

A meeting of the Board of Selectmen was held on Thursday November 29, 2018, 7PM, in the Francis O'Brien Meeting Room, 26 Bryant Street, Dedham, Massachusetts.

Present were:

James A. MacDonald – Chair
Brendan G. Keogh - Vice Chair
Michael L. Butler
Dr. Dennis J. Teehan, Jr.
Dennis J. Guilfoyle

Mr. MacDonald called the Meeting to order at 7 pm.

Pledge of Allegiance

Led by Mr. MacDonald.

Dedham Citizens Open Discussion

Rita Mae Cushman - reminded everyone that this is the 45th year that they will lighting up the house at 121 Garfield Road. Ms. Cushman added that rain or shine, Santa will arrive at the East Dedham firehouse at 2:15 PM. Ms. Cushman continued, saying that the lights will be on from 4:30 PM to 10 PM. Ms. Cushman stated that Santa will be back on December 9, 16 (5pm) and December 23 at 6 PM.

Statement from Conservation Commission Candidate

Eliot Foulds, 42 top Hill Avenue. Mr. Foulds stated that he was looking for a way to be of service to his community, so he applied on line. Mr. Foulds informed all that he was present to ask for the Board's consideration.

Mr. MacDonald informed Mr. Foulds that the Board would be voting on this at a later date.

Discussion & Vote w/ Board of Assessor's Re: FY'19 Classification Hearing

Richard Schoenfeld, Chairman of the Board of Assessors, acknowledged Rick Henderson, Director of the Assessor's Office and Kevin Doyle, Assistant Director of the Assessor's Office. Mr. Schoenfeld also acknowledged Chris Polito and Cheryl Sullivan from the Board of Assessors. Mr. Schoenfeld presented the following Classification Report:

Fiscal Year 2019 Classification Hearing

Select Board Board of Assessors Dedham Town Hall November 29, 2018

Hearing Requires Two Votes by Select Board

- Does the Board of Selectmen want to continue classification for the Town of Dedham?
 - The Board of Assessors recommends to continue classification for the Town of Dedham
- If classification does continue, what shift does the Board of Selectmen vote to use?
 - Historically we shift the maximum. The BOA recommends to shift to use 1.75
- Based on these votes a tax rate for Fiscal Year 2019 is created.

What is Classification?

- Municipalities have the option of taxing the various classes of property differently
- Classes are:
 1. Residential
 2. Commercial, Industrial, Personal Property (CIP)
- The use of classification creates a tax shift

What is a Tax Shift?

- Massachusetts communities may shift some of the residential tax burden onto the commercial, industrial, and personal properties (CIP) by adopting a residential factor which creates a split tax rate
- Dedham has historically had a split tax rate
 - Split tax rates tax CIP at a higher rate than residential property.
 - Note personal property is business property such as equipment, furniture, computers, etc.
- How is it calculated?
 - Each type of property is classified into categories Residential or CIP
 - Each of these categories represents a percentage of the total assessed property in Town
- Last November 2017, the Board of Selectmen, in consultation with the Board of Assessors, voted to set the fiscal year of 2018 shift factor at 1.75, the maximum shift available for Dedham. CIP Property percentage is then multiplied by the shift factor ($19\% \text{CIP} \times 1.75 \text{ Shift} = 33.3\%$)
- This means that for FY18, CIP property, while representing just under 19% of the total taxable value, paid just under 33.3% of the total taxes.
- This percentage is then subtracted from 100%. This difference is the total burden for residential properties ($100\% - 33.3\% \text{CIP} = 66.7\% \text{ Residential}$)

Overall Assessed Value of Property

- These values are as of January 1, 2018, and are based on sales and data analysis from activity in calendar year 2017
- Residential \$4.153 billion
- Commercial \$747 million
- Industrial \$42 million
- Personal Property \$145 million
- Total of all Property \$5.088 billion
- Residential represents just over 81.5% while CIP represents approximately 18.5%

Average Values

- Assessors do not raise or lower taxes. It is our responsibility to find the “full and fair cash value of properties.”
- As of 1/1/18 the average single family home was assessed at \$499,901.
- The previous year was \$473,603 an increase of 5.56%
- As of 1/1/18 the average Commercial/Industrial (CI) property was assessed at \$2,160,105 an increase of 2.16%

