



City of Taunton
Municipal Council Meeting Minutes

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Temporary City Hall, 141 Oak Street, Taunton, MA
Minutes, October 18, 2016 at 7:45 O'clock P.M.

Regular Meeting

Mayor Thomas C. Hoye, Jr. presiding

Prayer was offered by the Mayor

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

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

Hearing came up by assignment on the petition of Attorney William Rounds, 115 Broadway, Taunton on behalf of his client Louis Borges, Jr., 123 Hart St., Taunton for the issuance of a Special Permit to allow: An 8 unit multifamily residential development at 123 Hart Street, Taunton located in the Urban Residential District. **Motion was made to open the hearing and invite the parties into the enclosure. So Voted.** The City Clerk read a Com. from Chairman, Taunton Planning Board stating that on October 6, 2016 the Taunton Planning Board reviewed the Special Permit for 123 Hart Street for an 8 unit multi-family residential development located at 123 Hart Street parcels 93-126 and 93-272., submitted by Louis Borges, Jr. The Board voted to send a positive recommendation to the Municipal Council to grant this Special Permit/Site Plan Review. Attached are the department comments from Conservation Commission, Veolia Water, Board of Health and City Planner. **Motion was made to make part of the record. So Voted.** The City Clerk read a Com. from Conservation Agent stating that there may be wetlands located on an adjacent property to the southeast. This area should be checked. There seems to be a large amount of pervious area converted to impervious. I see only two catch basins and a very large underground infiltration/recharge system. Even though this is an effective system, why not utilize bio retention in order to meet storm water standards? Who will maintain the system? In addition, on the landscape plan they intend to plant Kwanzon Cherry and Pinus strobis. Kwanson Cherry has a short life span of 15-25 years and is susceptible to disease and many pests such as aphids, spider mites and tent caterpillars. Pinus strobis are Eastern White Pines that grow tall and can threaten homes once they are full grown. I have received many calls regarding this issue in the past few years due to high winds. She would recommend shorter varieties of evergreens and eliminate the pines. **Motion was made to make part of the record. So Voted.** The City Clerk read a Com. from Anicet Teves, Sanitary Sewer Collections System Supervisor, Veolia Water stating that the proposed sewer plan will require a doghouse access MH installed over connection point to city sewer. Dog house detail plan will need to be added to plans. Sanitary sewer detail plans need to be in compliance with Taunton Sanitary Sewer Specifications (such as but not limited to trench detail, MH sewer detail, MH frame detail). The proposed sewer plan will require and access MH on southwest building, proposed upstream pipe segment in place of clean out. The proposed plans will require a backwater valve protection on each lateral pipe exiting the building foundation.

This requirement will be waived for each building if they do not have a foundation basement and all fixtures are above the flat slab. **Motion was made to make part of the record. So Voted.** The City Clerk read a Com. from Adam Vickstrom, Assistant Executive Director, Board of Health stating that the lots will be serviced by municipal water and sewer. All dwellings must comply with the Minimum Standards of Fitness for Human Habitation, State Sanitary Code, Chapter II. All dumpsters must sit atop a concrete pad and be fenced in with 6ft stockade or chain link fence with privacy slats. **Motion was made to make part of the record. So Voted.** The City Clerk read a Com. from City Planner stating that the letter is in regards to a requested Special Permit for an 8 family at 123 Hart Street. The Planning Board needs to send a recommendation to the Municipal Council on this request. He has no issues or concerns with this request. A separate Site Plan Review will be required if the use is approved. **Motion was made to make part of the record. So Voted.** Councilor Borges informed the Mayor that she is not related to the petitioner. Atty. William Rounds, 115 Broadway, Taunton; Christopher Coute, 108 Field Street, Taunton; and Joshua Borden, 302 Broadway, Raynham are present to speak. Atty. Rounds stated that they are here requesting a Special Permit from the City Council to allow a multi-family condominium development behind 123 Hart Street, property owned by Louis Borges Jr. who is also present tonight. Atty. Rounds stated that it is a little over 1 ½ acres with 125 feet of frontage on Hart Street. The area that they are looking to develop is essentially under developed right now. There is a barn building that will be razed if this is approved. It will be all new construction with a total of four new buildings, each with two units. Each unit will be a three bedroom condominium with 1 ½ baths, a one car garage and two additional parking spaces. They will have a little over 1500 square feet of living area. The anticipated selling prices will be in the area of \$250,000 per unit. He spoke about the many amenities that will be provided. Each building will be about 35'x47'. There will be private on-site trash removal. They are trying to minimize the impact on the neighborhood and the City. It is a mixed use neighborhood located near Hart's Four Corners. There is a lot of commercial activity and multi family living in that area. They think that it will blend in well. It is not extremely intense; they have an acre and a half and are providing eight units. Joshua Borden stated that it is a fairly simple site with eight units and a 24' wide driveway coming in. He explained the layout of the parking lot and parking spaces. He stated that under the Zoning, they could do upwards of 27 units but they are only looking for eight. Everything will be served with City sewer and water. They have updated the plans to comply with all of Veolia's comments and when they go back they will get more comments from Site Plan approval and update the plans as such. He stated that the drainage will be underground and they will look at Ms. Restino's comments about the bio retention and all of that. There is good soil that will allow for good infiltration. The landscaping will meet all of the landscaping requirements from the City and they will work with Ms. Restino to change those trees. He spoke about the last page of the Site Plan packet and how a typical fire truck can get in and out of the site with relative ease without any crossing of traffic. Atty. Rounds stated that included in the packet that was provided to the Council is a rendering of what the buildings will look like. It is essentially two units per building, each with their own garage at opposite ends. He thinks that there is a demand for this type of housing in the City. He is hoping to get this approved so they can move forward with the construction and sell these fairly quickly. Councilor Carr asked what the frontage is. Atty. Rounds stated that it is 125'. She asked what it leaves for the other side. Mr. Borden stated that it has 107' of frontage on the existing lot and as Atty. Rounds has said, this is already been cut out and is a separate

parcel so all we are dealing with is an acre and a half parcel which was carved out three years ago and meets all zoning and was approved by the Planning Board. Councilor Carr stated that the reason she is asking is because she went to the site and she doesn't think that there is much space there. She asked if that is urban residential. He confirmed. She asked if a 100' frontage is needed for a lot. He confirmed. She asked if the minimum would be 200' for two lots. Mr. Borden said that the original lot had over 200'. She asked where the numbers came from. He stated that they did research at the Registry of Deeds. She asked if it was surveyed by the Registry of Deeds. He confirmed and said that they did a full boundary survey of the property. They took a survey that was done by Earth Services and Paul Patenaude and confirmed it and came up with what they are presenting tonight. Council President Quinn asked what the triangular piece is that cuts in front of the house which seems to show up on all of the plans. Mr. Borden stated that the triangular piece is part of the property which is an easement for Mr. Borges to access his property. She asked if there is still enough frontage with that. Mr. Borden confirmed. Councilor Carr asked if the current driveway is becoming part of the second parcel. Mr. Borden confirmed and said that they will be relocating the driveway to the house. Councilor Carr asked if they would be cutting the sidewalk to create a driveway. Mr. Borden confirmed and stated that they will also be closing off a curb cut. There are two curb cuts onsite right now. They will be using an existing curb cut widening it a little bit for fire truck access into the site, closing off a curb cut and adding one for Mr. Borges' driveway. Councilor Carr asked last week if they had anything from the Fire Department saying that they were happy with that set up. She doesn't think that they will be happy with the cars being parked in the center if they need to bring in fire apparatus. Mr. Borden stated that they have done the calculations and it shows that they can get a fire truck around there. They have submitted it to the Fire Department as part of the Site Plan approval and have not received any comments. As part of Site Plan approval and Special Permit they submit 20 copies to the Planning Board which are distributed to all of the City departments for comment. The comments that they received were the ones read tonight. Councilor Carr asked how long the driveway is to the back of the property. Mr. Borden stated that it is 24' wide and about 150' to the buildings. She asked if they are planning on putting any sidewalks or lighting in there for children who have to walk to Hart Street for their bus. Mr. Borden stated that there is proposed lighting in the plan but there are no sidewalks at this point. Councilor Carr asked if they are street light kind of lights. Mr. Borden confirmed. Councilor Carr asked if there will be fire hydrants. Mr. Borden stated that there is a hydrant directly across the street from the entrance. He stated that if the Fire Department would like one on the site, they will gladly do that. Councilor Carr asked if there are only 8 parking spots in the middle. Mr. Borden confirmed. She asked if the garage is counted as a parking spot or is there actually a driveway to park in. Mr. Borden stated that under the parking by law you can count either the garage as a parking spot or the space in front of it. They are required to provide two spots for each unit. Each unit has one garage and then there are eight more spaces provided. She stated that it is not sufficient parking. She asked what the plan is for snow removal. He stated that there is plenty of space that they can push the snow to make it work. Councilor Carr asked where the people who park in the middle will put their cars when the lot has to be plowed. Mr. Borden stated that they will have to move them just like with any other condo complex. Councilor Carr asked if the people will be responsible for the City water and sewer that will be coming in. She asked if that would be part of the HOA fee and what it would be and asked if there are common grounds. Mr. Borden stated that everything is common except for the units. He stated that there

