEET TO REVIEW THE WEEKLY VOUCHERS & PAYROLLS FOR CITY DEPARTMENTS

**MOTION:** MOVE APPROVAL OF THE PAYROLL WARRANT IN THE AMOUNT OF \$1,045,256.60. SO VOTED.

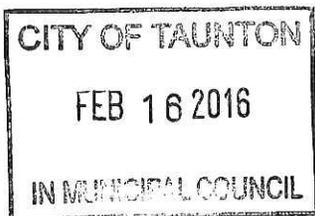
**MOTION:** MOVE APPROVAL OF THE VOUCHER WARRANT IN THE AMOUNT OF \$1,597,868.56. SO VOTED.

MEETING ADJOURNED AT 5:51 P.M.

RESPECTFULLY SUBMITTED,



COLLEEN M. ELLIS  
CLERK OF COUNCIL COMMITTEES



CITY CLERK

TAUNTON, MA

2016 FEB 22 1 P 3: 35

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REPORTS ACCEPTED,  
RECOMMENDATIONS ADOPTED.



CITY CLERK

CITY OF TAUNTON  
MUNICIPAL COUNCIL  
FEBRUARY 16, 2016

**THE COMMITTEE ON DISABILITIES (ADA)**

PRESENT WERE: COUNCILOR JOHN MCCAUL, CHAIRMAN AND COUNCILORS CROTEAU, DERMODY AND CLEARY. ALSO PRESENT WERE PLANNING & CONSERVATION DIRECTOR KEVIN SCANLON, BUILDING SUPERINTENDENT WAYNE WALKDEN, POLICE CHIEF EDWARD WALSH AND ADA COMMISSION MEMBERS DONNA DICORPO, NANCY LEMAIRE, CATHAL O'BRIEN AND BOB FOLCIK

**MEETING CALLED TO ORDER AT 6:01 P.M.**

**1. MEET WITH THE CITY PLANNER AND BUILDING SUPERINTENDENT FOR AN UPDATE ON THE TRANSITION PLAN**

The Chairman said that this is moving in a positive direction and some improvements have been made. They started in July with meeting with the Department Heads which went right into September. Three and a half months later progress has been made.

Mr. Scanlon said that back in June they had the presentation to the Council which finalized the consultants work. In July he started sitting down with Mr. Walkden to start looking at implementation strategies. They had a meeting in early July with Councilor Croteau and Councilor Borgess attending and discussed the implementation of strategies and how to roll out the plan.

They spent the summer doing some work for the spreadsheets. One of the things that had not been in the RFP was a link from the spreadsheets to the actual report so they added that in, which took about a month and a half. This was needed for them as well as Department Heads getting reports.

On August 26<sup>th</sup> the Mayor had a Department Head meeting where he rolled this out to the Departments, which was the kick off. From September through the end of December Departments to varying degrees have been working on some of the low hanging fruit and getting some of the work done. Work started rolling in in December as far as reporting back to him regarding the work done. The process they set up is that the Department Head is responsible for their area and making sure it is done. The Department Heads are there every day so they can make sure that something that has been done will stay that way.

Mr. Scanlon continued stating that the way to close out issues in the report is once they have completed the work they need to send him a picture of the completed work with the file name and reference number in the report so he can identify it, mark it off, and if he has questions on it he can go out and meet with them. When Mr. Scanlon submitted a report to the Council on January 1<sup>st</sup>, he had 91 issues reported back. As of February 11 they have 199 issues reported back as completed.

Mr. Scanlon said the big spreadsheets are cumbersome and are not meant to be printed out. They are working spreadsheets. He put together something simple, broken down by facility, as to how many issues were in the report, how many issues have been resolved, what they are, to kind of give a sense of where we are at.

Mr. Scanlon also said that he received a report today from the Police Department that he has not had a chance to look at, so it is not included in the document he provided entitled "ADA Transition Work Completed to Date – February 11, 2016".

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**THE COMMITTEE ON DISABILITIES (ADA) – CONTINUED**

Councilor Cleary asked how many master books exist, to which Mr. Scanlon said just the one he has. He did however post it on the City website so if anyone wanted to print it or view it they could. Mr. Cleary also questioned how this is working in the schools, because if he was a principal, he would want to be able to see what needed to be done.

Mr. Scanlon said that he and Mr. Walkden met with Dr. Hackett and Mr. Cabral. They went through the responsibilities of the schools and the spreadsheets that they had, and they took that. How they are breaking it down in house, whether they are doing it themselves or delegating it to the principals is up to them. The School Department has everything they need. Mr. Scanlon also said a lot of the items need funding, and a lot will depend on where the City goes with a lot of projects such as Mulcahey School, City Hall, and the potential that the City will get the armory building on Eldridge Street.

