



Town of Abington

OFFICE OF BOARD OF SELECTMEN

500 GLINIEWICZ WAY
ABINGTON, MA 02351
(781) 982-2100
FAX (781) 982-2138

Minutes
Board of Selectmen
November 25, 2019
Cotter Room
6:30 p.m.

Members Present: Tom Connolly, Chairman, Tim Chapin, Ken Coyle, Jim Connolly, Kevin DiMarzio, Rick LaFond

The meeting opened with the Pledge of Allegiance.

Moment of Silence - Jean Bumpus. Jean was a long-time employee of the Town, 40 years, and known to everyone as one of the best huggers. She was devoted to her family, and an avid sports fan. Jean will be deeply missed by everyone who knew her.

Public Announcements:

Tom announced a change in the agenda. Information had been provided by Lisa Bezanson on ABCAM that had been requested and will be reviewed by Board. Ken – There was a community food packaging group - 500 volunteers packaged 200,000 meals at the High School which will be distributed throughout the South Shore. Saturday, November 30th is Small Business Saturday – please support local businesses. Abington Celebrates - December 6th is the Ugly Sweater Ball at the Legion; December 7th – pup pictures with Santa at the Senior Center 8-11 a.m.; Craft Fair at UCC from 10 a.m.-2 p.m.; Eager Beaver summer councilors will baby sit for a donation to the Giving Tree at the Police Station from 12-3 p.m.; there is a history exhibit at Dyer Library; 3-7 p.m. – tree lighting at Island Grove; Sunday, December 8th, Christmas Concert 4-5 p.m. at UCC. More information is available on Abington Celebrates' Facebook page. Tim – congratulations to the Abington Football Team for their victory as Eastern MA Division 7 Champions. They will play for the State Championship on December 7th at Gillette Stadium. They will play the 109th Annual Thanksgiving Day Football Game this year at 10 a.m.

6:35 p.m. FY 2020 Classification Hearing – Jolanta Briffett, Deputy Assessor, gave a slide presentation. After the presentation, Ken agreed with the Board of Assessors' recommendation for a single tax rate. He doesn't want to hurt small business. Rick Collins, 74 Orange Street, a member of the Planning Board, but speaking as a resident - we are losing commercial tax property values. Commercial growth is lower than residential. Encourages town planner, town needs to grow commercial tax base.

Ken - maybe we could work with another town for a part time planner. Motion by Ken to close public hearing, seconded by Jim, unanimous. Motion by Ken to adopt Board of Assessors' recommendation, seconded by Tim, unanimous.

Action/Discussion Items:

1. Minutes: Motion by Jim to approve September 23, 2019 and October 15, 2019 executive session minutes and November 4, 2019 open session minutes, seconded by Tim, unanimous.
2. Request for St. Patrick's Day Parade to be held on Sunday, March 15, 2020. Motion by Ken to approve, seconded by Jim, unanimous.
3. Request for appointment to Town Manager's Search Committee – Brian Solimini and Rick Collins. Brian Solimini was unable to attend. Rick Collins - has 20 plus years in public affairs, has dealt with dozen public managers. Outlined qualifications. Motion to appoint Rick Collins to the Town Manager's Search Committee made by Kevin, seconded by Jim, unanimous.
4. Request for appointment to Historical Commission - Joseph Phan. Joseph Phan - has background in art history. Motion to appoint Joseph Phan to the Historical Commission made by Ken, seconded by Tim, unanimous.
5. Request to amend Building Permit Fee Schedule - Rick explained change requested, which pertained to "refund" portion of fee schedule. Ken wondered if it required public hearing. No. Jim - how is it evaluated? Time and effort involved. Ken – felt Building Inspector should come in, a little confusing as to how refund would be determined. This will be rescheduled. Alex Bezanson – can residents weigh in at that time? Yes.
6. Formation of Steering Committee to review use of town-owned lot on Gliniewicz Way. Kevin – would like to see first responders memorial park. Committee could be comprised of representatives from police, fire, 2 residents. Tim - good idea. Rick - it was suggested land use, school, planning, historical. Ken – Board of Selectmen decides what happens to it. Motion by Kevin for Steering Committee to review uses consisting of someone from Police, Fire, Planning, School, Historical, Board of Selectmen, Recreation, 4 residents, seconded by Jim, unanimous.
7. Fire Chief - Update on Fire Station Feasibility Study – Chief John Nuttall - \$100,000 was funded for feasibility study. They received 6 proposals. KBA won the RFP. They have a proven record of designing fire stations. Abington's stations have a lot of deficiencies and reviewed them. They received a \$30,000 state grant. They have formed a committee within the department to establish with the architect what space is needed. They have visited other recently built stations which gives them ideas to include and things to avoid. Mentioned the possibility of including the Building Department and Board of Health in the new fire station building, which he thought would be very beneficial where they work together so much. It would also free up offices in Town Hall. Security is a large issue at the current stations. The current buildings are very inefficient energy-wise. Buildings aren't OSHA compliant.

