

MINUTES OF TOWN OF BERKLEY SELECTMEN'S MEETING OF 11/13/2025

SELECTMEN IN ATTENDANCE: Tabitha K. McCrohan-Member, Mark Horsfall-Member

TOPIC		ACTION
	Meeting Called to Order at 4:00PM in the Council on Aging Room	
Executive Session:	<p>Board to enter into Executive Session pursuant to M.G.L. c. 30A, § 21(a)(2) to conduct strategy sessions in preparation for negotiations with nonunion personnel or to conduct collective bargaining sessions or contract negotiations with nonunion personnel; review of matter; votes may be taken.</p> <p>Board to enter into Executive Session pursuant to M.G.L. c. 30A, § 21(a)(3) to discuss strategy with respect to collective bargaining or litigation if an open meeting may have a detrimental effect on the bargaining or litigating position of the public body and the chair so declares; review of matter; votes may be taken</p> <p>Board returned to open session at 5:25 PM</p>	<p>Roll Call Vote: McCrohan, Aye Horsfall, Aye</p> <p>Motion to open public hearing; JM motion; MH second; motion approved – unanimous roll call</p>
Personnel:	Board to accept the resignation of Ashleigh Haslam from the SAVE Task Force, review of matter; votes may be taken	Motion to accept: TM motioned: MH second. Motion approved
Appointments:	<p>Board to appoint Emma Rioux to the position of Full-Time Civilian Dispatcher; review of matter; Emma Rioux was appointed as a full-time certified dispatcher. The board discussed her qualifications. Emma has been working as a dispatcher while in college since 2023, is certified, and wishes to work full-time.</p> <p>Board to appoint Rosanne Kulibaba to the SAVE Task Force with a term to expire June 30th, 2026; review of matter; votes may be taken</p>	<p>Motion to appoint: TM motioned: MH second. Motion approved</p> <p>Motion to appoint: TM motioned: MH second. Motion approved</p>
New Business:	Board to approve the designation of Berkley Middle School, located at 21 North Main Street, Berkley, MA, as the centralized polling location for the Town of Berkley; review of matter; The board approved the designation as a temporary centralized polling location. This change was made to accommodate construction for a new community school, requiring the polling site to be moved for the interim period.	Motion to approve: TM motioned: MH second. Motion approved

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<p>Old Business:</p>	<p>Board to review and sign Retail Package Store License for Berkley Farms; Retail Package Store License for Prestige Capital Group, Inc. d/b/a Prestige.</p>	<p>Motion to approve: TM motioned: MH second. Motion approved</p>
	<p>Board to review and sign Common Victualler License for Prestige Capital Group, Inc. d/b/a Prestige. Nouria Energy Retail, Inc. d/b/a Amato Express; Common Victualler License for Nouria Energy Retail, Inc. to expire December 31, 2026</p>	<p>Motion to approve: TM motioned: MH second. Motion approved</p>
	<p>Board to review and sign Auto Class II License for William Fraser d/b/a A I Enterprises; Auto Class II License for James King Jr. d/b/a Bryant Auto Sales. To expire December 31st, 2026</p>	<p>Motion to approve: TM motioned: MH second. Motion approved</p>
	<p>Board to review and sign Auto Class III License for Used Auto Parts, Inc. d/b/a Berkley Used Auto Parts to expire December 31st 2026</p>	<p>Motion to approve: TM motioned: MH second. Motion approved</p>
	<p>Board to review and sign Auto Class G License for Used Auto Parts, Inc. to expire December 31st 2026.</p>	<p>Motion to approve: TM motioned: MH second. Motion approved</p>
	<p>MassDOT Winter Work Request Waiver for County Street water main work; Motion to approve waiver for Lopes Incorporated to do the water main work.</p>	<p>Motion to approve: TM motioned: MH second. Motion approved</p>
	<p>Board to review and take possible action on quitclaim deed between Town of Berkley, acting by and through its Conservation Commission and Berkley L.D, L.L.C regarding the property known as 36 Holloway St. (Map 20, Lot 72) and further, to review the Order of Conditions issued by the Berkley Conservation Commission, the proposed maintenance funding plan for the property, and any other necessary documentation (conservation management plan); review of matter; votes may be taken. The board discussed the need for the Conservation Commission to review and accept a quit claim deed as part of a property transfer. This acceptance also required the Commission to inspect the property and ensure that all necessary environmental documentation and compliance measures were met. The board decided the cleanest process would be to finish their meeting, then recess and join the Conservation Commission for a joint session to complete these tasks, including notarizing documents if needed. This coordination was considered essential for the proper and legal transfer of property interests involving conservation land.</p> <p>Massachusetts State Lottery Commission KENO Berkley Racing Mart correspondence. Berkley Racing Mart is getting a Keno terminal installed.</p>	<p>Motion to approve: TM motioned: MH second. Motion approved</p> <p>Discussion only, no votes taken</p> <p>Motion to file:</p>