will be patios and decks which will be the only exclusive use other than the driveways in front. Chris Coute stated that the HOA will be roughly between \$300-\$400 a month. Councilor Carr stated that it is a small number of people that have to maintain the water and sewer as well as the plowing. She spoke about all of the expenses that could occur that would be part of the HOA fee. Councilor Carr stated that not having sidewalks is an issue with her especially that kids will walk all that way with no sidewalk when it is dark. She asked if it will be just a flat street with nothing on the berm. Mr. Borden stated that there is supposed to be a 6" Cape Cod berm on both sides which will help push the water where it needs to go as well. Councilor Carr stated that they have to go back to the Planning Board but they have been there already and they sent back a positive recommendation. Mr. Borden stated that they didn't have any issues with anything. Councilor Carr asked if they only have one dumpster for all of those units. Mr. Borden stated that it is all they need. She asked how big it will be. Mr. Borden stated that it should be about a six cubic yard dumpster. He stated that they will consult with a dumpster company to get the appropriate size for the number of units that they have. Councilor Carr stated that this is not a project that she will be in favor of. She has been told by the director of Zoning that it is not a pork chop lot but it looks like one to her. She doesn't like buildings built behind other houses. It takes away from the neighborhood feel and lowers the value of the properties around it. She is very concerned that it is not actually a road and is a long driveway. She wants to see a road and sidewalks and does not feel good about this. Council President Quinn asked if the driveway servicing each unit is the width of one car or is it wide enough for two cars. Mr. Borden stated that it is wide enough for one car, about 12 feet wide. Council President Quinn stated presumably that for most residences, two cars are sufficient and asked in his opinion, would the center parking not be utilized. Mr. Borden stated that in his opinion, if he was living there and had two cars, one would be in the garage and one would be in the driveway. He thinks that most of this parking will be used for guests. There is more than adequate parking. She asked if each unit will be separately metered for water and sewer and receive their own bills. Mr. Borden stated that they will. She asked if she heard him say that the Planning Board approved this without any specific requirements. Mr. Borden stated that other than the departmental comments, it was a relatively quick and painless hearing. Atty. Rounds stated that they all understood that they would have another crack at them; they didn't even adopt any departmental comments because most of them were Site Plan issues. They will have a lot to say if and when they go back to them but at this point they didn't put any conditions on their approval. Council President Quinn asked if it would be one condominium association or four. Atty. Rounds stated that the plan is to have one for the entire property. Council President Quinn stated that she thinks that it would be better. Council President Quinn asked about the letter from Michelle Restino and if the Planning Board was planning on taking it up at the Site Plan Review. Atty. Rounds stated that they forwarded it to the Council so they would be aware that they had received the communication. They didn't tell them to do it or not to do it; he thinks that they will plan to take that up if they go back for a Site Plan Review. Mr. Borden stated that typically when they go through Site Plan approval, the drainage has to be reviewed and approved which is a typical condition that comes with the approval. He said regarding the trees, they will do whatever Ms. Restino sees fit that fits under the bylaw. Council President Quinn asked about the letter from Anicet Teves and if they were okay with that. Mr. Borden stated that they have addressed all of those comments. Councilor Marshall asked what size domestic water the site will be served by. He stated that the service coming in is 2" and 1" is servicing each home. Councilor Marshall asked if that

has been gone through the Water Department as adequate for 2" servicing 8 domestic units. He stated that everything was submitted to the Planning Board and all of the plans were sent around to all of the departments as far as he knows. The only departmental comments that they received were the ones that the Council has seen tonight. Atty. Rounds stated that it would typically be addressed at the Site Plan Review. He stated that if the Council approves them, they will apply for Site Plan approval from the Planning Board. The revised plans will go to all of the City departments and typically they won't get through the Site Plan Review until they get those comments and address them. Councilor Marshall spoke about other smaller sub-divisions that are required to have larger mains. Mr. Borden stated that whatever the Water Department requires is what they will put in. Councilor Marshall spoke about the fire hydrant that is planned to be put in and how that will be required to have at least a 6" water main put in to service it. Councilor Marshall stated that he is concerned about the density. He thinks that 8 units on an acre and a half is extremely dense. He stated that sometime ago the petitioner came before the Council in opposition to a condominium complex in the same neighborhood that was much larger. He spoke about the calculations he did to determine the density per acre and all the concerns that the petitioner brought up during the hearing on September 30, 2008. Atty. Rounds stated that it was over 90 fewer units, which is a huge difference in impact of abutting properties, traffic or City services. Councilor Marshall stated that the density is almost identical. Atty. Rounds stated that it is almost one less unit per acre with a lot less impact. Zoning allows much greater density than what they are proposing. He thinks that they could get 16 units per acre if they were proposing one condominium building with a bunch of units on the amount of property that they have. He stated that they are at about a third of that and are nowhere near the maximum density that is allowed under Zoning. He doesn't think that this is a dense project compared to what could be done or allowed. Councilor Marshall and Atty. Rounds discussed whether or not the area is a single family area. Councilor Cleary stated that most of his questions have already been discussed. He stated that the idea of a fire hydrant seems pretty obvious to him. He thinks that it needs to be put in for safety. He spoke about how it would save money on insurance down the road. He does not think that it should be an option. He thinks that if it requires a 6" or 8" water main then they should have to do that. He stated that it is a very congested site with the three new buildings going there. He asked if there have been any discussions with the property owner of the piece of land behind them about purchasing it. He stated that he owns a lot of land to one side of it along with land right behind the site. He stated that it doesn't seem useful to him and that if they had two acres there would be more of a parking area and snow removal. He suggested that they look at that option. Councilor Pottier stated that he is concerned about a lack of an opinion from the Fire Department. It does seem like a very tight site. He stated that the Council did request for them to give an opinion on this. He doesn't see them not responding as an agreement that it is fine. He appreciates the comments that the applicant thinks that they can get a truck in there. He would be more comfortable if the Fire Department replied if not before the Council, certainly before they go back to the Planning Board. He stated that since he has been on the Council, there hasn't been many or any unfriendly 40B developments come before the administration. He stated that we are nowhere near the limit to refuse 40B's. He appreciates the fact that applicants come before this board trying to make a market solution and a market fit. He stated that it just is more of the character in general on what we are trying to do in Taunton. He asked what the ball park is on what each unit will sell for. Atty. Rounds stated that it would be approximately \$250,000. Councilor Pottier spoke about the market and the rates and how