North School is about 2 acres. Is looking at other sites as well. Wants to get off Route 18 due to traffic and wetlands. Doesn't want anything near schools, too congested. Minimal site work would be required on North School site, the building would have to be taken down. Feasibility

study would be able to give a cost estimate on taking the building down. Most new fire stations are looking at 4-5 acres.

Chief Nuttall is requesting Board to form Fire Station Building Committee of five - 2 elected members from Fire Department and 3 other members. Wants to present article at next town meeting. The longer the wait, the higher the cost and the more risk to employees. The study should be done by February. He would like to have this committee in place by January.

Kevin - how many towns include building and health depts with fire stations? Chief - Some towns had one or the other but thinks this will be the trend. Kevin - wouldn't this increase parking, traffic to the site, etc.? Chief - that would be part of feasibility study. Building would probably be 2 levels, with fire/administrative on the first floor, living space on second floor; other side of building would be building and board of health, and apparatus.

Wendy Happel, 40 Adams Street - who decided on the RFP's that came in? Can they see them? Yes. She was on the Surplus Building Committee. She didn't vote that those buildings should come down. She didn't think BOH and Building Department should be taken out of Town Hall. Can Frolio Gym be used for training? Would like to be on the committee. Thinks there should be more residents on the committee.

Chief Nuttall - residents on committee shouldn't be associated with Fire Department. They have used North School for some training. High School was built in 1962 and it wasn't practical to renovate. North School was built in 1933. He didn't see it being repurposed as fire station. Ken - go with Chief's recommendations, seconded Tim, - 3 residents, 2 fire fighters and chief. Kevin suggested 5 residents, 2 fire fighters, Chief. Vote on Ken's motion - 4-1 (Kevin opposed).

8. Town Manager's Report:

1. Planning Board will hold site plan review and special permit hearing for Retail Marijuana at 1540 Bedford Street on December 2nd.
2. Mass DEP Sustainable Materials Recovery Program Municipal Grant issued the town a grant for up to \$26,251 for recycling of mattresses - thanked Marty Golightly for his efforts.
3. Streetlighting LED Upgrade - will ultimately reduce the necessary budget requirements.
4. Plymouth County Advisory Board - next meeting is December 5th. Jim Connolly will attend.
5. Police Management and Operations Analysis RFP's - due on December 12th.
6. Internal budget process has started. They will have initial budget proposal by December 1st.

Ken - look into difference between military service pay and town salary. Tom - would be a vote of town meeting. Ken - asked about time frame for legal services RFPs.

Next meeting is December 17th.

8:10 p.m. Roll call vote to enter into Executive Session pursuant to MGL Chapter 30A, Section 21(a) for the purpose of discussing strategy with respect to collective bargaining with the Abington Police Union

as an open session may have a detrimental effect on the position of the town, and not to return to open session.