Councilor Cleary suggested sending a letter to the Departments with a copy of the list provided by Mr. Scanlon informing the Department Heads that he has met with the Council and the ADA Commission, provided the document as an initial update and that he is expected to report back to the Council again in April, so that anything they do between now and April if they want it included on the completion list, they should provide Mr. Scanlon with the photos and information.

Mr. Scanlon said he would need the information from the Departments by the middle of March. Councilor Cleary said this is a way to reinforce this and send a message that progress is being tracked.

**MOTION: TO SEND A LETTER TO ALL DEPARTMENT HEADS WITH THE SPREADSHEET DOCUMENT PROVIDED BY MR. SCANLON ATTACHED AND TO INFORM THEM THAT PROGRESS IS BEING TRACKED ON THESE ISSUES AND IF THEY HAVE COMPLETED ITEMS THEY NEED TO PROVIDE THE INFORMATION TO MR. SCANLON AS HE WILL BE MEETING WITH THE COUNCIL AGAIN IN APRIL. ALSO THAT THEY SHOULD PRIORIZE ITEMS AND REQUEST FUNDING IN THE BUDGET FOR ITEMS THAT NEED TO BE COMPLETED. SO VOTED.**

Mr. Walkden said that there are a few things that they are doing as well. They are doing the so-called "low hanging fruit", those items involving safety and signage and things like that. What will happen is that gradually the School Department for instance, will meet a road block where there will be a list of issues that they can't handle themselves and they will refer them back to the Building Department if they are construction related issues or maybe involve design. Some of those things have been looked at up front because they will be taking on some of those issues. Mr. Walkden said that the TEMA trailer needs a handicap ramp so he has put together a scope of work for that and put that out to bid. He is waiting for some quotes. Then again, the TEMA trailer is a temporary location, so do you want to get involved in doing something of a permanent nature. When City Hall is reconstructed they hope to move TEMA back to City Hall, so you don't want to build something that you don't need to, but at the same time you want to resolve an issue that might be outstanding for another 2-3 years. Another thing they will try to get done during the summer, is that they want to try to keep the Park & Rec facility open and not have to relocate them so Mr. Scanlon and Mr. Walkden went down there to look at that facility and come up with a couple of ideas on how they can manage to keep that building open.

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THE COMMITTEE ON DISABILITIES (ADA) – CONTINUED

They are going to design a little bit of a bump out in the front so they will have an accessible entry way and there will have to be some regarding in the parking lot. It will buy some time until the city Hall issue is resolved. Those are the type of things he would be working on, those that involve design or construction.

Councilor Croteau asked, regarding the document provided by Mr. Scanlon, the number 432 undermunicipal buildings, what does that mean.

Mr. Scanlon said that in the report there are 6 different spreadsheets. Councilor Croteau noted that there is only 1 printed report. Mr. Scanlon said it is all posted on line, there is only one printed, but the report is all on line.

Mr. Scanlon continued saying that the spreadsheet for Municipal buildings had 432 lines of issues that is what it is referring to. It is broken down by the buildings.

Councilor Croteau said lines, it doesn't mean specific items.

Mr. Scanlon said for the most part it does, there are few things where, for instance, it might be in a handicapped stall where a grab bar and a coat hook may be needed.

Councilor Croteau then said what we are talking about is 432 lines in this massive report. Some lines have more than 1 specific item and some only have one. So they do not know at this point how many specific items there are.

Mr. Scanlon said that what he did when he looked at it is, yes something might have 4 specific things mentioned, but they are all related to a specific thing that would all be fixed at one time. Councilor Croteau then noted that on the second page of the document it says "Total issues in report 1368."

Mr. Scanlon said that is all 6 spreadsheets when you combine them together.

Councilor Croteau asked if this referred to 1368 lines or 1368 specific issues, to which Mr. Scanlon said lines. Councilor Croteau then said we do not know how many specific issues there are, we only know the number of lines. He also said the total resolved issues is 199, does that refer to lines?

Mr. Scanlon said those are specific issues.

Councilor Croteau then said the 14.5% is 199 of 1368, so the percentage could actually be different.

Councilor Croteau wants a number, he wants to monitor the percentage. He wants the number for specific items to specific items.