Estimated Tax Rates

- Estimated tax rates for FY19 per \$1,000 of value will be approximately \$14.10 for residential properties and approximately \$29.68 for CIP properties
- Therefore each \$100,000 of value equals approximately \$1,410 in residential taxes and \$2,968 in CIP taxes

Historical Rates

Fiscal Year	FY 2019	FY 2018	FY 2017	FY 2016
Average SFH	\$499,901	\$473,826	\$448,603	\$420,216
Tax Rate	\$14.10	\$14.55	\$14.76	\$15.49
Average Tax Bill	\$7,048.60	\$6,894.17	\$6,621.38	\$6,509.14
Average Increase	\$154.43	\$272.79	\$112.24	\$133.72

Closing

- This concludes the Board of Assessor’s slide show
- We now refer to the packet of information prepared for this hearing

Mr. Butler thanked the Board of Assessors and the Assessor's Office staff for their hard work. Mr. Butler added that this is not an easy job because a lot of people do in fact think that you raise the taxes, so it is great to state unequivocally that you do not. Mr. Butler continued, saying that the amount of money that has to be raised by property taxes this year is about \$1,800,000 more than last year, just about a 2% increase.

Dr. Teehan stated that in his five years on the Board, taxes are definitely what he hears most about. Dr. Teehan added that the absolute value of our tax increase was 2% this year, far below the State average.

Mr. Guilfoyle moved that the Board of Selectmen agree with the recommendation from the Board of Assessors to continue classification in the Town of Dedham; seconded by Dr. Teehan. **On the Vote:** Mr. Keogh, yes, Dr. Teehan, yes, Mr. Butler, yes, Mr. Guilfoyle, yes, Mr. MacDonald, yes.

Mr. Guilfoyle moved that the Board of Selectmen agree with the recommendation from the Board of Assessors for the shift of 1.75; seconded by Dr. Teehan. **On the Vote:** Mr. Keogh, yes, Dr. Teehan, yes, Mr. Butler, yes, Mr. Guilfoyle, yes, Mr. MacDonald, yes.

Mr. Butler stated that this is the first time that the total property values in Town have exceeded \$5 billion.

Mr. Henderson stated that he believes that is correct.

Mr. Butler added that last year the average single family home was assessed at pretty much the same value as it was 10 years ago.

Discussion & Vote Re: Traffic Study – Pacella Drive & Chute Road

Jason Mammone, Town Engineer, was present before the Board.

Mr. Mammone stated that at a previous meeting the Board received a request from the residents of Pacella Drive and Chute Road to study some potential measures regarding traffic in their neighborhood. Mr. Mammone added that this request was referred to his Department for a study. Mr. Mammone continued, saying that shortly thereafter he went to the location to set up the radar and collect data on speed and volume. Mr. Mammone informed the Board that the technical memorandum was given to them before the meeting and basically came to the same recommendations, although not ones that were requested by the residents but were determined by the Engineering Department.

Mr. Mammone asked if the Board and any questions or comments.

Mr. MacDonald asked Mr. Mammone if he could go through the recommendations of the Engineering Department.

Mr. Mammone stated that he knows that this neighborhood is a cut through neighborhood. Mr. Mammone added that when Highland Street was in front of the Transportation Advisory Committee to talk about their traffic calming needs, one thing that the Engineering Department suggested was that pamphlets be generated and handed out by both schools, the Dedham Country Day and Ursuline Academy. Mr. Mammone suggested that these pamphlets be given out once or twice a year to help remind people that they're using cut through streets and also remind them that the speed limit is not 25 MPH in Dedham.

Mr. Mammone stated that he and Joe Flanagan, Director of Public Works, are talking with the State right now to see if they can get the green lights on Highland Street extended little bit, which would allow more vehicles to get off of Highland Street onto Washington Street without the que that they're seeing right now.

Mr. Mammone informed all that one of the things they did discover during the study was that there is a slight distance issue on Chute Road that holds the potential for an accident. Mr. Mammone added that they have suggested putting in warning signs and an advisory sign there alerting drivers of the 25 mile-MPH, which would be the appropriate speed to negotiate that hill.

Dr. Teehan stated that a few weeks ago there were almost 30 people here from Pacella and Chute Road. Dr. Teehan added that when that many people take time out of their day to voice their concerns about something, there's a problem that needs to be addressed. Dr. Teehan continued, saying that the study completely validated what the constituents were telling the Board. Dr. Teehan stated that the solutions found in the report are simply not going to address the problem. Dr. Teehan wondered if there could be a sign put up that says local traffic only from 4 to 7pm. Dr. Teehan informed all that he thinks that would solve most of the problem.

