

Chairman Germain opened the meeting at 7:00 PM and asked everyone to join him in the Pledge of Allegiance.

In attendance were: Selectmen A. Battistini, M. Germain, B. Giovanoni, N. Demers and N. Rosenthal. Also present were Town Manager, R. Nunes and Executive Assistant, Colleen Lieb.

This meeting was recorded by MCCAM for broadcast on Comcast and Verizon.

UNANTICIPATED

Adam Bond, asked the Board to consider, in the future, a possible modification to the Rent Control Rules & Regulations. He has compared ours to a few other Town's and noted that there are some nuances that could be adjusted in regards to non-payment and eviction. He asks to be notified when the Board considers discussing this.

ANNOUNCEMENTS AND RECOGNITIONS

Selectmen Battistini read the announcement from the Nichols Middle School Principal. "During April, IXL held a worldwide contest. Over 33,000 classes registered to participate in the contest. Mr. Luppino's Team USA 6th grade math class came in 5th place in the world, 2nd place in the United States, and 1st place in Massachusetts. Congratulations on an incredible accomplishment to the following 10 members of Team USA: Morgan Tripp, Molly Kucinski, Branden Morris, Ayden Morris, Luke Bolduc, Kennedy Frawley, Ellie Engstrom, Jake Langdon, Darren Fitzgibbons, and David Bumpus."

Selectmen Giovanoni spoke about the success of the Middleborough Friends Pancake Breakfast and noted that they will be making a donation to the Council on Aging to supplement their services.

Chairman Germain provided an update to the residents on the S.2518 Class Reimbursement Bill. He has spoken with Senator Pacheco and referenced the progress of the bill to the Governor's desk.

Selectmen Battistini announced the first annual Middleborough Pride Fest. He will be hosting this event at Battistini's Bakery on Saturday June 18, 2022. He encourages the public to volunteer, sponsor or be a vendor at the event.

Louise Dery-Wells announces that the Middleborough Grange will be hosting their Annual Spring Fair on Saturday May 21, 2022 with over 25 vendors and food trucks. She encourages everyone to come out and support the grange.

MINUTES

Upon motion made by Selectmen Giovanoni and seconded by Selectmen Battistini, the Board voted unanimously to approve the May 9, 2022 minutes as presented.

WARRANTS

Upon motion made by Selectmen Giovanoni and seconded by Selectmen Demers, the Board voted unanimously to authorize the Chairman or his designee to sign the Warrants for Week ending: 5/14/2022.

NEW BUSINESS

Chairman Germain announced the retirement of the Steve Dooney, Accountant. The Board thanks the Town Accountant for his 15+ years of service to the Town.

Upon motion made by Selectmen Giovanoni and seconded by Selectmen Demers, the Board voted unanimously to accept the retirement of the Steve Dooney effective 7/29/2022.

Chairman Germain announced the retirement of the Town Manager. The Board members speak favorably of the Town Manager's leadership, hard work and dedication serving the Town for the last seven years.

Upon motion made by Selectmen Giovanoni and seconded by Selectmen Demers, the Board voted unanimously to accept the retirement of the Town Manager effective 10/21/2022.

Mike Bumpus, Water Superintendent, was present for the discussion. M. Bumpus spoke briefly about the emergency electrical report for the East Grove Pump Station and the agreement with Sparks.

Upon motion made by Selectmen Giovanoni and seconded by Selectmen Battistini, the Board voted unanimously to approve and sign the Emergency Electrical Repair for the East Grove Pump Station agreement with Sparks Co. Inc. as presented.

Emily Surette, Assistant to the Town Manager, was present for the discussion. E. Surette explained the need for the Board to declare Soule Homestead available for disposition for the purposes of the lease. She noted that the Soule Homestead lease is expiring at the end of June 2022. So there will be solicitation of proposals for a new 10-year lease and the first step is to declare the property available for disposition.

Upon motion made by Selectmen Battistini and seconded by Selectmen Giovanoni, the Board voted unanimously to declare Soule Homestead available for disposition for the purpose of a lease.

Discuss/Vote on Solicitations of Qualifications for an Adaptive Reuse Analysis of the Peirce Building

Selectmen Demers presented both the previously presented "red lined" version and the current "red lined" version which incorporates changes from Town Counsel. Selectmen Demers referenced the survey data and survey summary which will be included in the submission.