these would be good for first time homebuyers. He thinks that there is a need for relatively low priced but market condo units. He stated that the Council always talks about the preference of condos vs. rentals. He likes the thought and he is not too concerned about the neighborhood because there is multi-family activity down the street. He is concerned for the Fire Department to weigh in to make assurances that they don't need a fire hydrant and that they could get a truck in there. He stated that it is the only problem that he really has with this development as proposed tonight. Councilor Marshall stated that he does favor this type of concept rather than a one large eight unit building. He is in favor of this style of condo and how it will fit into the neighborhood. He thinks that six units would fit a little better; he is stuck on the density. He thinks that they will not get away with a 2" water main for 8 units. He asked Mr. Borden if he did a calculation on pervious vs. impervious condos on one and a half acres. Mr. Borden stated that there is about 30% pervious and under the bylaw he believes that up to 75% is allowed. Councilor Marshall asked what the thought process of doing underground drainage vs. a traditional storm water management plan with a detention basin. Mr. Borden stated that it would take up more space and it eliminates an outside type detention basin which becomes a mosquito trap. This is the way that DEP is looking to push drainage. He stated that you see this lot more rather than the open detention basins. It is a better way to get the water into the ground and it makes sure that it is clean before it goes into the ground into an open detention basin. Councilor Dermody stated that he wanted to echo Councilor Cleary's issue on the fire hydrant. He believes that the Planning Board requires an 8" main for fire hydrants. Mr. Borden stated that whatever the Water Department and the Planning Board requires at the Site Plan approval, they will certainly do. Councilor Dermody stated that as far as what Councilors Pottier and Marshall have said, this type of development really does fit with what we are trying to accomplish. He supports what they are doing as far as this is concerned. Councilor Borges asked if the triangle was cut out so they could have the proper frontage. Mr. Borden confirmed. Councilor Borges asked why they are putting an easement there instead of just moving the driveway. He stated that it was done prior to anything being done with the lot. These lots were cut out back three years ago before Chris decided to buy this property. The access easement was left there because that's where the driveway was. He stated that the easement is temporary because the driveway is already there. If this gets approved they will build a second access and that will be removed as the easement will no longer be necessary. Councilor Borges asked what would happen with the space where the easement is. He stated that it will most likely be green space. Councilor Borges asked that as far as the sidewalks go, would that be something that could still be added into the plan? Atty. Rounds stated that they do have room for that. Councilor Carr asked if there are basements in the units. Atty. Rounds stated that they are built on a slab. Councilor Carr asked Mr. Borden if his company surveyed this land. Mr. Borden stated that they surveyed it and did a full boundary survey and located concrete monuments at both corners of Mr. Borges' property that were called for on his original deed prior to the land being cut out that match what he has for frontage on his deed. Councilor Cleary asked if they are here for a special permit because of the density. Atty. Rounds stated that when anyone wants to put more than 3 units on a single parcel it requires a special permit. Councilor Cleary stated that a lot of concerns of his fellow Councilors are that they will be making a decision before they get the final decisions from our experts. Atty. Rounds stated that technically what the Council would be doing is approving the proposed use which is multi-family. He stated that the details of these things are subject to the Site Plan approval by the Planning Board. He stated that maybe

the solution would be to put both the Special Permit and the Site Plan approval with the same body. He thinks that it creates a tension. Councilor Cleary is not totally comfortable with voting and he would like to see some suggestions from his colleagues. Atty. Rounds stated that he hasn't heard anything suggested that they can't live with except for people wanting to reduce the density. He stated that this is not the first plan they have submitted, they started out with ten units on this property and had several meetings with the City Planner and he made some strong recommendations of changes to the plan that made it unrealistic to try to put ten units on this site. Atty. Rounds stated that it would have been too tight with ten units so they cut it down to eight and came up with a plan to make it work. He stated that it is not the density that they originally wanted; there has been a 20% reduction on this plan as well. He spoke about where the problem lies in the process. Mr. Borden spoke about the detailed plans. Councilor Borges asked Mr. Coute if he is the builder. He confirmed. She asked if Mr. Borden is the surveyor. He confirmed. Councilor McCaul asked if the Council requested them to have sidewalks and have the hydrant moved further down and give them a positive recommendation that would go to the DIRB for final approval, is that something they would do. Atty. Rounds stated that any conditions that the Council puts on their approval become part of the project and cannot be removed by the Planning Board or anyone else. He stated that there are no issues with any of the comments tonight. Mayor Hoyer asked if anyone was present in favor of the petition. Cheryl Titus, 104 Hart Street stated that she is neither in favor nor in opposition of the petition. She lives directly across the street from Chateau Estates so she has a good opinion of what it is like living across from a complex. She spoke about the single family homes in that area. She has lived there for 17 years and her family has lived there since 1954. She stated that there haven't been a lot of changes. She spoke about how Paramount, which is part of Chateau Estates brought forth to build houses on that property nearby which was denied by the Council. She stated that there is a three condo unit, two homes down from her. She spoke about how she is reaching out to the Council and the Planning Board to take consideration not only of Mr. Borges' request but the safety and well-being of all of the residents of Hart Street and the surrounding side streets. She spoke about how Hart Street is a very busy road and how she read that the Planning Board did not find it necessary that a traffic report be provided for this request. She disagrees with that decision. She feels that it is imperative that the Council and Planning Board look at the big picture. She spoke about the peak times of the traffic and how she conducted a traffic study of her own. She counted the cars last Thursday, October 13th between 3:30pm and 4:00pm and there was an average of 10.2 cars traveling Hart Street per minute. She stated that only a half hour later, it increased to 27 cars per minute which is a lot of traffic. She stated that she did another count on the weekend between 2:30pm-3:00pm. On Saturday, the average was 16.4 cars per minute and on Sunday; the average was 18 per minute. She spoke about how this along with the new development being built on Hart's Four Corners and many other businesses and establishments nearby will steadily increase traffic on Hart Street. She spoke about the impacts of this on residents of Hart Street and surrounding side streets. She also described the effects it will have on the house that is right across the street from the proposed driveway. She is also concerned about snow removal and where it will end up. She suggested more visible speed limit signs, possibly ones that electronically record how fast cars are traveling. She stated that there is not one posted speed limit sign from Harts Four Corners to the Weir Bridge. She asked if police patrol could be increased to enforce the speed limit. She also asked if they could do a timing of the street lights and how a light at the Weir Bridge would be beneficial. She asked if

there is a potential for an access road from the condos onto County Street. She suggested that large trucks be limited during certain times of the day especially for the school buses. She also suggested that the sidewalks be repaired and the traffic lines be repainted because they are very faded and unsafe. She asks for the Council's consideration before rendering a decision to build duplexes on Hart Street. Mayor Hoye asked if anyone else was present to speak in favor or opposition of the petition. The City Clerk read a letter from Joan Kelly of 117 Hart Street that states that they vote no, too much traffic already. She is unable to attend the meeting due to a recent surgery. **Motion was made to make part of the record. So Voted.** Councilor Borges stated that the resident did bring up some valid points and she thinks that they can be addressed in the full Council later tonight. **Council President Quinn made a motion to move approval with the following conditions: 1. The Fire Department renders an actual opinion relative to the access, if they are comfortable getting their trucks in and out and the location of the fire hydrant. 2. Sidewalks are installed. Councilor Croteau motioned that all of the items mentioned which Mr. Coute said would be included is put in writing for the next step with the Planning Board with a copy for the City Council.** Mayor Hoye stated that it was the sidewalks and the fire hydrant. The water main would be addressed directly by the DPW. Councilor Borges asked that the petitioner take into consideration the resident's concerns with the driveway placement and the headlights flashing into the home across the street. **Motion was made to make part of the record. So Voted. Councilor Marshall motioned to grant as presented with sidewalks, fire hydrant and opinion from the Fire Chief that there is some sort of apparatus access and include the recommendations received from the Conservation Agent regarding the plantings. So Voted. Councilor Carr voting in opposition.**

Communications from the Mayor:

Mayor Hoye thanked the Downtown Taunton Foundation and the Old Colony Historical Museum for the Liberty & Union Weekend which started with the Liberty Libations tour on Friday and culminating with the activities on Saturday with the flag raising and the laying of the wreath. It was a wonderful event and he would like to point out Colleen Simmons and Eileen Kelliher from the DTF and Katie McDonald from the museum. He spoke about how all who participated did a wonderful job in highlighting our City and its rich history. He thanked Alyssa Haggerty, Marilyn Greene and her department and the DTF for the Scarecrow Contest which has brought a lot of spirit downtown. There are a lot of people who want to participate even at this point. The winner will be chosen on Saturday, October 22nd at the Miles with the Mayor road-race at 6pm. At 4:30pm there will be trick or treating for the children and the fun run will be held at 5:30pm. It will be a wonderful family event. He encourages the children to come in costume; there will be a parade as well. He stated that many downtown merchants will be participating in the trick or treating event. Mayor Hoye stated that on Sunday, October 23, 2016 the Gert Dermody Walk for Literacy will be held. Councilor Cleary stated that the walk will take place on Sunday at Taunton High School football field/track area. Registration is at 9:30am and the walk is at 10:00am. He spoke about how the adult literacy program in Taunton is another tremendous characteristic of the City. He stated that this is their big fundraiser of the year, and if anyone would like to donate or walk they are welcome to be there. Mayor Hoye stated that it will be held rain or shine. Councilor Dermody stated that they have very good raffles.