Kevin DiMarzio, aye; Jim Connolly, aye; Ken Coyle, aye; Tim Chapin, aye; Tom Connolly, aye.

Respectfully submitted,


Nancy Hurst

FY 2020 Classification Hearing

November 25, 2019

Town Budget Process:

- Every year, those present at our Annual Town Meeting vote to approve the upcoming budget figures.
- The money to fund the budget comes from multiple sources like local receipts/revenues and State Aid.
- The remaining money comes from the Levy.
- The Levy refers to the amount of money a community can raise through Real Estate and Personal Property Taxes.

To Clarify...

- The classification hearing does not change the amount of money which can be raised via the Levy.
- A split rate will not increase revenue for the town.
- A split rate shifts some of the tax burden from all residential properties onto all commercial, industrial, and personal property accounts.

The Tax Rates and Valuations:

- Since you need to raise a fixed levy amount, the valuations and tax rates move in opposite directions. If the total town value increases, the tax rate will decrease. If the total town value decreases, the tax rate will increase. However, if overrides, capital exclusions, or debt exclusions are approved (per Town Ballot), it is likely the tax rate will increase no matter what.

Outstanding Debt Schedule Overview

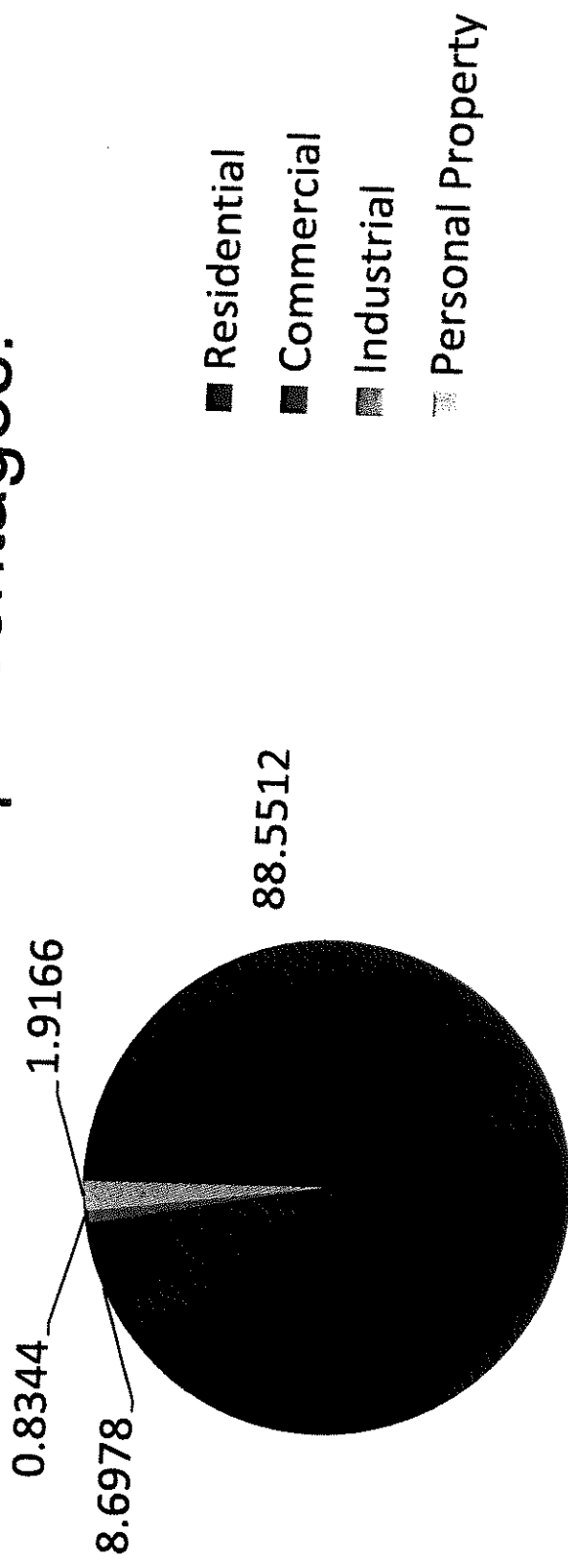
Ballot Vote Date	Purpose	Bond Issuance Date	FY 2019 Net Debt	FY 2020 Net Debt	Debt Completed / Removed
10/18/14	New Middle/High School	4/16/15	\$3,403,625	\$3,319,175	FY 2041
4/9/05	New Police Station	6/15/07	\$403,250	\$388,500	FY 2027
11/10/07	Senior Center Purchase	6/1/08	\$108,900	\$115,150	FY 2028
11/10/07	High School Windows & Doors	6/1/08	\$122,650	\$128,400	FY 2028
Grand Total			\$4,038,425	\$3,951,225	