Dr. Teehan asked Mr. Mammone why that sign was not recommended.

Mr. Mammone answered, saying that was not recommended because those streets are public ways and they are accessible by all drivers.

Dr. Teehan asked if that was actually law. Dr. Teehan added that he ran this by counsel and they did not seem to share that opinion. Dr. Teehan continued, saying that counsel told him, if it is not connected to a State Highway and is not going from one Town to another, then that wasn't the case. Dr. Teehan stated that he doesn't know why we are not just banning traffic from 4 to 7pm in saying local traffic only. Dr. Teehan believes this would solve 80 to 90% of the problem.

Mr. MacDonald stated that this was an extremely fast analysis and study that the Engineering Department did, they usually take a lot longer. Mr. MacDonald thanked Mr. Mammone for being so quick and thorough.

Mr. Keogh asked Mr. Mammone what is the width of the road.

Mr. Mammone answered it's about 22 feet wide.

Mr. Keogh asked Mr. Mammone, if we were to put sidewalks in would that make the road smaller?

Mr. Mammone stated that with the road being 22 feet wide we could install sidewalks on one or both sides of the road as it currently exists and they wouldn't interfere with the roadway.

Mr. Keogh asked Mr. Mammone if there would be any loss of property.

Mr. Mammone answered that people's perceived front yards are always a question because people will have fencing, hedges or plantings. The feasibility study would help us to see what impacts there would be in moving somebody's wall or relocating a tree. Mr. Mammone added that once we present all these facts will have to see if it is still desired by the residents.

Mr. Butler asked the residents that were present if they share the same views Dr. Teehan when he stated that the issue is not the school traffic but rush hour traffic that is the problem.

David Plathe – 73 Pacella Drive, Stated that Dr. Teehan is 100% correct, it is the rush hour traffic that is the problem.

Mr. MacDonald asked Mr. Mammone to inform everyone about the speed analysis.

Mr. Mammone informed all that the radar also collects speed and provides the State with the 85th percentile speed, which is what the State uses to set speed limits. Mr. Mammone continued, saying that the data that came back for both roadways, suggested 25 MPH. Mr. Mammone stated that he pulled the information at peak hours, to see if during the 3 – 7pm time frame we are seeing excessive speeds and the information we received back showed the 85th percentile was 26 and 27 MPH.

Mr. Butler stated that he has seen repeatedly around Town where residents on a street will come to a point of view that automobiles are actually going faster than they really are. Mr. Butler added that he would support some money going towards feasibility plans. Mr. Butler continued, saying that he would like to see a clear understanding of the Town's legal options. Mr. Butler stated that he has seen signs in other communities that state local traffic only hours. Mr. Butler added that he would like to talk to those other communities and asked if the signs have really made an impact. Mr. Butler wondered if the Town could contact Google maps and WAYS to let them know that it is unacceptable.

Mr. Kern informed all that an individual using a technology like, Google Maps or WAYS, has to keep it updated, that is the issue we been having with the Amazon trucks.

Mr. Guilfoyle asked Mr. Mammone if the Town could just put in some stop signs.

Mr. Mammone informed all that Mass State law says we must meet the MUTCD warrants for multiway stop signs and we did not meet the warrants for that.

Mr. Guilfoyle asked what it would take to meet those warrants.

Mr. Mammone answered that there has to be at least five or more crashes in a 12 month period and minimum volume of 300 vehicles per hour in any eight hour period. We're not even close to that.

Mr. Guilfoyle asked Mr. Mammone if they could lower the speed rate.

Mr. Mammone answered that we could always petition the State to amend and get a special speed regulation. Mr. Mammone added that the procedures to get that are to provide them with a study in that the State would base a speed limit on the 85th percentile speed that was determined through the data, which is 25 MPH and that is typically where they would set it.

Mr. MacDonald stated that he would like the Board to petition the State regarding this issue but we have to make sure that whatever we do is enforceable.

A few residents voiced their concerns regarding safety issues and about being a cut through neighborhood.

Jill Constantine, Pacella Drive, stated that she was one of the residents that asked for the first traffic study. Ms. Constantine added that she has seen more of a Police presence in the neighborhood and informed all that she was at the bus stop the other day and a Policeman pulled over three cars that were speeding down the street. Ms. Constantine asked if there's any way to get a speed tracker in the neighborhood.