Communications from City Officers:

Com. from Administrative Assistant, Retirement advising of the retirement for Superannuation of Michael Foster, an employee of the Taunton Police Department on December 31, 2016 under the provisions set forth in Section #5 of Chapter 32 of the General Laws of Massachusetts. Please pay regular compensation and accumulated benefits up to and including the date of retirement. *(Councilor Cleary made a motion to refer to Human Services and Payroll).* **Councilor Carr made a motion to receive and place on file and send the appropriate scroll. So Voted.**

Com. from Kevin Shea, Executive Director, Office of Economic and Community Development, 45 School St., Taunton notifying that the Office of Economic and Community Development is issuing an RFP on October 17, 2016 that will solicit proposals from qualified consultants to develop a comprehensive Master Plan for the City of Taunton. The Master Plan will be crafted in accordance with state regulations and will focus on a number of key elements. Those include: land use and zoning; housing; economic development; natural and historic resources; open space and recreation; public services and facilities and transportation Councilor Carr stated that she is extremely happy to hear that this is going to happen; we've been waiting a long time to get a new master plan. Councilor Cleary stated that there was a discussion that was had regarding employing SRPEDD for a population analysis of our community. It is a changing community and to go along with the master plan it would be very beneficial to include a population study of Taunton along with an economic study. The information is very valuable to departments when they write grants. It is an expensive undertaking. **Councilor Dermody made a motion to receive and place on file. Councilor Cleary added to the motion to refer to the Mayor's Office for their consideration of a SRPEDD analysis of Taunton and its future and projections which would be helpful to the Master Plan. So Voted.** Councilor Borges thanked the Mayor for funding the Master Plan as it was one of her motions to revisit it. Mayor Hoye stated that it has been a long time coming; it is time that we move forward with it. We have the funding in place. Councilor Croteau supports Councilor Cleary's comment. SRPEDD was very involved with the planning, especially the enrollment for all of the school projects that were done over a period of 15 years. He stated that they are very professional and knowledgeable. He thinks that the more that they are involved with the master plan, the better off that they will be.

Com. from Taunton Nursing Home Board of Directors who would like to take this opportunity to respond to the Council's letter dated August 18, 2016. In their response, they will review the systems that they are putting in place to improve monitoring of the facility moving forward, how they will improve their operating and financial processes. They will also be identifying their future obstacles and how this effects the future expectations of the TNH. Over the last six months the Board has begun working with the Administrator, Director of Nursing, and all departments to start implementation of these systems for all aspects of resident care, finances, and employee staffing. Mayor Hoye stated that this is a long document with a lot of items including the potential to take Taunton Nursing Home out of the Enterprise account which he would not be in favor of. There is a lot of discussion that has to go forward on the future of the Taunton Nursing Home. Councilor Pottier spoke about how they have to take a hard look at it because the numbers are not looking any better and he would appreciate it sooner rather than later. Councilor Croteau stated that in conjunction with what Councilor Pottier just stated, he

doesn't recall just how evident some numbers were when the City budget was done in May or June. Based on an initial review of five years with the nursing home staff, namely Michelle Mercado, the Council approves a budget of 8+ million dollars when the revenue collected is far less than what is forecasted. One thing that struck him is that there is a cash deficit to begin with. One of the outcomes of the Committee on Finance and Salaries session which was held based on a motion from the Council was that that he would have a meeting with the people from the Nursing Home, the City Auditor and the City consultant, Dominick to look at the numbers. **Motion was made to refer to the Mayor's Office and the Committee on Finance and Salaries. So Voted.**

Communications in the hands of Councilors:

Councilor Carr stated that she has two communications; one from from Anthony Abreau, Assistant DPW Commissioner and Jon R. Chase, DPW, Water Division Supervisor that stated that on behalf of the Taunton DPW, they are requesting an extension to allow subsurface utility work within City streets beyond November 1, 2016. This request is related to the County Street Water System Improvements project, to be performed by K.R. Rezendes, Inc. The extension is necessary to ensure installation of replacement water mains and service connections along County Street, Hart Street and Mozzone Blvd prior to winter. The project involves coordination with two Mass DOT project and they would like to allow the continuation of work to minimize conflicts with those projects. Work within areas under the jurisdiction of Mass DOT will be completed by November 15, 2016. SB General Contracting is also requesting to work beyond November 1st to complete work on the Phase 12 SSES Project on Danforth St., Church Ave. and Weir at High Street. The Taunton DPW will monitor conditions and utilize their professional judgement as to when work will be shutdown based on weather conditions and the availability of asphalt for pavement patching. The goal is that the work will be completed in December, with paving finalization next spring. **Motion was made to refer to the Committee on the DPW for next week. So Voted.**

The other communication was from Rodger D. Lawton, Project Manager/Estimator K.R. Rezendes, Inc. stating that as discussed during the preconstruction meeting for the County Street Water System Improvement Project, they are requesting permission to continue the work past the normal November 1st cut-off date. They need to get the work in the state highway done as soon as possible due to the schedules of other work in the area and would like to continue and complete the project this year. **Motion was made to refer to the Committee on the DPW for next week. So Voted.**

Councilor Carr stated that she made a motion last week, the Council received a letter and a resolution regarding Question 4 a couple of weeks back. She would like the City Council to take a vote on their opposition to Question 4. She asked for it to be placed on the website and did not see it there. Mayor Hoyer stated that he couldn't place something on the website that has not been voted on yet. Until the Council took a stand, it could not be placed on the website. Councilor Carr stated that she wanted the letter and the resolution to be placed on the website so that everyone had a chance to see it before voting on it. Mayor Hoyer stated that the proper place for that would have been to have it placed on the Council agenda. Mayor Hoyer stated that he thinks that the Councilors are ready to vote and he is personally in opposition and would sign on as well. Councilor Pottier stated that as he stated last week he would continually like to be noted as present on the vote that the Council will be taking. **Councilor Carr made a motion for the**

Council to vote in opposition to Question 4, the legalization of recreational marijuana. So Voted. Councilors Pottier and Dermody voting present.

Petitions:

Hours of Operation License (Black Friday)

1. Bath & Body Works located at 2 Galleria Mall Dr., East Taunton
2. New York & Co. located at 2 Galleria Mall Dr., East Taunton
3. Macy's located at 2 Galleria Mall Dr., East Taunton
4. Game Stop located at 2 Galleria Mall Dr., East Taunton
5. The Red Store located at 2 Galleria Mall Dr., East Taunton
6. PCX Clothing Co. located at 2 Galleria Mall Dr., East Taunton
7. AP Pretzels of MA, Inc. -dba- Wetzels Pretzels located at 2 Galleria Mall Dr., East Taunton
8. Torrid located at 2 Galleria Mall Dr., East Taunton
9. Kohl's Department Store located at 80 Depot Drive, Taunton

Motion was made to move approval, list as read. So Voted.

Hours of Operation License

1. Dunkin Donuts located at 5 Washington St., Taunton

Motion was made to refer to the Committee on Police and License and the Chief. So Voted.

