

MINUTES OF TOWN OF BERKLEY SELECTMEN'S MEETING OF 07/21/2021

SELECTMEN IN ATTENDANCE: George F. Miller, Chairman - Dean R. Larabee, Clerk - Wendy F. Cochrane, Member

TOPIC		ACTION
	Meeting Convened at 5:17p.m. in the Moitoza – Pettey Hearing Room	
Executive Session, Started at 5:17p.m.	Board to go into Executive Session under Chapter 30A Section 21(a) §1. To discuss the reputation, character, physical condition or mental health of an individual. A public body may hold in open session if the individual involved requests that the session be open.	Larabee motion to begin Executive Session, Cochrane 2 nd , all voted
Regular Session	Regular Session to begin at 5:48p.m.	Cochrane motion to begin Regular Session, Larabee 2 nd , all voted
Personnel Board	Board was introduced and hired Christopher A. Bourget for a part-time transfer station laborer for the Highway Department.	Cochrane motion to hire, Larabee 2 nd , all voted
	Board reviewed John Santo's resume for the backup Building Inspector position. Berkley's Building Inspector, Joseph Biszko gave his recommendation for this hire. The Board asked for this to be tabled until August 4 th , at the next Board of Selectmen meeting so Mr. Santo's can be present and interview him for this position.	Larabee motion to table, Cochrane 2 nd , all voted
Old Business	Board made final approval of the Liquor License transfer for Berkley Farms, which was approved by Mass Alcoholic Beverage Control Commission.	Larabee motion to approve, Cochrane 2 nd , all voted
Appointments (Taken Out of Order)	Board reappointed, Reserve Police Officer, Ernest Chretien.	Cochrane motion to appoint, Larabee 2 nd , all voted
Personnel Board (Taken Out of Order)	Resignation of the backup Building Inspector, Paul Boucher. Board thanked Mr. Boucher for his 26-years of service to the Town.	Cochrane motion to accept resignation, Larabee 2 nd , all voted
Old Business (Taken Out of Order)	Public Hearing Continuation: Pursuant to Article 21, "Zoning," Section 7C, "Special Permits," of the General Bylaws of the Town of Berkley, the Board of Selectmen will hold a public hearing on July 7, 2021, at 6 p.m. in the Hearing Room at the Town Office Building, One North Main Street, Berkley, Massachusetts regarding the application of Thomas & Ashley Fullen for a special permit to use the farm grounds as a Recreational Rental Space for small family gatherings and celebrations, Community group rentals, Small interactive educational workshops, small acoustic style "open-Air music events", Farm Family Movie Nights and small pop-up "Open-Air Market" at property known as and numbered 115R South Main St, Berkley, Massachusetts, further identified in the Assessor's records at Map 13, Lot 7-21.1. Interested parties are welcome to attend and comment. A copy of the aforesaid application is on file with the Town Clerk and is available for public inspection during the Town Offices' regular business hours. Email submitted by Mike and Elizabeth Millett, 10 David Way, read into the record by Miller. Letter submitted by John and Susan Mattie, 111 South Main Street, read into the record by Miller. Email submitted by Randy and Lisa Aronofsky, 744 Berkley Street, read into the record by Miller. Email submitted by George Gustafson, 127 South Main Street, read into the record by Miller. The applicant Ashley Fullen, 115 South Main Street, gave her presentation to the board for Full Envision Farm, which also included a printout of a map displaying her property line, 115R South Main Street, showing the distance to the abutters.	Larabee motion to begin the Public Hearing continuation, Cochrane 2 nd , all voted

MINUTES OF TOWN OF BERKLEY SELECTMEN'S MEETING OF 07/21/2021

SELECTMEN IN ATTENDANCE: George F. Miller, Chairman - Dean R. Larabee, Clerk - Wendy F. Cochrane, Member