The CPA:

- The CPA does not increase the tax rate, it is a separate surcharge (tax).
- It does not go towards the payment of your real estate tax bills, or the general fund.
- For FY 19, the town collected approximately \$397,378 in CPA funds.

Classification:

- The Board of Selectmen hold a Classification Hearing each year to determine if the Levy gets divided evenly via a single tax rate, or if the tax burden gets shifted between the classes.
- Here are the current class percentages:



Historical Class Percentages

FY	Res %	Comm %	Ind %	Pers Prop %
2004	88.93%	8.06%	1.09%	1.90%
2005	88.26%	8.92%	1.21%	1.58%
2006	87.53%	9.69%	1.27%	1.50%
2007	87.30%	10.09%	1.15%	1.45%
2008	86.59%	10.58%	1.19%	1.62%
2009	86.12%	10.79%	1.24%	1.84%
2010	85.58%	11.20%	1.19%	2.01%
2011	85.09%	11.34%	1.15%	2.40%
2012	85.43%	11.26%	1.18%	2.11%
2013	85.48%	11.21%	1.20%	2.10%
2014	85.12%	11.56%	1.23%	2.07%
2015	85.74%	11.01%	1.18%	2.05%
2016	86.23%	10.68%	0.99%	2.08%
2017	86.92%	10.03%	0.96%	2.09%
2018	87.35%	9.70%	0.93%	2.00%
2019	87.86%	9.18%	0.89%	2.06%
2020	88.55%	8.69%	0.83%	1.91%
Classification 2020				8

LA-7 Shift

- Should the Selectmen choose to shift some of the burden to the CIP (commercial, industrial, personal property), the shift may not be more than 150% of the original burden.
- Given this restriction, our minimum residential share (with max shift) is 82.8268 and our maximum CIP share (with max shift) is 17.1732

At the original limit, the share of the levy to be raised by each class would be as follows:

	Original % of share	Original Levy Share	Single Tax Rate
Residential	88.5512	33,207,991	16.97
CIP	11.4488	4,293,466	16.97

At the maximum allowable limit, the share of the levy to be raised by each class is as follows:

	Max Shift Share %	Max Shift Levy Share	Max Split Rates
Residential	82.8268	31,061,249	15.87
CIP	17.1732	6,440,200	25.45

FY 19 vs. FY 20

- FY 19's tax rate is \$17.39
- FY 20's proposed tax rate is \$16.97
- This is a change of \$0.42

Averages

- The current value of the average single-family home is: \$384,955
- The taxes would be: \$6,532.69
- Currently, 61.38% of all the single-family homes are valued at or below the average.
- The current value of the average commercial property is: \$861,052
- The taxes would be: \$14,612.05
- Currently, 77.67% of all the commercial properties are valued under \$1,000,000