Petition submitted by Attorney Matthew Costa, Gay & Gay PC 73 Washington St., PO Box 988, Taunton on behalf of his client Commonwealth Community Care, Inc., 11 Beacon St., Suite 720, Boston for a special permit for a medical marijuana dispensary and cultivation facility at 30 Mozzone Boulevard, parcels 108-14 located in the Industrial District. **Councilor Marshall made a motion to refer to the City Clerk to set up a public hearing. 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:

From the Municipal Council Meeting of October 11, 2016:

Com. from Holy Ghost Society of East Taunton requesting use of the bandstand trailer for Saturday, June 17, 2017. Motion was made to continue to the October 18, 2016 for a determination on the availability of the City's bandstand trailer. Additionally, to determine whether the Holy Ghost Society of East Taunton is a 501c3. The City Clerk spoke with Lisa Gregg at the DPW who schedules use of the bandstand trailer. Lisa informed the City Clerk that she has already received a request by the Relay for Life organization for June 16-17, 2017. **Councilor Marshall made a motion to send a communication back to the Holy Ghost Society in East Taunton informing them that they can work with Ms. Gregg at the DPW to potentially select another date. So Voted.**

New Business:

Councilor Pottier received a report this evening that the trash on Terrienne Drive was not picked up. **Motion was made to refer to the DPW. So Voted.** Councilor Pottier asked the City Clerk to inform the DPW of this. *(The City Clerk notified the DPW on October 19, 2016)*

Councilor Pottier stated that it has come to his attention that there was an applicant for a tattoo studio in the Weir section of town that was not favorably voted upon by the Zoning Board. He thinks that the challenge that they had locating there is that an ordinance currently prevents such a facility from being located in the downtown area. **Motion was made to refer the City Planner to look into that and bring to the Council's attention for consideration of the lifting of the prevention of them coming to the downtown area and also to reinvestigate what can be used in that part of the Weir because there are some vacant storefronts that don't add to the character of the neighborhood. So Voted.** Councilor Pottier stated that the tattoo arts are different now than they used to be and the gentleman who is trying to open the studio is known across the country as being quite the artist. He is looking to do some murals in the town and would be a credit to the City. He spoke about how he has not heard any complaints about the other tattoo studios in the City. Mayor Hoye stated that he never comments on a decision another board makes because everyone has their own niche and we work collaboratively together. In this particular case, he thinks that they made a mistake. He thinks that it was the wrong decision and it sends the wrong message. This is a young artist who not only does tattoos but does a lot of other artwork as well. He is having a full show on a weekend in April at the Trescott Street Art Gallery which was booked months ago. He has known him for a long time and he is a good kid with a good family. He spoke about how he could put this business anywhere, he does country singers, professional athletes and goes all over the place and does this but he wants his business here in Taunton. It is a small business; a one chair tattoo facility and art studio. It being rejected sends the wrong message to small businesses. He stated that he and Mr. Scanlon had spoken about this before and they were going to do some wholesale changes once the masterplan is enacted. He thinks that this is something that should be put on the fast track and look to do beforehand so these types of things don't happen. He appreciates that different boards have different purviews, but he says it like he sees it, it was a bad decision. Councilor Pottier stated that Mr. Scanlon or Mr. Shea or whoever is responsible for economic development in town, could work with the young man to find another suitable locale. Mayor Hoye stated that he met with him and his family yesterday and he is looking at some spots, the Downtown Foundation would love to have him but he would have to go before the Zoning Board. Mayor Hoye thinks that it was stated in that Zoning meeting, for whatever reason, that he should look for a spot downtown. Councilor Dermody stated that as far as the culture issue and with the success of the Trescott Street Art Gallery, we need more of that downtown with the BID. He couldn't agree with Mayor Hoye more. Mayor Hoye stated that we have two tattoo parlors in the City, Pleasure in Pain and Action Ink, and he does not get complaints about them. Both of the businesses contribute to the community on a regular basis. They are good businesses who pay taxes and that is all of the things that we are looking for. This should have been no different.

Council President Quinn stated that the Committee of the Whole and the Mayor served breakfast at the Taunton Area Community Table (TACT) on Saturday. It was a

wonderful event which is operated out of the former St. John's Parish Hall on Bay Street and the people who run that do a fabulous job. She thinks that part of their hope of having them serve there is to get the word out that the organization exists. It is a gem in the City and as Councilor Cleary mentioned on the other issue, it is not necessarily for needy it is just for anyone who wants to have a free meal, no questions asked just for some community. Anyone can go and they have breakfast every other Saturday, dinners on Thursday nights and some lunches as well. She spoke about how they have a website and they would like the Council to get the word out that it is open to anyone who would like some community and a free meal. She suggested that something could be put on the City's calendar on the website as well. She thanked them for inviting the Mayor and the Council.

Council President Quinn stated that the resident of Hart Street who spoke earlier had concerns that were more of a general nature. She is hoping that a lot of them will be addressed with the development of the road improvements at Hart's Four Corners. There were a couple of issues that something could be done with now. **Motion was made to refer to the DPW to place a speed limit sign and for the crosswalks to be painted in the area of 123 Hart Street. Also, to refer to the Police Department to set up the speed trailer periodically. So Voted.**

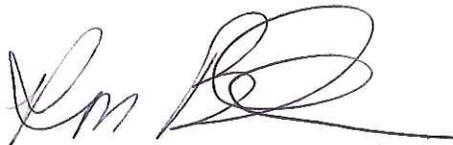
Councilor Dermody spoke about how Councilor Pottier is voting present on certain issues. He stated that regarding some of the ballot questions and things to do with elections, he serves in the Secretary of State's office and is uncomfortable voting on them. He stated that for now on he will vote present on those issues.

Councilor Borges stated that there are three properties between 42 & 54 Winter Street that are blighted. **Motion was made to send the Trash Enforcement Officer, Board of Health and the Zoning Enforcement Officer to these three properties on Winter Street. So Voted.** She does not have the exact addresses but she will forward them this evening. She stated that the properties are a mess, there is trash everywhere and she would like them to take a look at it. Councilor Cleary stated that for the record, the properties have already been referred by him. Councilor Borges stated that they can refer it again and maybe get communication from them as to where those stand. Councilor Cleary stated that he looked up one and nobody is paying taxes on it.

Meeting adjourned at 9:20 P.M.

A true copy:

Attest:



City Clerk

RMB/SJS

CITY OF TAUNTON
MUNICIPAL COUNCIL
OCTOBER 18, 2016

RECEIVED
CITY OF TAUNTON

2016 OCT 21 A 7:58

THE COMMITTEE ON FINANCE AND SALARIES

PRESENT WERE: COUNCILOR GERALD CROTEAU, CHAIRMAN AND COUNCILORS
CARR AND CLEARY. ALSO PRESENT WAS BUDGET DIRECTOR GILL
ENOS

MEETING CALLED TO ORDER AT 5:52 P.M.

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

**MOTION: MOVE APPROVAL OF THE INVOICE WARRANT IN THE AMOUNT OF
\$1,218,137.73. SO VOTED.**

**MOTION: MOVE APPROVAL OF THE PAYROLL WARRANT IN THE AMOUNT OF
\$3,010,777.90. SO VOTED.**

2. MEET TO REVIEW REQUESTS FOR FUNDING

**MOTION: MOVE APPROVAL OF REQUEST OF BUILDING DEPARTMENT TO PAY A
PRIOR YEAR BILL IN THE AMOUNT OF \$305.00. FUNDS TO BE
TRANSFERRED FROM BUILDING DEPARTMENT ACCOUNT NO. 1-493-
5200-5599 TO BUILDING DEPARTMENT ACCOUNT NO. 1-493-5520-
5599. SO VOTED.**

The Budget Director presented a request of the Fire Department to pay Private Troy Merritt retroactive educational stipend pay in the amount of \$13,568.77.

The Human Resource Department provided a communication which stated that after discussion with the Administrative Assistant at the Fire Department, dates have been corrected and approved. The Human Resource Department is in agreement that Private Troy Merritt should be paid his retro amount for his educational pay stipend.

The City Solicitor provided an e-mail which stated that he has nothing further to add to the Human Resource letter.

**MOTION: THAT THE COMMUNICATIONS FROM THE HUMAN RESOURCE
DEPARTMENT AND THE CITY SOLICITOR BE PART OF THE RECORD. SO
VOTED.**

**MOTION: MOVE APPROVAL OF REQUEST OF FIRE DEPARTMENT TO PAY PRIVATE
TROY MERRITT RETROACTIVE EDUCATIONAL STIPEND PAY IN THE
AMOUNT OF \$13,568.77. FUNDS TO BE TRANSFERRED FROM FIRE
DEPARTMENT ACCOUNT NO. 1-220-5100-5141 TO FIRE DEPARTMENT
ACCOUNT NO. 1-220-5520-5141. SO VOTED.**

MEETING ADJOURNED AT 6:02 P.M.