Chairman Germain asked if there are any questions from the Board. There is clarification on the submission date. Selectmen Giovanoni noted that he appreciated receiving the track changes on the document for review. Selectmen Rosenthal points out an in-correct date. This will be corrected.

Chairman Germain opened the discussion up for public comment. Paula Fay asked about the list of items that was presented by the OECD Director that identified things the Community were asking for. She noted that those notes do not appear in the presented document. There is discussion on the raw data and the results to be supplied for this document. There is clarification on the OECD list that was reviewed at a Peirce Building meeting. There is back and forth discussion on the data. Selectmen Demers confirms that all the data collected will be supplied for this analysis.

Upon motion made by Selectmen Giovanoni and seconded by Selectmen Battistini, the Board voted to approve the Solicitations of Qualifications for an Adaptive Reuse Analysis of the Peirce Building and amend the document in Section 5, add “H”, “Included herein is the Office of Economic & Community Development’s interpretation of the 2022 Peirce Building.”

HEARINGS MEETINGS AND LICENSES

7:30 PM NEW RENT CONTROL BOARD HEARING – To consider a petition filed by Hillcrest Homeowner’s Association for a Certificate of Eviction – 2 Lisa Drive

Robert Capeau, Resident of 2 Lisa Drive, Meg Anderson, President of HOA, and Adam Bond, Counsel for Hillcrest Homeowners Association, was present for the discussion. Chairman Germain opened the hearing and reads into the record the legal notice.

Adam Bond explained the request for a Certificate of Eviction for non-payment of rent. He noted that sometimes the tenant will want a payment plan and explains that a Certificate of Eviction is needed so that the park owners can take the resident to court and resolve the matter. It is the next step in the process and does not mean that a resident is going to be evicted. It is a mechanism for the park owners to work with the resident that is allowed under the bylaw. The amount in arrears is noted to be \$6,502.70.

Mr. Roland, 22 Gerald Drive – Representing Mr. & Mrs. Capeau, spoke on behalf of the Capeau’s. He explained that Mr. Capeau is a disable vet and that they are on a fixed income. He has made a few mistakes in his payments but has worked with the park manager to arrange payment for back rent.

Upon motion made by Selectmen Rosenthal and seconded by Selectmen Battistini, the Board voted unanimously to close the hearing.

Upon motion made by Selectmen Rosenthal and seconded by Selectmen Giovanoni, the Board voted unanimously to issue a Certificate of Eviction for Robert and Beverly Capeau.

7:35 PM NEW RENT CONTROL BOARD HEARING – To consider a petition filed by Hillcrest Homeowner’s Association for a Certificate of Eviction – 2 David Drive

Gary Booker, Resident of 2 David Drive, Meg Anderson, President of HOA, and Adam Bond, Counsel for Hillcrest Homeowners Association, was present for the discussion. Chairman Germain opened the hearing and reads into the record the legal notice.

Adam Bond explained the request for a Certificate of Eviction for non-payment of rent. He noted that a Certificate of Eviction is needed so that the park owners can take the resident to court and resolve the matter. It is the next step in the process and does not mean that a resident is going to be evicted. It is a mechanism for the park owners to work with the resident that is allowed under the bylaw. The amount in arrears is noted to be \$1,710.

Gary Booker read into the record a statement regarding his situation dated May 1, 2022. He plans to make extra payments to his account to take care of his arrears.

Upon motion made by Selectmen Rosenthal and seconded by Selectmen Battistini, the Board voted unanimously to close the hearing.

Upon motion made by Selectmen Battistini and seconded by Selectmen Giovanoni, the Board voted unanimously to issue a Certificate of Eviction for Gary Booker.

7:40 PM NEW RENT CONTROL BOARD HEARING – To consider a petition filed by Hillcrest Homeowner’s Association for a Certificate of Eviction – 7 Gerald Drive

Scott Parmenter, Resident of 7 Gerald Drive, Meg Anderson, President of HOA, and Adam Bond, Counsel for Hillcrest Homeowners Association, was present for the discussion. Chairman Germain opened the hearing and reads into the record the legal notice.