Impact of Tax Shifts

Shift	Res Tax	Res Rate	Res Diff.	Res % Change	Comm Tax	Comm Rate	Comm Diff.	Comm % Change
1.00	6,532.69	16.97			14,612.05	16.97		
1.05	6,490.34	16.86	-42.35	-0.65%	15,343.95	17.82	731.89	5.01%
1.10	6,448.00	16.75	-84.69	-1.30%	16,075.84	18.67	1,463.79	10.02%
1.15	6,405.65	16.64	-127.04	-1.94%	16,807.74	19.52	2,195.68	15.03%
1.20	6,363.31	16.53	-169.38	-2.59%	17,531.02	20.36	2,918.97	19.98%
1.25	6,320.96	16.42	-211.73	-3.24%	18,262.91	21.21	3,650.86	24.99%
1.30	6,278.62	16.31	-254.07	-3.89%	18,994.81	22.06	4,382.75	29.99%
1.35	6,236.27	16.20	-296.42	-4.54%	19,726.70	22.91	5,114.65	35.00%
1.40	6,193.93	16.09	-338.76	-5.19%	20,458.60	23.76	5,846.54	40.01%
1.45	6,151.58	15.98	-381.11	-5.83%	21,190.49	24.61	6,578.44	45.02%
1.50	6,109.24	15.87	-423.45	-6.48%	21,913.77	25.45	7,301.72	49.97%

As you can see, the highest shift would result in commercial paying approximately 50% more in taxes, while residential parcels would save just under 6.50%.

Split-rate Information

- In FY2019, 111 communities had a split tax rate.
- 93.69% of those communities have split the tax rate for more than 10 years.
- 90.99% have split the tax rate for more than 18 years.
- The average residential percentage for the split-rate communities is: 79.00%
- The average residential percentage for single-rate towns is 88.78%
- Of the 27 cities/towns in Plymouth County, 5 have a split rate.
- The average residential percentage of these 5 communities is 80.22%

Some final bits of information...

- When determining values, we are governed by DOR regulations. We must analyze qualified sales from the last full calendar year, and adjust accordingly. For Fiscal Year 2020's values, we must use sales from Calendar Year 2018. Property values get adjusted after the sales analysis each year.
- Property values are submitted to and certified by the Department of Revenue each year.
- Property values may change as a result of building permit visits, sales inspections, random selection, or the DOR requirement to visit the property at least once in a nine-year period.

In Closing,

- The Board of Assessors voted to recommend that the Board of Selectmen adopt a single tax-rate.





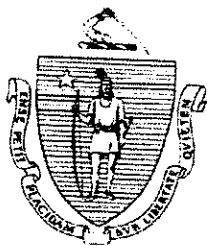
Town of Abington

500 GLINIEWICZ WAY
ABINGTON, MA 02351

TO: BOARD OF SELECTMEN
FROM: TOWN MANAGER
DATE: November 22, 2019
SUBJ: GENERAL UPDATE

The following is meant to be a general update of activities of the Town Manager and staff. Should any member desire more information regarding any particular matter please contact me personally.

1. Bud's Goods & Provisions Planning Board review – The Planning Board site plan review and special permit hearing for the Retail Marijuana at 1540 Bedford Street will be held on December 2 at Abington Town Hall. Bud's holds one of the two Host Community Agreements with the town. The other HCA is held by Green Harbor Dispensaries. Green Harbor has conducted its public outreach meeting and will also need to proceed to the Planning Board for review/permitting. Completing these local approvals allows for an applicant to go forward to the state Cannabis Control Commission for final approval.
2. Mass DEP Sustainable Materials Recovery Program Municipal Grant (see attached) – The town has been awarded a grant through the above program for up to \$26,251.00 for recycling of mattresses.
3. Streetlighting LED Upgrade - I have begun exploring the upgrading our streetlights to LED. Although it is inevitable that doing so will reduce the necessary budget requirements for streetlighting this effort requires multiyear data collection, financial review (including the impact of net-metered credits) and ultimately a procurement for those services. Ultimately the town will amortize the purchase of the light fixtures and be able to utilize the most cost-effective LED lighting options going forward. The street lighting budget is in excess of \$100,000.00 and now that I have the net-metering savings/cycle in place the time to move on this is now.
4. Plymouth County Advisory Board – Next meeting is scheduled for Thursday, December 5, 2019. The County is seeking confirmation of attendance by the town's member or alternate.



