

**MINUTES OF THE SELECTMEN'S MEETING  
NOVEMBER 28, 2016**

**PRESENT:** Lewis W. Stone (Chairman), Willard J. Boulter, Jr. (Vice-Chairman), Arthur P. Boyle, Jr. (Clerk), Matthew J. Furlong (Selectman), Daniel Trabucco (Selectman), Catherine Salmon, Elizabeth Bates, Elaine Biodi, Mary Quigg, Kimberly Dickinson, Dean Cavicchi, Adam Silva, Bonnie Pajick, Sabrina Chilcott (Executive Assistant), and others.

At 7:00 pm, Mr. Stone opened the meeting and advised that this meeting is being made available to the public through a live video and audio broadcast on Comcast Government Access Channel 15 and is also being recorded for airing on the channel at future dates. Comments made in open session will be recorded.

**7:00 PUBLIC HEARING: TAX CLASSIFICATION HEARING FY16, BOARD OF ASSESSORS**

Mr. Stone opened the Public Hearing at 7:00 pm.

Chief Assessor Cathy Salmon appeared before the Board to request they vote on whether to keep a uniform tax rate or split the rate between residential property and commercial/industrial/personal property. She also requested the Board vote on a small commercial property exemption. Ms. Salmon provided the current finalized value of the Town at \$2,555,364,489. The estimated levy based on the votes from Town Meeting will be \$38,586,004 resulting in a uniform tax rate of \$15.10 per thousand dollars of assessed value. This is an average of \$5,420.01 per residential taxpayer on an average single family assessment of \$358,941; \$14,823.78 per commercial tax payer on an average assessment of \$981,707. Pembroke has 87.30% in the residential class, 8.36% in commercial class, 2.90% in industrial class and 1.44% in personal property class. Mr. Boyle asked if such a small percentage could bear the shift with such a high residential population. Ms. Salmon stated that, in order for the residential taxpayers to save \$78.87 per year, the shifting burden to commercial taxpayers would result in an increase of \$1,482.38. The Board of Assessors recommends staying with the single rate. Ms. Salmon introduced the small commercial exemption; only ten towns in the state have adopted it. This shifts the tax burden from small commercial to large commercial. To qualify the business must have less than ten employees in a property worth less than \$1 million. The problem is, the owner of the property then gets the exemption, not the qualifying business owner. The Board of Assessors does not recommend this exemption. Discussion ensued. Ms. Salmon reiterated that the estimated levy amount of \$38,586,004 is money voted to be spent by voters at Town Meeting. Mr. Boyle moved to accept a uniform tax rate for the Town of Pembroke for FY17 for the Town of Pembroke; Mr. Boulter seconded the motion. The vote was unanimously in favor. Mr. Boyle moved that the Town of Pembroke not adopt the small commercial exemption; Mr. Boulter seconded the motion. The vote was unanimously in favor. Mr. Boulter moved to recess the Tax Classification Hearing and that it remains open until the call of the chairman, and further to authorize the Chief Assessor to attest to the details of this hearing; Mr. Boyle seconded the motion. The vote was unanimously in favor.

At 7:20pm, Catherine Salmon, Elizabeth Bates and Elaine Biodi exited the meeting.

**DISCUSSION AND VOTE TO SET A DATE FOR A SURPLUS REAL PROPERTY AUCTION**

Mr. Thorne presented the upcoming proposed winter schedule for consideration of dates for an auction. Discussion ensued on establishing minimum bids to cover the town's costs and advertising requirements. The first possible date is January 9<sup>th</sup> with a more feasible date of January 23<sup>rd</sup> to ensure the parcels are evaluated. Dean Cavicchi from 30 Bartlett Street was present to explain that B2-3115 is adjacent to his property and he would like this parcel to be included in the available lots. It was confirmed for Mr. Cavicchi that town land must go through a public auction process. Mr. Stone confirmed that the Board will consider January 23<sup>rd</sup> as a date for a surplus property real auction with criteria regarding bid amounts and process from this discussion.