Mr. MacDonald stated that the Board would definitely get that request in.

Ms. Constantine asked the Board if there's any way to get some speed signs put in. She added that people come from other Towns don't realize the speed limit is 25.

Discussion w/ Stefano Loretto of Good Energy Re: Aggregation Update

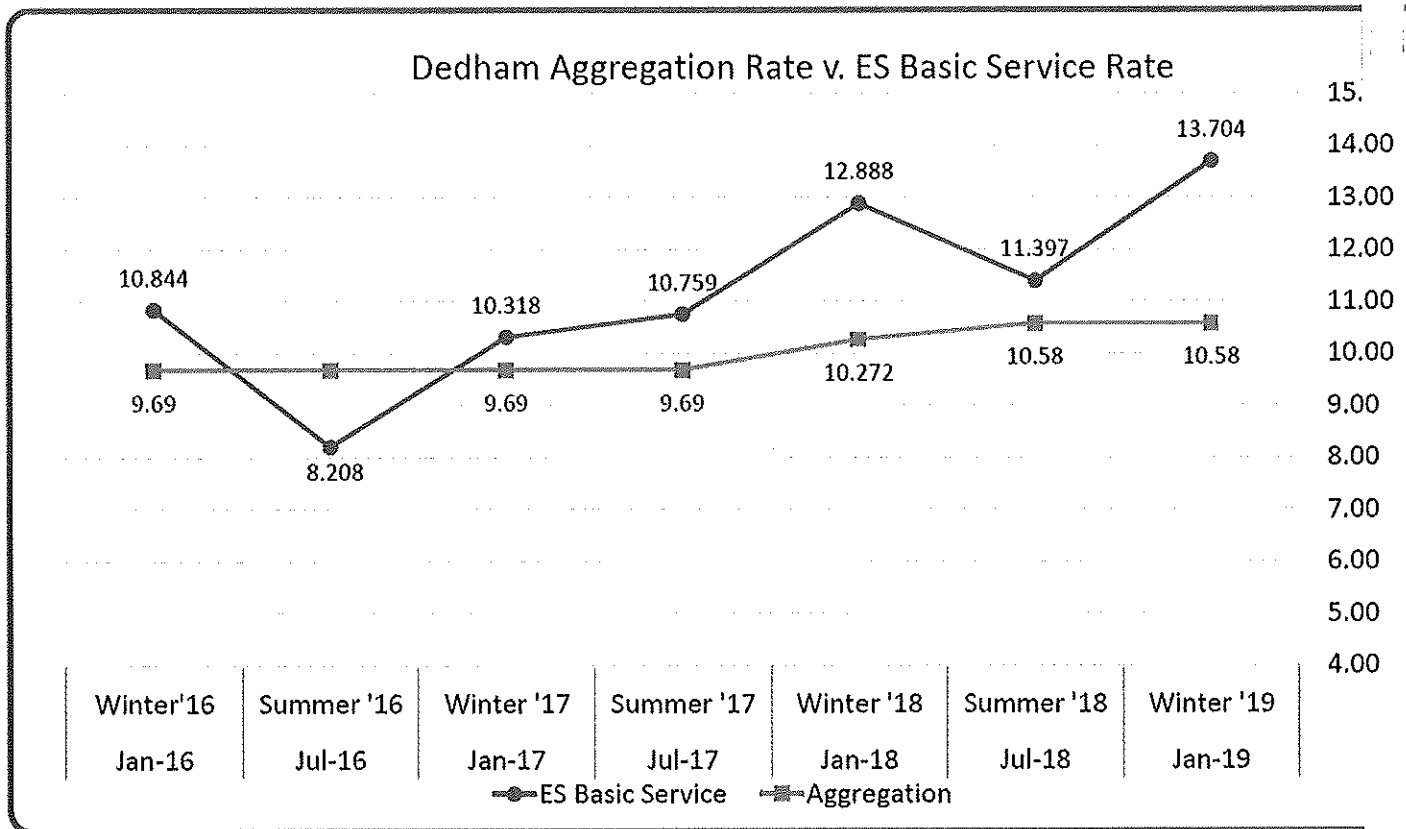
Dedham Electricity Aggregation Program Update

November 29, 2018

A Look Back

- Program launched in Jan. 2016
- Residential Savings (through June 2019):
 - ❖ Average household using 635 kWh/month: \$305
 - ❖ Household using 1,500 kWh/month: \$720
 - ❖ Total Savings from program launch (Jan '16): \$1,714,772
- Residential Enrollments:
 - ❖ Current participants: 6,863
 - ❖ Peak number of participants: 7,558
- Local RECs through 2018: 9,604
 - ❖ Equivalent to 8 MW Solar (approx. 20 acres)
 - ❖ 8,230,628 lbs. of CO2 displaced
 - ❖ 800 cars not driven for 1 year

Required Disclaimer: There is no guarantee of savings under the aggregation program as compared to the Eversource basic service rate because the Eversource electric supply charge changes every 6 months for residential and small business customers and every 3 months for large business customers.



