

**Town of Mansfield  
Board of Selectmen  
Minutes of November 9, 2011**

**Present:** Chairman Jess Aptowitz, Vice Chairman Olivier Kozlowski, Clerk Douglas Annino, Selectman Kevin Moran, Selectman George Dentino, William Ross Town Manager

**Absent:**

**Strategic Plan update**

Dr. Mullin is present for meeting and provided the Board of Selectmen a general overview of his plan.

Build out in Mansfield is approaching and we need to start thinking about reuse of land.

One of Mansfield's assets is the industrial park. However, 18 buildings in the park are owned by one company and they may move. The park is also old and the buildings outdated so some renovations are necessary. Still, the park has great highway access.

The downtown still needs work to attract redevelopment and tenants. "There is no such thing as a great town without a downtown."

Dr. Mullin suggested a number of frugal improvements such as grants, SRPEDD funding and TOD development (train station area), in addition to procuring crossing rights from CSX. He also spoke of the community reinvestment act that some towns are using as well as some instances of private/public partnering.

Dr. Mullin touched briefly on the school system stating Mansfield MCAST scores are excellent and funds are well spent on infrastructure use. However a public works building is needed.

Dr. Mullin concluded stating Mansfield's bond rating is good but the depth of savings the town has is not.

Selectman Moran asked how Mansfield's peer communities were chosen. Dr. Mullin stated that size, population, demographics are among the factors used.

Selectman Kozlowski asked about the formation of small groups. Asked for clarification on what business improvement groups are. This is when area merchants join together (such as the downtown merchants association) to promote area, upkeep /clean, etc.

Selectman Annino also stated that Mansfield does not want to lose identity while being compared to other towns.

Selectman Dentino asked about build out in the town. According to the records there are still 11 good (industrial) acres on the Norton side of town. The chocolate factory building or lot will also be available for reuse.

Dr. Mullen also touched on the fact that Mansfield has a lot of children per capita.

Mr. Ross also commented on the fact that Covidien uses a lot of buildings in the industrial park, however, they only own one of them. They have been having issues with their landlord and the town is actively trying to assist them.

Selectman Dentino would like to see more private/public partnerships in the train station area of town. We have pursued TOD development and grants in the past in addition to talks with CSX. So far, nothing has come to fruition.

Chairman Aptowitz asked if Dr. Mullin has spoken with anyone on the parking committee. Yes, he has spoken with the Mansfield Bank President (who is on committee).

#### **Comcast Center license discussion**

Selectman Dentino commented about the parking lot concerts at lot 11. He would also like to see those concerts stop at 7pm instead of civil twilight. Last week Mr. Montgomery was at the meeting to discuss parking lot concerts, particularly "electronic dance" ones.

Selectman Dentino also asked about why the speaker levels cannot be turned down. (As previously stated by Mr. Montgomery).

He also asked about Olivier's ideas for sound mitigation that he mentioned last week. Olivier stated that the Comcast Center is better suited to make those decisions, however, he had asked Mr. Montgomery about a few options they might use.

Mr. Dentino would also like to see the penalties changed for band overages. (over 11pm)

Sold out performances: All sold out shows should have tighter ticket checks coming into the parking lots. However, Chairman Aptowitz stated that checking tickets at the entrance to the lots would back up traffic. Even so, Mr. Ross stated that it can be done as other venues do it. One idea was to charge for parking (not have it included in ticket price).

Changes or modification to final events: Right now they must notify the town 14 days in advance. Most times that is not enough time to hold meeting and approve changes.

Some of the bos mentioned that the attendance records are often reported shortly before a concert date and they don't seem to be accurate at times.

Selectman Dentino also added that often the list of final events is not delivered to the Board of Selectmen in a timely fashion.

Master list of public safety personnel stationed has not been provided to bos as well.

Golden Courtyard liquor sales and consumption: Alcohol served in the courtyard can leave.

Parking lot drinking and drug use in parking lots is the biggest problem. We need to crack down on the tailgating and do drug searches with dogs.

Selectman Moran asked if traffic issues with Norton were resolved last year. Chairman Aptowitz stated they were.

## Q & C

Karl Clemmey, Essex St. Asked who is on the Comcast Center sub committee. Chairman Aptowitz and Selectman Kozlowski are on the committee from the bos. The Town Manager and the two chiefs are involved as well.

Mr. Clemmey stated that he pays a lot of taxes in town. He does not know why the town pays for two transport vehicles, one always at the Comcast Center. Chairman Aptowitz stated it was approved at town meeting.

Mr. Clemmey also had questions about how much money the town spends on public safety for the Comcast Center. He believes the town should have a consultant handle the contract.

Mr. Ross stated that there is a difference with Comcast Center. The Comcast Center pays for police details. The town pays and provides a service of public safety to any resident or business in town.

Pamela Gagnon, Gladiola Terrace, she stated that both the bos and Mr. Clemmey have good points. However, the service that the Comcast Center utilizes far outweighs the taxes paid. She would like to see a cost analysis of services provided and paid for by the town vs. the Comcast Center.