OFFICE OF THE GOVERNOR
COMMONWEALTH OF MASSACHUSETTS
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NOV 20 2019

BOARD OF SELECTMEN
TOWN OF ABINGTON

CHARLES D. BAKER
GOVERNOR

KARYN E. POLITO
LIEUTENANT GOVERNOR

November 15, 2019

Dear Mr. LaFond,

Congratulations! I am pleased to notify you that the Town of Abington has been awarded a Sustainable Materials Recovery Program grant award. I want to thank you for your commitment to reducing waste and increasing recycling for the benefit of our communities and the environment.

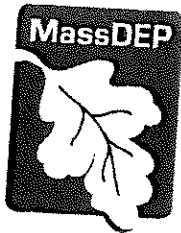
Enclosed you will find further instructions from the Department of Environmental Protection on next steps. Please feel free to contact Janine Bishop at 617-348-4004 if you have any questions.

Governor Charles D. Baker

Lt. Governor Karyn E. Polito

Handwritten signature of Charles D. Baker in black ink.

Handwritten signature of Karyn E. Polito in black ink.



Commonwealth of Massachusetts
Executive Office of Energy & Environmental Affairs

Department of Environmental Protection

One Winter Street Boston, MA 02108 • 617-292-5500

Charles D. Baker
Governor

Karyn E. Polito
Lieutenant Governor

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NOV 23 2019

BOARD OF SELECTMEN
TOWN OF ABINGTON

Kathleen A. Theoharides
Secretary

Martin Suuberg
Commissioner

November 15, 2019

Mr. Richard LaFond
Town Manager
Town of Abington
500 Gliniewicz Way
Abington, MA 02351

Dear Mr. LaFond,

Congratulations! It is my pleasure to inform you that the Massachusetts Department of Environmental Protection (MassDEP) has awarded the Town of Abington a Sustainable Materials Recovery Program Municipal Grant. The Town of Abington will receive access to a MassDEP-funded program for the transportation and recycling of residential mattresses and up to \$7,500 for a container for the collection of mattresses. The total value of this grant is estimated at \$26,251. The more mattresses recycled, the more value your community will realize.

The Sustainable Materials Recovery Program (SMRP) was created under 310 CMR 19.300-303 and the Green Communities Act, which directs a portion of the proceeds from the sale of Waste Energy Certificates to recycling programs approved by MassDEP. MassDEP received applications from 93 municipalities, regional groups, and non-profits. With \$4.8 million in requested funds, the evaluation and award process was extremely competitive.

As you know, recycling has been impacted by major global market disruptions over the past 18 months as a result of China's National Sword Policy on recycling contamination, and recycling costs have increased sharply. MassDEP has tools, hands-on technical assistance staff and grants to help communities reduce recycling contamination and educate the public about proper recycling practices. We encourage you to utilize our Recycling IQ Kit grants, Recycle Smart MA website and Recyclopedia search tool and to reach out to your Municipal Assistance Coordinator to discuss the particular challenges you face. We continue to support local recycling companies through our Recycling Business Development Grants to improve processing facilities and expand markets. Recycling programs play a vital role in limiting our dependence on landfills and incinerators, reducing greenhouse gas emissions and supporting economic activity here in the Commonwealth.

The terms and conditions of your grant are outlined in the attached document. This information has also been provided to the municipal recycling contact copied below. Should you have any questions, please call Janine Bishop at 617-348-4004.

Thank you for your commitment to advancing recycling and waste reduction in Massachusetts.

Sincerely,

Martin Suuberg
Commissioner

cc: Angela Dahlstrom, Health Agent

This information is available in alternate format. Contact Michelle Waters-Ekanem, Director of Diversity/Civil Rights at 617-292-5751.
TTY# MassRelay Service 1-800-439-2370
MassDEP Website: www.mass.gov/dep

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