Adam Bond explained the request for a Certificate of Eviction for non-payment of rent. He noted that a Certificate of Eviction is needed so that the park owners can take the resident to court and resolve the matter. It is the next step in the process and does not mean that a resident is going to be evicted. It is a mechanism for the park owners to work with the resident that is allowed under the bylaw. The amount in arrears is noted to be \$1,994.

Scott Parmenter spoke about the RAFT plan that was canceled and had to be reinstated. He confirms he is in a payment plan now.

Upon motion made by Selectmen Demers and seconded by Selectmen Giovanoni, the Board voted unanimously to close the hearing.

Upon motion made by Selectmen Giovanoni and seconded by Selectmen Demers, the Board voted unanimously to issue a Certificate of Eviction for Scott Parmenter.

NEW BUSINESS (Continued)

Urban Innovations, Inc. LLC Resolution Discussion

Attorney Adam Bond is present for the discussion. The Board reviews the revised resolution. It is noted that the Planning Board did review and provide comments on the resolution and the resolution has been revised based on the comments. Chairman Germain noted that he had the reference to the Town Manager removed and left it for the Board to sign in light of the retirement of the Town Manager.

Upon motion made by Selectmen Battistini and seconded by Selectmen Rosenthal, the Board voted unanimously to act as Project Sponsor and authorize the Board of Selectmen to execute all documents and take actions necessary to secure grants for the purpose of facilitating the construction of a transit oriented residential complex on property adjacent to Pilgrim Junction Station on West Clark Street, adopt the Resolution provided by Urban Innovations, Inc. LLC, as amended and include the project narrative.

Upon motion made by Selectmen Battistini and seconded by Selectmen Giovanoni, the Board voted unanimously to appoint Leeann Bradley as the Town's designee to the Joint Transportation Planning Group (JTPG) and appoint Chris Peck as the alternate with a one year term from 6/1/2022 through 6/1/2023.

Upon motion made by Selectmen Giovanoni and seconded by Selectmen Demers, the Board voted to approve a One Day Beer & Wine License for Harper Lane Brewery, LLC for an event to be held on Saturday, May 21, 2022 from 3 PM to 9 P M at Soule Homestead. Motion Carries. 4-0-1 (*A. Battistini abstains*)

Upon motion made by Selectmen Giovanoni and seconded by Selectmen Demers, the Board voted to approve a One Day Beer & Wine License for Harper Lane Brewery, LLC for an event to be held on Saturday, June 18, 2022 from 3 PM to 9 P M at Soule Homestead. Motion Carries. 4-0-1 (*A. Battistini abstains*)

TOWN MANAGERS REPORT

Robert Nunes, Town Manager, reviewed the Town Manager's Report. The report covered May 2, 2022 through May 6, 2022. He reported that he continues to interview candidates for the Director of Economic & Community Development. He also noted that he met with the DPW Director, Water and Wastewater regarding the Lead Water Replacement program and the receipt of the funding for the replacement of lead pipes in the downtown area. R. Nunes spoke briefly about Town email and the request for additional email address for the Finance Committee.

REPORTS ON COMMITTEES COMMISSIONS AND BOARDS

Selectmen Giovanoni reported that the School Building Committee will be meeting on Wednesday, May 11, 2022 at 5 PM.

Selectmen Battistini referenced a notification regarding Southcoast Rail Stakeholders meeting and that there will be an interruption of service this weekend at the Middleborough/Lakeville line where they will be bussing riders up to the Bridgewater station to catch the train there.

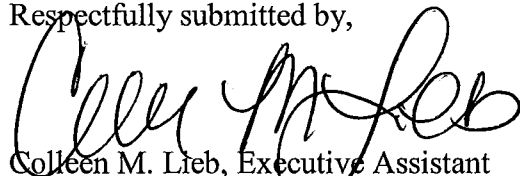
CORRESPONDENCE

There is nothing discussed.

ADJOURNMENT

Upon motion made by Selectmen Giovanoni and seconded by Selectmen Demers, the Board voted unanimously to adjourn at 8:45 PM.

Respectfully submitted by,



Colleen M. Lieb, Executive Assistant
MIDDLEBOROUGH BOARD OF SELECTMEN