## Weekly Business

Selectman Dentino has left the meeting.

Warrant No. 12019T in the amount of \$244,335.89

**Motion:** To approve (Kozlowski/Moran) 4:0 passes

Warrant No. 12019PT in the amount of \$327,283.89

**Motion:** To approve (Kozlowski/Moran) 4:0 passes

Warrant No. 12019TV in the amount of \$100,208.39

**Motion:** To approve (Kozlowski/Moran) 4:0 passes

Warrant No. 12019PS in the amount of \$1,436,577.21

**Motion:** To approve (Kozlowski/Moran) 3:1 (Annino nay)

Warrant No. 12019SV in the amount of \$461,081.82

**Motion:** To approve (Kozlowski/Moran) 3:1 (Annino nay)

Minutes of BOS meetings of November 2, 2011

**Motion:** were held for further review

Water installer license application for Ralph Excavating. Water Operations Manager recommends approval.

**Motion:** To approve (Kozlowski/Annino) 4:0 passes

Road race application from reach the beach relay for May 18<sup>th</sup> and 19<sup>th</sup> 2012.

Public safety has approved.

**Motion:** To approve (Kozlowski/Moran) 4:0 passes

Road race application from Norton HS Track Boosters for race in Industrial Park on November 20<sup>th</sup>. Public safety has approved.

**Motion:** To approve (Kozlowski/Moran) 4:0 passes

Road race application from The Hearts for Hope on November 26<sup>th</sup> starting at 10am. Public safety has approved.

**Motion:** To approve (Moran/Kozlowski) 4:0 passes

License application approvals:

Subway	Common Victualler
<b>Motion:</b> To approve (Moran/Kozlowski) 4:0 passes	
Decs Donuts	Common Victualler
<b>Motion:</b> To approve (Moran/Kozlowski) 4:0 passes	
Dunkin Donuts	Common Victualler
<b>Motion:</b> To approve (Moran/Kozlowski) 4:0 passes	
Corporate Chefs	Common Victualler
<b>Motion:</b> To approve (Moran/Kozlowski) 4:0 passes	
COA	Common Victualler
<b>Motion:</b> To approve (Moran/Kozlowski) 4:0 passes	
Stefanos Pizza	Common Victualler
<b>Motion:</b> To approve (Moran/Kozlowski) 4:0 passes	
James McLaughlin Jr.	Lodging House
<b>Motion:</b> To approve (Moran/Kozlowski) 4:0 passes	
Trinity Place	Lodging House
<b>Motion:</b> To approve (Moran/Kozlowski) 4:0 passes	
Fulton Place	Lodging House
<b>Motion:</b> To approve (Moran/Kozlowski) 4:0 passes	
Cottage Auto Sales	Class II – used car dealers license
<b>Motion:</b> To approve (Moran/Kozlowski) 4:0 passes	
Webb Auto	Class II – used car dealers license
<b>Motion:</b> To approve (Moran/Kozlowski) 4:0 passes	
Shaw Auto Leasing	Class II – used car dealers license
<b>Motion:</b> To approve (Moran/Kozlowski) 4:0 passes	

Anagnos Enterprises	Class II – used car dealers license
<b>Motion:</b> To approve (Moran/Kozlowski) 4:0 passes	
Mansfield Jeep	Class I auto license
<b>Motion:</b> To approve (Moran/Kozlowski) 4:0 passes	

### Correspondence

- Letter from SE Regional regard the annual open house on November 19<sup>th</sup>. 11am to 3pm. The open house is an opportunity to tour facilities and see the education that is available to students from our nine communities.
- Notice from Comcast Cable regarding rate changes for administrative services.
- Economic development breakfast hosted by the Chamber on November 15<sup>th</sup> from 7:30am to 9:00am at the Mansfield Holiday Inn.
- Letter from Reps. Barrows and Poirier regarding support of HB1972 (voting overseas)

### Town Managers Report

- SMHG meeting this morning. 87% claims to premium ratio in our health plan. (That's good).
- Paving on Rt. 106 and Chauncy St. has been delayed to next week.
- Community Development Grant is ready to be closed. As Chairman of the Board of Selectmen, Mr. Aptowitz is being asked to sign close out documents.  
Motion: To have chair sign. (Moran/Kozlowski) 4:0 passes

### BOS Updates

- Selectman Kozlowski: Update on pending legislation re: pension reform. "Evergreen Clause".
- Chairman Aptowitz: Town Accountant John Stanbrook's father has passed away.

Friday is Veteran's Day and the parade will begin at 10pm.

MMED: resident rebate for unused cash in accounts.

- Selectman Annino: None
- Selectman Moran: Paving on Chauncy St. has not been finished yet so please be careful.

Update on town down parking committee actions. Residents should be able to get parking hangers before winter sets in.

- Selectman Dentino: Not present

### Adjournment

**Motion:** Adjourn meeting at 9:08pm (Kozlowski) 4:0 passes

*Douglas Annino*

Signature of Clerk

*December 7, 2011*

Date of Approval