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Looking Forward

- Eversource Winter Rate Jan'19 through June '19):
 - ❖ \$0.137 (13.7 cents) per kWh
- Current Aggregation rate: \$0.1058 (10.58 cents) per kWh
- 100% Green Option: \$0.1343 per kWh-less than ES rate!
- Current rate fixed until January 2021
- Exploring renewal will start spring 2020

- For more information:
- Call: 646-932-2969 or Visit: <https://masscea.com/dedham>

Supplier:
Public Power, LLC:
Telephone: (800) 830-2944
M – F, 9:00 AM to 5:00 PM EST

Discussion & Vote Re: 2019 License Renewals

Ms. Baker stated that the Board has a list of the 2019 license renewals in front of them. Ms. Baker informed all that in the list are the all alcoholic restaurant licenses, wine and malt restaurant licenses, all alcoholic package store, wine and malt package store licenses, common Victualler licenses, class 1 – 2 & 3 licenses, any entertainment licenses that fall within the purview of the Board, three club licenses, fortune teller licenses, secondhand licenses and lodging House licenses.

Mr. Guilfoyle moved to approve all License renewals as presented; seconded by Dr. Teehan.

Mr. MacDonald stated that he assumes there is a list of establishments that all back taxes and they will not be renewed until they are square with a collector's office.

On the Vote: Mr. Keogh, yes, Dr. Teehan, yes, Mr. Butler, yes, Mr. Guilfoyle, yes, Mr. MacDonald, yes.

Discussion & Vote Re: New Year's Eve Extension of Hours

Ms. Baker stated that every year the Board considers an extension of the pouring licenses for all establishments that have on premise service with a closing hour of 1am and extending that until 2am for New Year's Eve.

Mr. Guilfoyle moved approval; seconded by Dr. Teehan. **On the Vote:** Mr. Keogh, yes, Dr. Teehan, yes, Mr. Butler, yes, Mr. Guilfoyle, yes, Mr. MacDonald, yes.

Action by the Board

Gift Acceptance – From: Katherine Endicott Foundation
Amnt: \$7500
To: The Endicott Estate
For: covering the cost of beautifying the Cupola

Dr. Teehan moved approval; seconded by Mr. Guilfoyle. **On the Vote:** Mr. Keogh, yes, Dr. Teehan, yes, Mr. Butler, yes, Mr. Guilfoyle, yes, Mr. MacDonald, yes.

Block Party

Request from the residents of Carol Drive and Wesley Street to hold their December 15 holiday block party from 3 to 7pm

Mr. Guilfoyle moved approval; seconded by Dr. Teehan. **On the Vote:** Mr. Keogh, yes, Dr. Teehan, yes, Mr. Butler, yes, Mr. Guilfoyle, yes, Mr. MacDonald, yes.

Minutes

Approval of October 30, 2018 minutes.

Mr. Butler moved approval; seconded by Dr. Teehan. **On the Vote:** Mr. Keogh, yes, Dr. Teehan, yes, Mr. Butler, yes, Mr. Guilfoyle, yes, Mr. MacDonald, yes.

Ms. Baker informed the Board that John Sisson, Economic Development Director, asked him to let you know that you will be receiving an individual invitation regarding a meeting on Friday, December 14, 2018, from 8 to 9:30am in the lower conference room, to review the Dedham Square guidelines.

Conservation Commission Candidate

Mr. Butler moved that the Board appoint Elliot Foulds to seat on the conservation commission; seconded by Mr. Guilfoyle. **On the Vote:** Mr. Keogh, yes, Dr. Teehan, yes, Mr. Butler, yes, Mr. Guilfoyle, yes, Mr. MacDonald, yes.

Town Manager's Report

1) The Regional Planning Arm (TRIC) of MAPC is having a breakfast tomorrow morning at 8:00 at the Holiday Inn to kick-off their Regional Planning Initiative. John Sisson and I are attending. I believe Jessica Porter is planning to attend. We'll report back what we learn.