Mrs. Fullen touched base on many inquiries that were made at the last hearing on July 7th by the Board and the public. Mrs. Fullen discussed how her and her husband, Thomas Fullen, held a "Neighborly Open House". Twenty-six of their neighbors attended. After this event they were able to conclude that fifteen out of the thirty-two neighbors, are in full support of the special permit request. Three were in somewhat of support. Fourteen they didn't know their decision. One neighbor was vehemently not in support. Mrs. Fullen explained how she knows the noise factor was a big concern for the neighbors. Mrs. Fullen gave details on how they can limit the noise by monitoring the sound by decibels, limiting noise to not go past 70 decibels which the sound would be similar to a tractor, hair dryer, or vacuum cleaner. Mrs. Fullen also gave a more detailed plan for family gatherings and celebrations limiting attendance up to 75 people, not to exceed 3 per month. Other event Mrs. Fullen would like to host is community group rentals such as Scouts, Brownies, and Senior Center etc...Also, Small interactive educational workshops: (up to 50pp, generally these are for 20-35pp), DIY (sign making, planter boxes, paint night, etc., make and take homemade goods: soaps, candles, as well as Art, and Wellness classes. Mrs. Fullen also discussed food and beverage workshops (learn how to "make your own cocktails", learn "how to properly eat Charcuterie", using a licensed food and beverage caterer with proper liability, not to exceed 3 workshops per month, small acoustic style "Open-Air music events", 1-2 performers playing in our field and people can sit and listen from lawn chairs or blankets, offering either BYOB or this could be catered using licensed vendors limited to 40 vehicles, not to exceed 2 per month, "Farm Family Movie Nights", big screen in their big field with blankets and lawn chairs limited to 40 vehicles, not to exceed 2 per month, and small Pop-up "Open-Air Market" events which would include local small businesses setting up small pop-up tents in their field and selling local homemade products using ticket sales to ensure no more than 40 vehicles on property at one time. Mrs. Fullen added a suggestion to the board, if this special permit is granted, that they could possibly put a stipulation being that if the property is ever sold to a new owner, that they would have to meet with all abutters and get town approval again. Miller said he will look into this suggestion further with Town Council. Miller asked Mrs. Fullen to explain the property line for everyone to better understand. Miller asked about parking. Mrs. Fullen showed the Board on her map where the parking lots would be located on her property. Miller asked if they intend to take down any trees. The Fullen's stated no, that any trees that needed to be taken down to build their new home, was already approved by Conservation and have already been removed.

Susan Mattie, 111 South Main Street, asked if this is approved, does this change the zoning of the property and if they ever sell to new owners, what happens then. Miller stated it does not change anything for zoning, that it still would be a considered residential and as for new owners, the board will be following up with Town Council for more information.

Cheryl, 109 South Main Street, she asked about the open-air market functions, that what if there is more than the suggested car amount of 40 vehicles, where would they park and how would this be controlled. Mrs. Fullen stated that they would sell tickets that had set time frames to attend the event. Mrs. Fullen expressing her experience with traffic because she works at an Elementary School and she is in charge of the traffic control and it's like a well-oiled machine. Cheryl stated that this is the public and they may not know what to do and she's concerned about the traffic. Mr. Fullen added that if it's capped off, they could have a detail or rope off the entrance when the event is full. Cochrane added that Camp Welch gets lines of traffic, and she doesn't feel that it would be any worse than what is already there.

Anna Gustafson, 127 South Main Street, is in support of the Fullen's proposal. Gustafson feels the Fullen's have come up with solutions for any issues the neighbors have brought up. Also, that the Fullen's have shown to be very considerate and if a glitch is found in their plan, Gustafson feels that the Fullen's would work to find a solution. Miller added that if there were violations to the conditions of the special permit, if granted, there would be a process to suspend the permit. Cochrane gave further detail about conditions and stipulations to a special permit.

Nancy Rapoza, 101 South Main Street, asked if alcohol is going to be served. Mrs. Fullen answered yes, at certain events. Rapoza said this is the only concern she has because there's kids in the neighborhood. Mrs. Fullen said it's similar to the American Legion who serves alcohol in a residential space. Cochrane said that she doesn't believe this will be similar to a bar capacity. The Fullen's responded by saying these will be timed events and they would be served by a company who has a state liquor license and are serve safe.

MINUTES OF TOWN OF BERKLEY SELECTMEN'S MEETING OF 07/21/2021

SELECTMEN IN ATTENDANCE: George F. Miller, Chairman - Dean R. Larabee, Clerk - Wendy F. Cochrane, Member