Councilor Croteau said the number he is looking for is not lines to lines. The number he is looking for is specific items to specific items, so if there is 1700 specific items and we have completed 199, then that is a different percentage than 14.5%.

Councilor Croteau asked if the Department Heads are in a position now where they can determine what has to be done within their jurisdiction?

Mr. Scanlon said he has not had any issues with that being a problem since he corrected the spreadsheets in the summer, and he has stressed every time he has sent something out that if someone has a question to call him and they will go through it.

Councilor Croteau noted that the Department Heads are reporting to Mr. Scanlon what has been done, so are there any Department Heads as of this moment that have not made that report.

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**THE COMMITTEE ON DISABILITIES (ADA) – CONTINUED**

Mr. Scanlon said anything on the report provided that has a zero has not reported anything back with the one exception being Police which he got today. Several have logical reasons that have been discussed as to why that is not happening.

Councilor Croteau said he wants to know what is going to be done regarding Department Heads that are not cooperating.

Mr. Scanlon said that he is not at a point where he feels that any one Department isn't cooperating. For instance the Police being a perfect example. He hadn't heard anything back from them but when he came in today there was an e-mail from them with a whole bunch of issues and pictures that he has to go through. Some are definitely moving slower than others. Mr. Scanlon said that Park and Rec has reported back and had started going through the spreadsheets, but was not given any funding this year. She is putting together a plan for the next fiscal year and has talked to the Mayor and the Budget Director regarding potential funding. Mr. Scanlon said the Airport and Golf Course have not reported anything back. Also the Nursing Home has not, but they are in the process of ordering a bunch of signs for them, so he knows they are doing things.

Councilor Croteau noted that the Nursing Home has reported nothing back and there is a clientele there who are elderly. He thinks that if Mr. Scanlon has not heard anything from some of these Department Heads by the end of this month then the Council needs to be advised.

Councilor Croteau then made the following Motion:

**MOTION: IF MR. SCANLON HAS NOT HEARD ANYTHING FROM DEPARTMENT HEADS BY THE FIRST MEETING IN MARCH, THEN HE NEEDS TO NOTIFY THE COUNCIL IN WRITING AS TO WHO HAS NOT REPORTED.**

This motion was not seconded.

Mr. Scanlon then said the next report he has to make to the Committee would be the first week of April, so he is going to have to send out an update request the beginning of March.

Councilor Croteau said he is not willing to give these people until the first meeting in April to respond.

Councilor Dermody then seconded the Motion.

**COUNCILORS CROTEAU AND DERMODY VOTED IN FAVOR. COUNCILOR CLEARY VOTED IN OPPOSITION. MOTION CARRIES. SO VOTED.**

Councilor Croteau asked that the safety issues be identified as soon as possible. He does not think there is any patience with safety issues.

Mr. Scanlon said most of them have been done, but there are a few outstanding, mostly from Departments that haven't responded.

Councilor Croteau wants to see a report on specific safety issues by the first meeting in March.

Councilor Dermody asked if there is any way to prioritize issues in some of the older buildings like the Nursing Home and the Library, in order of safety that need to be addressed first.

Mr. Scanlon said there are not that many safety items in the report, to which Councilor Croteau said it should not be too difficult to give the Committee a report.

Ms. Dicorpo said that Department Heads do have the information, and that they can go through the spreadsheets themselves.

Councilor Cleary said that he wants to communicate the fact that the Committee is tracking the

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**THE COMMITTEE ON DISABILITIES (ADA) – CONTINUED**

actions that people are taking. He was trying to communicate the importance of the issue and then in a casual way warn the Department Heads that we are going to review this again in April, and that they do not want to be zero in April. This seems like a very logical approach to a ten year plan. He does not want to micromanage these thousands of pages.

Councilor Croteau said he intends to ask the Commission to develop a strategic plan with dates – he wants to see a strategic plan developed in conjunction with the Commission with specific dates. When he says specific dates he means months not Fiscal Years. In this strategic plan when you see the date, there is reference to Fiscal 16 and Fiscal 17. In reference to Fiscal 16, some of these items require money, is that money currently in the Fiscal 16 budget.

Mr. Scanlon said the Mayor did give Mr. Walkden some money in his budget, but as far as whether all those things can be completed, he does not know.

Councilor Croteau said that we need for Fiscal 16, within a very short period of time how much money is needed to complete the items that are being suggested for Fiscal 16. What are we going to do in FY 16 and how much is it going to cost.

Councilor Croteau said a meeting in April is fine, but he does not want to wait until April for the safety issues.