Respectfully submitted,

Colleen M. Ellis

Colleen M. Ellis
Clerk of Council Committees

REPORTS ACCEPTED, RECOMMENDATIONS ADOPTED.

Rm Blackwell
CITY CLERK

CITY OF TANTON
MUNICIPAL COUNCIL
OCTOBER 18, 2016

RECEIVED
CITY CLERK'S OFFICE

2016 OCT 21 A 7:59

THE COMMITTEE OF THE COUNCIL AS A WHOLE

PRESENT WERE: COUNCIL PRESIDENT JEANNE QUINN AND COUNCILORS CROTEAU, CARR, POTTIER, MCCAUL, DERMODY, BORGES, CLEARY AND MARSHALL. ALSO PRESENT WERE MAYOR THOMAS HOYE, BUILDING COMMISSIONER WAYNE WALKDEN, BUILDING COMMITTEE MEMBERS GILL ENOS AND SUSAN BARBER, ATTORNEY WILLIAM ROUNDS, ROBERT MEISTERMAN, BUILDER & DEVELOPER AND BRIAN DUNHAM OF MBL LAND DEVELOPMENT

MEETING CALLED TO ORDER AT 6:15 P.M.

1. MEET WITH WAYNE WALKDEN ON BEHALF OF THE TAUNTON CITY HALL PROJECT BUILDING COMMITTEE FOR A BRIEF PRESENTATION

The Mayor thanked the members of the City Hall Building Committee and said he feels that they have come up with a solid plan, and wants to move this project forward. It must move forward but the City must live within its means.

Mr. Walkden said the purpose of the Committee is to get more people involved in the basic planning process in determining what they call program analysis. He also said that about 3 years ago he had been appointed by the Mayor as the Temporary Owners Project Manager. This is a requirement of Mass. General Laws, that the municipality either hire or contract for the services of an OPM or if an employee within the municipality has the qualifications he could stand in as the OPM. He has done that for a period of time, knowing that they were able to get a designer on board through the Designer Selection Process. There has been so much back and forth discussion about the various options, if they had gone out and hired an OPM firm initially, the City would have been paying for services this whole time. He stood in for that time as the OPM, but now bringing the Building Committee together has allowed them to look at the program analysis done by the architect about 3 years ago. It is somewhat stale because considering less departments going back to City Hall, which seems to be the direction they are headed, the program analysis that was done prior does not make so much sense. What he did was develop a new spreadsheet based on the departments that they believe would go back to City Hall. Among them are the Auditor, City Clerk, Clerk of Committees, a Council Chambers, Human Resources, Law Department, Office of Economic Development, Mayor's Office, Registrar of Voters, the media center, the Assessor, Treasurer and Collector, and he also accounted for a central vault to be built in that location as well.

Mr. Walkden continued stating that after some discussion within the Building Committee it was determined that a slightly different formula could be applied and they have worked that out. They applied a blanket formula for 200 square feet for Department Heads, Assistant Managers would have a standard size of 150 square feet, and that clerks would have 100 square feet. In going through the exercise, a department at a time, he had previously interviewed departments to determine how many employees existed today within those departments. They considered the possibility that there could be 1 or 2 new employees, so they accounted for that. There is also some non-vault storage space included in departmental space and this is basically the

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OCTOBER 18, 2016

THE COMMITTEE OF THE COUNCIL AS A WHOLE - CONTINUED

working files and file cabinets, items that they need to have to conduct their operations today. They determined that most of the numbers applied to these departments were pretty accurate. He has been able to determine, after the most recent Building Committee meeting that they need a building of approximately 34,000 square feet, and in that 34,000 square feet is included corridors, walls, stairways, all the support spaces and the mathematical factors that are used to arrive at that number. They carried that out based on today's projected construction costs, which was recently up to \$390 per square foot. They added to that the soft costs and owners contingency and allowance and the escalation costs and they arrived at a total project cost of just under \$21 Million. Mr. Walkden said another consideration of the Building Committee was to look at a re-use plan for this building (Maxham School). Knowing that some departments wouldn't be returning to City Hall, the idea would be to continue to use this building or possibly down the road, Eldridge Street. They looked at this building primarily as a permitting center and bring all departments into this building involved in the permit process. He provided a floor plan for this building. They found that they can move the Board of Health into this building, Office of Economic Development going downtown would allow the City to close the School Street building which would be good to do. They currently have an ADA issue through the Transition Report with the Central Fire Station, but with the use of the Maxham building they can provide another office for the Fire Chief here along with Fire Prevention. That would alleviate 2 problems that they have now involving the Fire Department. There is room here for Planning and Conservation. The Building Department could remain here as well as the Electronics Department as there is a problem in the site that they are currently located. There are a lot of issues that could be solved with the re-use of this building. There is also room for a conference room in this building.

Mr. Walkden also said that the question surfaced as to whether or not they should consider the services of an Owners Project Manager apart from him. It is his recommendation to the Mayor and Building Committee that we need to look at hiring professional services to take over for him. This is a job that he is not comfortable doing, and it is a full time job for a firm. It is not a job for him and as he told the Building Committee, they do not want him to be the Owners Project Manager. He has gotten them to this point, but he cannot, physically with the requirements involved and the scope of work involved with an OPM, manage the \$30 Million project on top of everything else they do. They looked at the law involved with the OPM under Mass. General Laws Chapter 149, section 44A ½ and that law is attached to the packet that he provided. The document after that is from the DEAM Office at the State Level which fully describes the job of the Owners Project Manager. He is asking the Council to look at this. He noted that they will see that there is a lot of work to be done by the OPM and he feels that the City needs to hire and go through a selection process and bring a person or company on board. Knowing that this was going to be a possibility, he put together a Request for Owners Project Manager Services which is also enclosed in his packet. This is in draft version, and has been presented to the Building Committee for review and there are no revisions recommended. The document as it stands is ready for review by the

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THE COMMITTEE OF THE COUNCIL AS A WHOLE - CONTINUED

Council and he requested that the Council look at the document, consider it and offer an opinion on this document. This would be the next step in the process. As these Building Committee meetings move along they really can't go any further with this project without a decision of whether or not the City is going to hire an OPM firm. That should be done now.

The Mayor said that 6 months ago he may not have agreed with Mr. Walkden's request for an OPM, but after working through the Mulcahey project to this point, he has seen what a great job the Owners Project Manager is doing and the amount of professionalism in working with the architects has brought to that project. Now he would highly recommend it. It is certainly in our best interest. They are not looking for a decision tonight on anything else, but he does agree with Mr. Walkden.

Councilor Pottier said that he understands this is Option E, but conceptually Option A was the same footprint that is currently there on sight with just a flip of where the front door was going to be, and he thinks Option C was to blow out the back half and reconstruct. It appears from the square footage that this would be more in line to Option A or B versus Option C or D.

Councilor Marshall said that there were a couple of issues that Mr. Walkden did not hit upon. Mr. Marshall said the Committee has been meeting frequently on this, and he has held from the beginning that he wanted to move all City departments to City Hall. However, he also realized that may be cost prohibitive and that we need to work together with the Mayor. The Mayor has addressed a certain price range and that may be outside the price range he is willing to fund. So there is a need to compromise on this.