**7:30 KIMBERLY KIBBE, BRITISH BEER COMPANY (PEMBROKE BBC, LLC CVAA LICENSE #00031-RS-0960) CHANGE OF MANAGER REQUEST**

Ms. Kibbe was present before the Board as the General Manager of the British Beer Company's 15 Columbia Road location. She has worked for the BBC since 2009 and the company has submitted all required documentation for a Change of Manager at this location. Discussion ensued. Mr. Boyle moved to

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grant the application of Pembroke BBC, LLC d/b/a British Beer Company for a change of manager on CVAA Liquor) license #0031-RS-0960 at 15 Columbia Road Pembroke from Denise Bunzsell to Kimberly Kibbe; Mr. Boulter seconded the motion. The vote was unanimously in favor.

### **VOTE SELECTMEN'S WINTER SCHEDULE**

Mr. Thorne summarized the upcoming Monday holidays in December and January; the Board will meet regularly on December 5<sup>th</sup>, 12<sup>th</sup>, and January 9<sup>th</sup> and 23<sup>rd</sup> with special meetings available at the call of the chair. Mr. Boulter moved the winter schedule as presented; Mr. Boyle seconded the motion. The vote was unanimously in favor. Discussion ensued on the signing of the warrants on these holidays; Mr. Trabucco moved to authorize Mr. Boulter to sign on December 20<sup>th</sup> and January 4<sup>th</sup> and for Mr. Stone to sign on December 27<sup>th</sup> and January 18<sup>th</sup>; Mr. Boyle seconded the motion. The vote was unanimously in favor.

### **VOTE TO APPROVE IMPROVEMENTS AS CAPITAL IMPROVEMENTS TO 40B AT 51 REDWOOD CIRCLE**

Mr. Stone summarized the request from the Department of Housing and Community Development (DHCD) and resident Ms. Myatt at 51 Redwood Circle. The Board Selectmen has been asked by both to vote to allow the home improvements at the address to be considered by DHCD as capital improvements. Mr. Trabucco moved to approve the improvements at 51 Redwood Circle to be considered as capital improvements by the DHCD; Mr. Boyle seconded the motion. The vote was unanimously in favor.

### **CONSIDER A VOTE ON THE REQUEST FOR A ONE DAY LIQUOR LICENSE AT 142 CENTER STREET**

Mr. Boyle moved to approve the request for a Special Liquor License under MGL c.138 §14 to serve beer and wine at 142 Center Street for a holiday party; Mr. Boulter seconded the motion. The vote was unanimously in favor.

### **OLD BUSINESS**

Mr. Boyle wanted to follow up on a prior conversation about bringing local businesses in to Selectmen's meetings to expound on their relationship with the town and local opportunities for residents. Mr. Stone proposed beginning the new segment with the Pembroke Chamber president David Shea and instructed the executive assistant to schedule Mr. Shea at an upcoming meeting.

Mr. Stone read the upcoming issues from the agenda.

At 7:50 pm, Mr. Boulter moved to enter executive session under M.G.L. c.30A, Sec.21(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: Clerical, DPW, Police and Fire unions; Mr. Stone declared it so and Mr. Trabucco seconded the motion. By roll call vote: Boyle – yes, Boulter – yes, Furlong – yes, Trabucco – yes, Stone – yes.

At 8:40 pm, Mr. Boulter moved to adjourn; Mr. Boyle seconded the motion. The vote was unanimously in favor.

### **MATERIALS & EXHIBITS**

C. Salmon, PowerPoint presentation: Tax Classification Hearing (Ass/BOS/TA Office)  
K. Kibbe, Pembroke BBC, LLC: ABCC Application for Change of Manager (BOS/TA Office)  
Draft Memorandum, S. Chilcott: BOS Winter Schedule (BOS/TA Office)  
Memorandum, Invoice V. Gillard, Letter J. Myatt (BOS/TA Office)  
Special Liquor License Request MGL c.138 §14: S. Chilcott (BOS/TA Office)