	<p>Joe Biszko, Berkley's Building Inspector, stating he doesn't have anything to add other than what he said at the last meeting but, he does have questions on the liquor license. This is the first time he has ever seen a state liquor license and from what he can tell this is a traveling liquor license. Biszko said if there is liquor going to be served, him and the Fire Chief would have to inspect the property once a year required by the law. Miller stated that they are further going to look into these questions that are being brought up.</p> <p>Heather Martin-Sterling, Berkley's Town Administrator, read from mass.gov some specs that are required to do these events with the state liquor license.</p> <p>Trisha Barns, 133 South Main Street, wants to know about the noise due to her already hearing the noise from Chamberlain Farms and the other farm on Bayview Road, so if all three people are having an event it will be very noisy. Mrs. Fullen giving some examples of how low the sound would be. Barns also asking about traffic, saying people speed down the road. Mrs. Fullen said it wouldn't be any more traffic than the events they have already been hosting.</p> <p>Board discussed more details of the requests from the applicants. The board also giving thanks to the well-organized presentation the Fullen's gave. The board wants to make a decision at a later date due to wanting to get addition answers to the brought up questions and concerns. Adding that these hearings are for informational purposes and no one has made decision yet.</p> <p>Joel Figueiredo, 28 Thomas Road, asking the applicants to respect the neighborhood if the special permit is granted or not.</p>	
Old Business	<p>Board to discuss how the public can attend a Town Meeting as a non-registered voter. Larabee stated after many tries to get more answers, he was unsuccessful and will hopefully have answers at the next meeting.</p>	<p>Larabee motion to continue the Special Permit Public Hearing to August 4th, Cochrane 2nd, all voted</p>
Meeting Mail	<p>Board discussed the Taunton Daily Gazette article published July 14, 2021, regarding hanging of the Bat Boxes in Berkley by Grace Tweedie and the Berkley Highway Department. The board told Mike DeCicco, who was present that the article was a very well written article. The board also congratulated Grace and the other students for their efforts. Also, thanking the Highway Department, Rob Rose and Steve Laranjo for helping to hang the Bat Boxes in Town.</p>	<p>Information Only</p>
New Business	<p>Presentation from Taunton Municipal Lighting Plant (TMLP) Liem, Marketing Specialist and Kim Holmes, Assistant General Manager, regarding Project Broadband. Covid recovery has been issued by the government. TMLP is looking for support from communities they serve to allocate some of these funds towards Broadband. TMLP has been installing fibrotic internet service since 1997. In 2019, after a study was done for a full fiber rollout, which concluded that install is capable but very expensive, the estimated value is forty million dollars. TMLP needs 10-million to start. TMLP is asking that each town looks for possible allocation to assist with this project. The county would get a lump sum and it would be broken down by community. The Town Administrator, asked how many Berkley residents are on Broadband and how many residents are on a waiting list. TMLP replied about 300, and 8 businesses are connected, which is 25% of their internet business out of all three communities. TMLP is asking for a letter of support. The board stated they would be willing to help with this request. TMLP and the board decided that TMLP can prepare the letter and at the next meeting, they will review and signoff if all agreed.</p> <p>Board discussed FOIA request to the School committee for information regarding cameras in the class rooms and curriculum materials. The original request came from Covid for teachers to teach in the classroom and an attempt to get information for what's happening in the schools to give parents an opportunity for them to see what's being taught. Miller requested information, and didn't get the responses he needed so he suggested that the board do a formal request to get this information. Discussion continued.</p>	<p>Information Only</p> <p>Cochrane motion to have Town Council draft a Freedom of Information Act letter request to the School Committee & Superintendent, Miller 2nd, Cochrane voted I, Miller voted I, Larabee voted no</p>

MINUTES OF TOWN OF BERKLEY SELECTMEN'S MEETING OF 07/21/2021

SELECTMEN IN ATTENDANCE: George F. Miller, Chairman - Dean R. Larabee, Clerk - Wendy F. Cochrane, Member

	Board reviewed memo and flyer for open positions on Boards/Committees. The Town Administrator, gave ideas that were brought to her attention to pass these out at an upcoming vendor fair at the 9/11 event and to post on the town's website.	Cochrane motion to approve after checking with Town Council, Larabee 2 nd , all voted
	The board reviewed the letter regarding the lifesaving equipment grant for the Fire Department from the Firehouse Public Safety Foundation. After the Fire Chief applied for this grant, the Fire Department received \$24,982.00. This will help with the Chiefs 5-year wish list. The board thanked the Fire Chief on his excellent record of obtaining his grants for the town.	Cochrane motion to accept grant, Larabee 2 nd , all voted
	Board discussed ideas on how to create "Remembering 9/11" for the entire month of September in the Berkley. Discussion continued.	Information Only
Town Administrators Report	Town Administrator, Heather Martin-Sterling, suggested to start having a conversation about touring the Community School. Martin-Sterling also suggested to have a filmed walking tour at the next meeting, August 18 th so the board and the public can view all of the damage. Discussion continued.	Information Only
Public Input	Joseph Freitas, 18 Country Lane, Chairman of the Finance Committee, has concerns that the committee doesn't get the proper information they need from the town to prepare the budget properly. Freitas feels it's always been difficult to request this information during non-budget seasons. Freitas wants to start to have this beforehand so they can review throughout the year and to also be able to train other members on the committee. The board and Freitas discussed ideas on how to set some guidelines in place to request information. The board committed to getting the Finance Committee information at a timely manner.	Information Only
Adjournment	The board adjourned at 8:56p.m.	Cochrane motion to adjourn, Larabee 2 nd , all voted

George F. Miller, Chairman

Dean R. Larabee, Clerk

Wendy F. Cochrane, Member

Heather Martin-Sterling,
Interim Town Administrator