With that, a couple of the highlights that the Committee has talked about is that there is a possibility of condensing 5 City buildings into 2. That includes old City Hall and Maxham that will remain, but they will be able to close School Street - Board of Health and Mayor's Office of Economic Development. Also the Oak Street Fire Station. What wasn't really discussed, and they haven't gotten into it wholeheartedly but it is on the table is possibly looking to do something with the public aspect of Park and Rec and moving them to another public location that is handicapped accessible. Those will be the 5 to 3 that they talked about. That will also allow them to address the ADA issues with the Board of Health and the Fire Chief, the ADA compliance issues that everyone has gotten in the audit and report. With this proposal it keeps the existing limestone City Hall façade. It calls for razing the rear portion of the existing City Hall which Mass. Historic said we are allowed to do, and it also calls for razing the Annex, and building a new addition to match up to the 3 floors in the existing limestone façade. It does not include expansion into the Star Theater property. It will allow that property to be used for handicapped parking and a plaza entry façade entry into City Hall that was seen on some of the schematics. That brings into this building a true 1 stop permitting center other than DPW, there is not enough room to move the entire DPW permitting team here. That will bring Building, Planning and Conservation, Board of Health, Fire Prevention, the Fire Chief and possibly Park and Rec if room can be found for them, but he is not sure they can. That brings us into the \$21 Million, but those numbers can be

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THE COMMITTEE OF THE COUNCIL AS A WHOLE - CONTINUED

challenged, when you talk about 30% soft costs on top of that, there have been great battles in these Chambers around soft costs just around the High School Stadium. That brings us to a new, modern, code compliant City Hall with ADA compliance and technology and hopefully a green certified building.

Councilor Pottier then noted that conceptually, what is being done is almost like a hybrid Option C, but Option C was going to be 57,000 square feet and cost about \$27 Million. So it is a little bit different concept. He also appreciates the fact that they are looking to do some consolidations and perhaps freeing up some space, but he is hoping that there will be thought given to re-use of some of those buildings as he does not want the City to be stuck with a lot of empty buildings.

Councilor Croteau said that he is in favor of moving back to City Hall but the concern he has is razing the back part of City Hall as that is where all of the history took place. He is also concerned that when this project is finished we are going to see a modern office building and that is not Taunton. The other concern he has is \$20 Million is the key number. He asked Mr. Walkden if this was construction cost.

Mr. Walkden said \$21 Million is complete cost as of right now, but these are his numbers.

Councilor Croteau asked if \$21 Million included the soft costs, to which Mr. Walkden said yes. Construct is \$13.2 Million.

Councilor Croteau said he still is concerned, as our debt limit very shortly based on the borrowing that was approved last month is going to be in the vicinity of \$190 Million, that is principal and interest. In the next 10 years we will definitely be borrowing another \$40 Million for the sewer system and possibly another \$15 or \$20 Million for water. There is still a problem with Police and Fire Stations, and the school, depending on the amount agreed to, could cost as much as \$16 Million. There is discussion in the School Building Committee of a building in the vicinity of \$125 Million. He is concerned with where the money will come from.

Councilor Marshall said that the Building Committee looked at renovating the rear section of City Hall but when you have to apply today's codes and standards to that building it chews up almost a third of the allowable square footage that was in that for stairwells, restrooms, and a new elevator, so it chews up so much space that it becomes un-economically feasible to spend that amount of money. Not to mention that he is not sold on the fact that the City got the best bang for its buck in renovating Taunton High School. He thinks it is very important to keep the existing limestone section of City Hall because when people drive by that is what they will see, and that is what all have seen as the center of City government. This is the best of both worlds. It will still keep that existing colonial character that Tauntonians expect at City Hall. The Committee is at a point on this where they have talked about this, brought it to the Council, and if there are any concerns the Councilors can reach out to any member of the Committee. This was to let the Council know that this is the direction that the Committee thinks is the most reasonable option at this point to move forward. No decisions have been made, and it was brought to the Council very early in the planning stages in order to get the Council's input. But, they also need to know that they have some consensus to move this forward.

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OCTOBER 18, 2016

THE COMMITTEE OF THE COUNCIL AS A WHOLE - CONTINUED

The Mayor said that he would also like to see all City Departments downtown, but the City just cannot afford it. To him, it is off the table. The Mayor also said that taking into consideration Councilor Croteau's comments about City Hall and the back section, everybody loves City Hall and the Council Chambers, but the rest of the building was outdated and antiquated. The space just doesn't work, so he would not be in favor of holding on to the rear portion of the building.

Councilor Carr asked if someone could explain the role of the Building Committee vs. the authority of the Public Property Committee. She said she is confused as to how this is working. She asked for an explanation as to what the Building Committee is doing and what happens at the end of that.

The Mayor said this Committee is purely advisory; it is an exchange of ideas. That is why he took the Chairman of Public Property, the Council President, members of the City Hall team that work here every day. This Committee is just looking at this project and this project only. There is no responsibility, there is no vote taking, there is no specific authority, but it is a mix of people that are going to make an informed opinion of which way this project should go. He is by no means trying to take authority from anyone. This project still has to come through the Council and the Mayor's office.

Councilor Marshall said that this Committee was assembled as a working group of individuals that work in City Hall, himself as Chair of Public Property, and the Council President to come up with a recommendation on how to move the project forward. He also said he is OK with it going to the full Council or through Public Property. He personally thinks that a project of this magnitude does not necessarily have to go to the Public Property Committee, it can go that route, but he is OK as the Chair of Public Property having it go to Council as a Whole. This was an attempt to try to build consensus and develop a working group to try to move the project forward to at least streamline A, B, C, D options to the Council. They will present what they think makes the most sense then the Council can vote it up or down. It was also noted that the Public Property Committee voted on an Option, but it was pulled out and when it was voted on in full Council it was a 4 to 4 vote with one Councilor absent.

Councilor Carr said she appreciates that fact that we have to live within a budget, but she cannot see saying they are going to support a school that is going to cost more than what they are willing to pay for a City Hall that supports the whole City, and, she noted that she voted against additional firefighters spending \$1 Million, when City Hall needs to be re-built.

The Mayor said that the Mulcahey project is 2 schools and it is designed for 715 children that are going to be in that school every day, so he cannot compare City Hall to a school project. Mulcahey School is beyond repair and Hopewell School is beyond its useful life at this point.

Councilor Croteau said it is not a deal breaker for him if the back part of City Hall is knocked down, but he thinks there is room for compromise here. He also said he is still concerned about the money and the impact of the building on the budget because there are other financial issues.

Mr. Enos said that the Finance Team had a call with Moody's on Monday about the bond rating and it was very successful. They expect there to be an increase in their bond

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THE COMMITTEE OF THE COUNCIL AS A WHOLE - CONTINUED

rating, and what they commented on specifically is that most of our debt is already subsidized either by water, sewer, TMLP, so our general fund debt is extremely low for a City with the size of our budget. In a few days they will hear what their decision was, but they expect an increase in the bond rating.

Councilor Pottier requested to look at the Moody report when it comes out. Councilor Quinn said that a lot of time has been spent on this, there was a lot of disagreement among the Council as to how it would proceed and it had slowed things down quite a bit. She also thinks that a lot of progress has been made in the Building Committee group and as Councilor Marshall said it is by no means definitive or permanent, it is just thrown out there for everyone's input. It does depend on financing. She also said the Request for Services for the Owner's Property Manager is something that she thinks the Council needs to move forward on so that they get some real answers. Everyone has a copy of it, and she asked the Councilors to get any comments they might have to Mr. Walkden so that he can get this out. Hopefully by next week he can be given a final version so it can go out.

MOTION: TO PLACE THE OWNERS PROJECT MANAGER ON THE AGENDA NEXT WEEK. TO HAVE THIS WHOLE REPORT REFERRED OVER TO THE PUBLIC PROPERTY COMMITTEE. SO VOTED.