It was also said that the Taunton Nursing Home is concerned with the extent to which the Building Department can assist them.

**2. MEET FOR AN UPDATE ON ORDINANCE REGARDING THE COMMISSION AND IT'S ROLE ON THE USE OF HANDICAPPED PARKING FINES**

Councilor Cleary said the ordinance has been finalized by the Assistant City Solicitor and he would refer it with a recommendation of this Committee to the Committee on Ordinances and Enrolled Bills for processing the new Ordinance.

Councilor Cleary made the following Motion:

**MOTION: THAT THE FINAL DRAFT OF THE ADA ORDINANCE GO TO THE COUNCIL FOR ITS FIRST READING AND A COPY TO THE COMMITTEE ON ORDINANCES AND ENROLLED BILLS AT THE SAME TIME. FIRST READING TO BE NEXT WEEK. SO VOTED.**

**3. MEET TO DISCUSS PLAYGROUND PROPOSAL REGARDING USE OF HANDICAPPED PARKING FUNDS.**

Mrs. Dicorpo said the Commission needs to know that the funds would be approved for playgrounds. Two playgrounds will actually be taken down and replaced at a cost of about \$55,000.00. The School Department is looking into their budget for Fiscal 2017, and they are also going to be taking on the taking down of the playgrounds and a lot of the ground work that needs to be done. The total for each of those playgrounds will be up to \$20,000 each. They will be requesting about \$50,000 for the playgrounds. It was also noted that the PTO's are working on some of the playground issues.

Ms. Dicorpo will be submitting the request to the Chair of this Committee to spend these funds who in turn must request this of the Mayor.

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**THE COMMITTEE ON DISABILITIES (ADA) – CONTINUED**

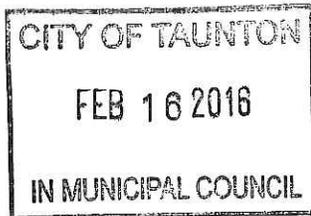
It was also said that the ADA Commission will meet next Wednesday at 5:30 p.m. at Temporary City Hall.

MEETING ADJOURNED AT 7:25 P.M.

Respectfully submitted,



Colleen M. Ellis  
Clerk of Council Committees



REPORTS ACCEPTED,  
RECOMMENDATIONS ADOPTED.



CITY CLERK

CITY OF TAUNTON  
MUNICIPAL COUNCIL  
FEBRUARY 16, 2016

**THE COMMITTEE OF THE COUNCIL AS A WHOLE**

PRESENT WERE: COUNCIL PRESIDENT JEANNE QUINN AND COUNCILORS MARSHALL, CLEARY, BORGES, DERMODY, MCCAUL, POTTIER AND CROTEAU. ALSO PRESENT WERE MICHAEL MATTOS OF AFFORDABLE HOUSING AND SERVICES COLLABORATIVE, COLLEEN DOHERTY ON BEHALF OF TAUNTON REVITALIZATION INC. JANET BERNARDO, ENGINEER AND STEVE REGAL, OF THE ARCHITECTURAL TEAM

**MEETING CALLED TO ORDER AT 7:28 P.M.**

**1. MEET FOR A PRE-REVIEW MEETING ON SPECIAL PERMIT FOR A 40 UNIT MULTI FAMILY INCLUSIONARY RESIDENTIAL DEVELOPMENT AT 135 BERKLEY STREET LOCATED IN THE URBAN RESIDENTIAL DISTRICT**

Mr. Mattos said that Affordable Housing Service Collaborative is a non-profit organization that he runs and they develop affordable housing throughout New England and primarily Massachusetts. Taunton Revitalization Inc. and Affordable Housing are forming a joint venture to redevelop Walker School. They responded to an RFP about a year ago and were selected last February to be the preferred developer. They spent the Spring putting the agreements together and in the summer putting together a Purchase and Sale Agreement with the City. They have the building under agreement now and are in the process of preparing their applications for state funding due March 11<sup>th</sup>. Part of that application process is to show readiness to proceed and so they are working diligently through the permitting process here in Taunton. They have been before the Planning Board a couple of times for site plan review and 2 weeks ago for a recommendation to the Council for the hearing next week. Tonight they are here to go through the project and answer any questions the Council might have.

They are proposing 40 1 bedroom units. There would be 16 units in the existing historic building and 24 units in a new constructed addition off the back. There will be a minimal impact on traffic. They think it is a good fit for the community and the neighborhood.