2) I'll speak to the activity at the Ames School Project. We were in the building today with OPM and architect.

3) We met yesterday with the firm (MPS) that did the pilot on the parking meters/technology. They will be ready to present to the BOS in January.

4) Mike Butler and I went to the School Committee to present the results and the thrust of the Leadership Matters effort over the last year.

5) Second edition of the Financial Newsletter is near complete.

6) Town Meeting – change of name of the Board requires approval by the Legislature to become effective, so there will be a transition (ballots, letterhead, etc.)

Old/New Business

Dr. Teehan stated that if there's one thing that is clear to him, Town meeting does not like the idea of hiring collaborators. Dr. Teehan added that the Town should be smart and proactive about owning the process at Wigwam Pond. Dr. Teehan continued, saying that traditionally, in these situations the Board has created a steering committee. Dr. Teehan asked the other Board members if they would think about how they would like that committee structured.

Dr. Teehan stated that the Town owns a very important piece of land by Mother Brook near the Dedham Mall, where we have a Transfer Station. Dr. Teehan added that this piece of land is critical because it abuts one of the most vital pieces of land, not only in Dedham, but in the greater Boston area, which is the Dedham Mall. Dr. Teehan continued, saying that when the owner of the Dedham Mall attended the Board Meeting in April, he was very candid about his desire to redevelop that piece of land. Dr. Teehan stated that because it is such a valuable piece of land, it is our second largest taxpayer, it is really critical to the future of the Town that this get done right. Dr. Teehan feels that it is important to get the ball rolling sooner than later so we have a successful redevelopment of that piece of land.

Mr. Keogh stated that there's going to be at the meeting at the Elks Lodge on December 4, 2018 from 6:30pmM to 8pm. Mr. Keogh added that this is in regards a certain project going on in West Roxbury and traffic mitigation at the intersection at the VFW Parkway, especially in the Riverdale section.

Mr. Keogh informed all that that the Turkey trot took place on Thanksgiving morning, Mr. Keogh thanked all the people involved and informed everyone that the money raised went to the Dedham food pantry.

Mr. Butler informed all that the Oakdale Square "Light the Night event will be held on Saturday, December 8, around 5:30pm.

Mr. Butler stated that about six months ago, there was a presentation from ever source regarding double poles. Mr. Butler added that he would like to see the spreadsheet that they presented with the double poles that have been eliminated crossed out. Mr. Butler stated that the actual data that is collected by the speed trackers is accessible via a website, so abutters can see the information in real time. Mr. Butler suggested using this at Chute Road, then they can see the speed of cars more easily.

Mr. Guilfoyle reminded all that the "Holiday Stroll" in Dedham Square takes place tomorrow November 30, 2018. Mr. Guilfoyle congratulated the Dedham Girls Dynamo Cheer Squad who are going to Florida to compete in the National Competition. Mr. Guilfoyle reminded all that on December 16 from 7 to 10pm, the annual toys for our Town event will take place at the American Legion, 155 Eastern Ave.

Mr. MacDonald informed all that the next Board Meeting, on December 18, 2018 will not be at Town hall. It will be held at the Endicott Estate. Mr. MacDonald stated that the last Town Hall to our Neighbor Meeting will be sometime in February, at the Capen school.

Mr. MacDonald asked Ms. Baker to make sure to add an invitation to Sen. Rush and Rep. McMurtry to attend our first meeting in January to congratulate them on their swearing-in and to get a sense of what their plans are for the new session.

Mr. MacDonald informed all that there is the need for Executive Session.

Mr. MacDonald asked for a motion that the Board enter into Executive Session for contract negotiations as to do so in public could be detrimental to the Town's position.

Mr. Guilfoyle moved approval; seconded by Mr. Keogh. **On the Vote:** Mr. Keogh, yes, Dr. Teehan, yes, Mr. Butler, yes, Mr. Guilfoyle, yes, Mr. MacDonald, yes.

Mr. MacDonald informed all that the Board will exit Executive Session only to adjourn the meeting.

The Meeting was adjourned at 8:33pm.

The next Meeting is scheduled for Tuesday December 18, 2018 at 7pm. This is to certify that the above is a true and accurate record of the minutes of the Selectmen's Meeting held on November 29, 2018, which minutes were approved on April 8, 2019.

James A. MacDonald. – Chairman