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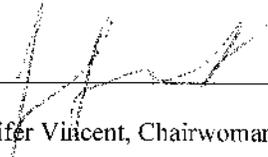
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<p>Meeting Mail:</p>	<p>MassDOT: State and Local Partnership for National Bridge Inspection Standard Compliance. MassDOT needs a designated person to contact. Mathew Chabot, Town Administrator will be Berkley's designated person.</p>	<p>TM motioned: MH second. Motion approved</p> <p>Motion to designate: TM motioned: MH second. Motion approved</p>
<p>Meeting Minutes:</p>	<p>Board to approve Meeting Minutes of October 29th, 2025; review of matter; votes may be taken</p>	<p>Motion to approve: TM motioned: MH second. Motion approved</p>
<p>Town Administrator Report:</p>	<p>The Town Administrator provided a comprehensive report on several key initiatives. He began by discussing the results of a quiet zone study received from the MBTA, which pertains to railroad crossings in Berkeley as well as adjoining towns like Lakeville and Freetown. The findings specified that only certain public crossings (Myricks and Padelford) are eligible for inclusion as quiet zones, and required safety upgrades are estimated to cost between \$2.65 million and \$3 million, with the prospect of collaboration with neighboring towns being necessary for successful implementation.</p> <p>Next, he updated the board on the ongoing Treasurer-Collector recruitment process. The goal was to identify at least two qualified finalists to present to the board of selectmen by the next scheduled meeting. The Town Administrator noted that both he and the Town Accountant were actively engaged in candidate interviews and that responses toward the position had been favorable, especially because of the town's attractive four-day work week schedule.</p> <p>Finally, the report covered required annual storm water testing and reporting, which the town is conducting with assistance from Verdantas. The Administrator mentioned that some challenges had occurred during previous testing rounds, especially regarding public access to stormwater outfalls and residents' reactions to crew presence. To improve communication and ease concerns, plans were made to notify residents ahead of future testing dates through official channels. Despite a minor change order to address staffing, the project was still under budget. The Administrator concluded by emphasizing the importance of these regulatory tasks and the preparations the town was making to remain compliant and well-informed.</p> <p>Motion to recess at 5:49 pm</p> <p>Returned from recess at 6:00pm</p> <p>Board of Selectmen attended the Conservation Commission meeting regarding quitclaim deed between Town of Berkley, acting by and through its Conservation Commission and Berkley LD, LLC regarding the property known as 36 Holloway St. (Map 20, Lot 72)</p> <p>During this meeting and following the Conservation Commission's acceptance, the Berkley Board of Selectmen moved to approve the acceptance of the quitclaim deed between grantor Berkley LD, LLC and grantee the Town of Berkley under the care, custody, and control of its Conservation Commission of the land shown as "Open Space Parcel C" and Parcel C1" on a plan entitled "Open Space Plan of Land Hudson Drive Berkley, Massachusetts, Berkley LD, LLC 9 Manomet Ave Hull, MA 02045," dated October 1st,</p>	<p>Information only; no action taken</p> <p>Motion to recess TM motion, MH second; approved</p> <p>Motion to return TM motion, MH second; approved</p>

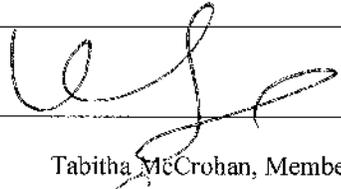
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Adjournment:	2025 prepared by Zenith Consulting Engineers, LLC 3 Main Street, Lakeville, MA 02347, and recorded with the Bristol County (ND) Registry of Deeds in Plan Book 551, Page 78. Adjournment at 6:15 PM *Next Scheduled Meeting is Wednesday, November 19th, 2025 at 6:00 p.m.*	Motion to approve: TM motioned: MH second. Motion approved
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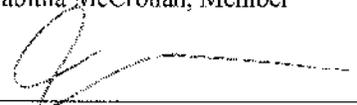
Jennifer Vincent, Chairwoman



Tabitha McCrohan, Member



Mark Horsfall, Member



Matthew Chabot, Town Administrator