Mrs. Doherty said that Taunton Revitalization Inc.'s mission is creating affordable housing in the community. One thing that you see nowadays is very little straight public housing being built. You see a lot more public private partnerships moving forward, so this is an opportunity for Taunton Revitalization Inc. to work with another non-profit on what she thinks will be a great project in the community. It will be good to see Walker School revitalized.

Ms. Bernardo said the property is about 1.3 acres. The existing building is 26,402 square feet. The majority of the site is impervious because of the large parking area in the rear abutting Riverview. The rear area is all asphalt. There currently is access off of Berkley Street and off of Riverview, and there is a small playground on the corner of Agawam and Riverview that has become overgrown. They are looking to renovate the interior of the existing building and to construct a 20,649 square foot three story addition on the Riverview side. The access from Berkley Street will be used for trash removal and emergency access. The access from Riverview will be eliminated. The proposed access will be off of Agawam Street where the existing playground is. There will be 40 parking spaces; 4 handicapped spaces, 36 9 X 18 spaces, one per residential unit. The water and sewer connections, they have met with the water and sewer departments, will continue to go off of Riverview Street and the gas will continue to go off of

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Berkley Street. There is very minimal storm water management on this site, the majority of the site flows onto Riverview Street. They are proposing 3 retention areas to treat the parking lot run off. There will also be a large infiltration system that will take the roof run off.

They currently are before the Council in accordance with Section 14.2 for inclusionary housing, a special permit for inclusionary housing. They went to the Planning Board on January 7<sup>th</sup> and met with the Development Impact Review Board on January 26<sup>th</sup>. They met with the Planning Board on February 4<sup>th</sup> and continued that hearing to March 3<sup>rd</sup> and submitted a site plan review package to them in accordance with the special permit process. They understand that the Planning Board was presenting the Council with a recommendation. The DIRB gave a number of recommendations to the Planning Board, and they are in agreement and have no objections to them. They are here tonight to discuss the special permit and answer any questions.

Councilor Borges asked about safety concerns, is there going to be any kind of security cameras toward the back of the building, so she would like the security and safety issues addressed at the hearing. Also she would like to have the tenant application process discussed and the local preference, and the staffing on site. These are the 3 things she would like more information about for the hearing.

Councilor Cleary asked to have the range of the rents.

Mr. Mattos said that this will be affordable in the sense that their population network targeting will be 62 and older, elders and non-elders disabled. They are also hopeful to have some rent assistance and they are applying for that. This project will be co-managed by the Taunton Housing Authority. They will be maintaining the entire school building, maintaining the corridors. The addition will contain 24 units. This is not an assisted living facility but some services will be offered.

Councilor Marshall asked to have them provide a list of properties that Peabody manages by town. He would like to see schematics on how Walker and the addition would look like.

Councilor Marshall also said that access will be off Agawam and noted that this is a narrow street and is about 20 feet wide. Plans usually require 26 feet so for next week he would like to make sure this street is 20 feet.

Councilor McCaul said that he is concerned with the parking as there is 40 spots for 40 units. He feels that there is not enough parking on site and would like them to speak on this next week.

Councilor Croteau said that they are not demolishing anything and that codes were different for schools. At one point the School Department had been told to take down the rear section so one of his concerns would be that they have done due diligence on this matter. He is also concerned with parking.

Councilor Dermody disclosed that he lives next door. He also asked if they were applying for historic credits as well, to which the answer was yes, they will.

He also asked if there is a demand for this housing, is there a waiting list? Mrs. Doherty said yes, they have a few hundred people waiting and 1000 on the Section 8 list.

Councilor Pottier said there is an acute need for elderly and handicapped housing. This project also takes the liability away from the City regarding this building and will make it into a tax producing property. This is filling many needs.

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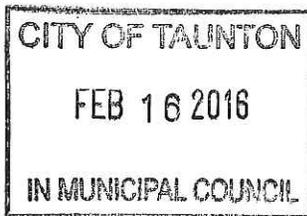
Councilor Marshall asked how they chose Peabody as opposed to Trinity, to which Mr. Mattos said they have a relationship with Peabody.

Councilor Borges asked about service and maintenance people and who would hire them, to which it was answered that this has not been flushed out yet.

Councilor Quinn asked to have information as to why they are eliminating the Riverview access.

**MOTION: TO THANK AND EXCUSE THE PARTIES. SO VOTED.**

MEETING ADJOURNED AT 8:06 P.M.



Respectfully submitted,

Colleen M. Ellis  
Clerk of Council Committees

REPORTS ACCEPTED,  
RECOMMENDATIONS ADOPTED.

CITY CLERK