2. MEET FOR A PRE-REVIEW FOR A SPECIAL PERMIT FOR A 65 UNIT MULTI-FAMILY RESIDENTIAL DEVELOPMENT AT 377-379 BAY STREET LOCATED IN THE BUSINESS DISTRICT AND URBAN RESIDENTIAL DISTRICT

Attorney Rounds said that Mr. Meisterman is the principle of Safeway Development Corporation. That company is the petitioner. He is proposing to purchase and re-develop the property at 377-379 Bay Street which is the former Immaculate Conception Property. There are 2 existing buildings on a parcel of about 2.2 acres of land. It has about 395 feet of frontage on Bay Street and also has significant frontage on 3 other streets - Jenny Lind Street, Alger Avenue and Bradley Avenue. The original proposal was to re-develop the 2 existing buildings and to construct a new building, and if they had stayed with that proposal, which they are not doing, they would have ended up with 65 apartment units in 3 buildings on this site. During the referral process with the Planning Board they went through several plans and had significant involvement with the City Planner as well and at the end of all that they scrapped the original plan and are now proposing to demolish the existing buildings and build just 1 new building on this site which will consist of 54 apartments total. Essentially they have gone from 65 units to 54 units, one new building which will be configured to run pretty much parallel to Bay Street, and that is the Special Permit that they are now seeking. The units are going to be a combination of 2 bedrooms and 1 bedroom, 44 as currently configured will be 2 bedroom and 10 would be 1 bedroom. The 2 bedroom units would be 750 square feet and one bedroom units would be about 600 square feet. It will be a 3 story building with a full basement. The basement would include a laundry room with 10 washers and dryers. Each unit would also come with its own storage area in the basement. There would be sufficient parking for the 54 units that are proposed. The requirement would be for 108 parking spaces and they propose 130 parking spaces. No variances have

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been sought and no variances are required for the proposal. It meets all of the zoning requirements for density. They are significantly below what would be allowed in terms of total number of units on this piece of property under the zoning ordinance, in fact they were at the 65 units so they certainly are at the 54 units. They feel the plan works and fits the sight.

Mr. Dunham said that after meeting with the Planning Board some changes were made. With the changes in the building, getting rid of the 2 buildings and moving the new building down, they increased circulation around the site for the vehicles coming in and out. They reduced the number of curb cuts that were out on Bay Street and they aligned one curb cut opposite State Street. One of the other big improvements to the site plan is brand new concrete sidewalks all the way around the property as it is right now. One of the other benefits to the site plan is that currently there is a water line that comes from Alger Avenue down Bradley Avenue and through the abutting property out to Jenny Lind, so they are looping the water line within the site and bringing a new water line over to Jenny Lind, so the water line will now be circulating throughout the system and they will grant easements to the City of Taunton to be able to work inside in order to fix the water lines if they needed to. They have about 116 parking places shown on the site plan, and they are required to have 108. They increased landscaping area, and through the site plan process there would be street trees and a beautiful landscaping plan associated for Alger Avenue as well as Bay Street. As part of this project there will be a recreational area, barbeque area and picnic tables. There are some benefits to having this type of a project going into the area. They do meet the zoning in this area for this type of use. There are some businesses around there that would be greatly serviced by having this many units and residents here.

Councilor Croteau said he would like to see a profit and loss statement as to the total cost of the project, the amount of money that is going to be required to fund it - the total expense. He also requested the rental costs. He has concerns with the traffic. Councilor Borges asked if there would be a property manager on site and also requested that for the hearing Councilors be provided with all letters from City Departments. Councilor Dermody asked if these were market rate units, to which it was answered yes. It was also said that the rent for the one bedroom apartments would be about \$1,000.00 per month and for the 2 bedroom apartments it would be about \$1100-\$1150.

It was also stated that this will be a state of the art building. There will be a sprinkler system; there will be an office in the building which will be maintained on a full time basis. There will also be someone on sight in the evenings for emergencies.

Councilor Potter asked if they had done any other developments in Taunton and if so, what they were.

Mr. Meisterman said that Pilgrim Village Estates is the other development that he has done.

Councilor McCaul asked about security.

It was stated that all the doors will be locked but they do not plan on having a security agent there. They will probably have some exterior cameras on the perimeter of the property. Mr. Meisterman said he plans on having someone there for general maintenance on the building and keeping an eye on things at night. During the day

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there will be an office with someone in it to address any issues that the tenants might have.

Councilor McCaul said he does have concerns with traffic.

Councilor Carr said that she wants to see a plan for snow removal. There is not a lot of extra space in the parking area, like an overflow area, and this is in a very congested area of small streets, so she would like to see this plan for the hearing. She also asked if the manager was going to be the person that takes applications, does background checks and things like that.

It was stated that they plan on having someone there during the day so that person would get everybody on board in that building as far as taking applications etc. They also plan on working with Mechanics Cooperative Bank and are trying to put together a whole system with the bank as well as a person managing the property. So yes, this person will be screening the applicants and making decisions.

Councilor Carr said that is something that is very important to the Council as the Police are stretched as far as they can be, so now when you put 54 units of housing on 1 lot, they cannot have the police going there 3 and 4 times a night, so the City needs them to help by having strict rules and regulations and having a way to remove people who are a problem.

As far as trash pickup is concerned, they will have private trash removal.

Councilor Cleary asked regarding the front facing Bay Street, is all you are going to see when you drive by is parked cars, is there any greenery out front on Bay Street. He also asked what their drainage plans are.

It was stated that they will bring the landscaping plans for next week, but that they did talk about the street trees along Bay Street and they have proposed these street trees, bushes and flowers and there is a big green space in the back.

It was also said that they are going underground for the drainage and they are also going to be fixing some of the drainage in the combined sewer overflow in Bradley Avenue that the Planner and the City Engineer brought up to them as well. There will be some real improvements to drainage where there is no drainage on the site to speak of whatsoever. They will be putting in state of the art drainage. They will also be using city sewerage.

It was also said there will be an entrance and exit on Bay Street, Jenny Lind Street and Bradley Avenue.

Councilor Quinn said one of her concerns is traffic, particularly the traffic patterns and how they envision the bulk of the traffic in and out of the property. Is it going to be on the main entrance on Bay Street or off of Jenny Lind or off of Bradley Avenue. Also, she said on the plan it says existing fencing will be removed and stockade fencing would be replaced, which is a great idea, but her question is what kind of fencing, if any, do they have along the westerly side of Bradley Avenue. She does not see any on the plan and that is where the recreation area is, so she would like this addressed for next week. She also asked if there was fencing or is it just landscaping along Alger Avenue, along the perimeter of the property.

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She also asked to have the number of parking spaces clarified, because it was said there were 130, then it was said that there was 116.

It was noted that after they met with the City Planner and City Engineer they increased the green space and reduced the parking spaces, so it was dropped to 116.

Councilor Quinn also said the security at night is a concern for her.

Councilor Quinn said that she knows there are a lot of neighbors here tonight and hopefully they are hearing some of the concerns of the Councilors, and if they have any other concerns, next week will be the time that the public is allowed to provide their input.

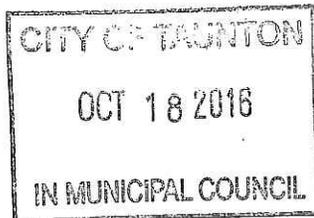
Councilor McCaul asked about lighting and his concern with the lights shining on neighbor's property.

It was said that they have been specifying low profile LED lights that are shining down and are back lit.

Councilor Marshall asked if there is a sidewalk on Bradley Avenue that connects to the sidewalk they are proposing on Alger Avenue.

The answer to that was yes.

MEETING ADJOURNED AT 7:38 P.M.



Respectfully submitted,

Colleen M. Ellis
Clerk of Council Committees

REPORTS ACCEPTED, RECOMMENDATIONS ADOPTED.

CITY CLERK



CITY OF TAUNTON

In Municipal Council **ORDER #5**
FY 2017
OCTOBER 18, 2016 *20*.....

Ordered, That

**THE SUM OF THIRTEEN THOUSAND FIVE HUNDRED
SIXTY EIGHT DOLLARS AND SEVENTY SEVEN CENTS (\$13,568.77) BE AND HEREBY
IS TRANSFERRED FROM FIRE DEPARTMENT ACCOUNT NO. 1-220-5100-5141**

TO: FIRE DEPARTMENT ACCOUNT NO. 1-220-5520-5141

..... *Clerk.*



CITY OF TAUNTON

In Municipal Council **ORDER #4**
FY 2017
OCTOBER 18, 2016 *20*.....

Ordered, That

**THE SUM OF THREE HUNDRED FIVE DOLLARS AND NO
CENTS (\$305.00) BE AND HEREBY IS TRANSFERRED FROM BUILDING DEPARTMENT
ACCOUNT NO. 1-493-5200-5599**

TO: BUILDING DEPARTMENT ACCOUNT NO. 1-493-5520-5599

..... *Clerk.*