

**MINUTES OF THE SELECTMEN'S MEETING
FEBRUARY 4, 2015**

PRESENT: Daniel W. Trabucco (Chairman), Willard J. Boulter, Jr. (Selectman), Michelle L. Burt (Selectman), Kathleen McCarthy (Treasurer/Collector), Catherine Salmon (Chief Assessor), George Verry (Building Commissioner), James Neenan (Fire Chief), MaryAnn Smith (Town Clerk), Tracy Grady, Jean Gigliotti, Denise Bunszell, Win Sargent, Diana Julian, Matt Dovell, Mark Burrige (Pembroke Mariner Express), Sabrina Chilcott (Executive Assistant), and others.

REMOTELY PARTICIPATING VIA SPEAKERPHONE: Arthur P. Boyle, Jr. (Vice-Chairman), illness

Mr. Trabucco called the meeting to order and advised that Selectmen Boyle is participating via remote participation in accordance with the requirements of 940 CMR 29.10 via speakerphone due to illness.

All votes will be made via roll call.

Fire Chief James Neenan was present before the Board to announce his retirement effective March 27, 2015. Each member of the Board thanked Chief Neenan for his service and wished him well.

ANNOUNCEMENTS

Town Clerk MaryAnn Smith stated dog licenses are available; there will be a late fee assessed after February 15th. Additionally, nomination papers are available for the following positions; Moderator, Board of Selectmen, Board of Assessors, Board of Health, Housing Authority, Library Trustee, Planning Board, Constable, School Committee, DPW Commissioners. The last day to obtain nomination papers is March 12th. Please contact the Clerk's office with any questions at (781) 709-1403.

DISCUSSION ON TOWN HALL HOURS

Mr. Throne recommended to the Board that the Town keep the new hours, but extend the evening to 7:00 pm. Mr. Boulter moved to accept the recommendation of the Town Administrator; Ms. Burt seconded the motion. By roll call: Boulter, yes; Burt, yes; Boyle, yes; Trabucco, yes.

7:00 DENISE BUNSZELL, BRITISH BEER COMPANY: CHANGE OF MANAGER REQUEST

Mr. Boulter moved to grant the request of the Pembroke BBC, LLC d/b/a British Beer Company for a change of manager at the 15 Columbia Road location from Matthew Breen to Denise Bunszell. Ms. Burt seconded the motion. By roll call: Boulter, yes; Burt, yes; Boyle, yes; Trabucco, yes.

7:05 BUILDING COMMISSIONER GEORGE VERRY; ADA IMPROVEMENT PLAN

Mr. George Verry was present before the Board to review town facilities for ADA compliance; he summarized the Mattakesett ball field and Birch Street Park will be compliant in the spring. Mr. Verry stated that further study is required to bring the Herring Run Park into ADA compliance due to its age. Mr. Verry stated that some issues observed around town would be resolvable with a modest expenditure. Mr. Verry will leave his report in the BOS office for further review by all.

CONSIDER ONE DAY LIQUOR LICENSE REQUEST: MAGGIE'S CREW, FEBRUARY 22

Mr. Boyle moved to approve the request for a One Day Liquor license for Ginny Wandell on behalf of Maggie's Crew for the sale of beer and wine on February 22nd from 3:00 pm to 7:00 pm at 116 Center Street with a snow date of March 11 Ms. Burt seconded the motion. By roll call: Boulter, yes; Burt, yes; Boyle, yes; Trabucco, yes.

CONSIDER TREASURER'S REQUEST: TAX POSSESSION PROPERTY, EXTEND USEFUL LIFE OF ITEMS IN BORROWING ARTICLES

Mr. Thorne advised that these two items will be taken up next week with the Treasurer in attendance as Mr. Stone is ill.

VOTE TO REQUEST OUTSTANDING FY15 TAX ABATEMENT: CROSSROADS PEMBROKE, LLC

Ms. Burt moved to request that the outstanding FY15 tax on Lot 93 (“Bluejay Way”), Lot 105 (“Blackbird Drive”), Lot 117 (“Cardinal Circle”), Lot 124 (“Sparrow Lane”), and Lot 128 (“Robin Terrace”), together referred to as the “Roadway Premises”, as determined by Land Court to be located on sheet 1 and 2 on Subdivision plan 32145G drawn by Land Planning Inc. and dated March 31, 2003, revised April 13, 2004, revised July 29, 2004 and filed with the Land Registration Office in Boston, Massachusetts with Certificate 36688 be abated per MGL c59, c.72A. Mr. Boyle seconded the motion. By roll call: Boulter, yes; Burt, yes; Boyle, yes; Trabucco, yes.

DISCUSSION: VFW-PEMBROKE POLICE BOYS CLUB BUILDING, 140 CENTER STREET

Mr. Boulter updated the board on many improvements performed within the building over the years by the Police Boys Club since they took the building over in 1979. He also advised that Protectowire has donated the materials for a new fire alarm system; they need to fund the labor of installation. Mr. Boulter requested that the Town Administrator submit an application to the Community Preservation Committee for funds to repair or replace the roof and some of the windows and doors. Mr. Boulter announced that there will be an Open House on Wednesday, February 18th from 3:30 to 7:30 pm for residents to come and see the building.

CONSIDER TEMPORARY TRAILER PERMIT: 34 LEONARDS WAY/FARNUM ROAD

William Frattalone was present before the Board; he had a house fire and needs a temporary permit for a trailer while repairs are performed. Ms. Burt moved to grant a one year temporary trailer permit at 34 Leonard’s Way; Mr. Boyle seconded the motion. By roll call: Boulter, yes; Burt, yes; Boyle, yes; Trabucco, yes.

OPEN ATM WARRANT

Mr. Boulter moved to open the warrant for Annual Town Meeting with a closing at 4:30 pm on February 27th; Ms. Burt seconded the motion. By roll call: Boulter, yes; Burt, yes; Boyle, yes; Trabucco, yes.

CONSIDER THE MINUTES OF JANUARY 12, 2015

Ms. Burt move to accept the minutes of January 12, 2015 as written; Mr. Boyle seconded the motion. The vote was unanimously in favor. By roll call: Boulter, yes; Burt, yes; Boyle, yes; Trabucco, yes.

At 7:40pm, Nick Zechello, Jr, Alan Peterson, Timothy Brennan and Matthew Dovell entered the meeting with Brian Tracey of Power Options and Jarryd Commerford of Sun Edison.

POWER OPTIONS/SUN EDISON DISCUSSION OF POTENTIAL SOLAR PROJECT, LANDFILL

Mr. Zechello introduced Brian Tracey, Director of Research and Program Development at Power Options and Jarryd Commerford, Director of Sales for Sun Edison to answer any further questions that the Board may have. A lengthy discussion ensued that addressed the previous presentations. Mr. Commerford stated that Sun Edison has over 60 mw of contracted Power Purchase Agreements, over 60 mw on the ground and another 70 mw in development in Massachusetts. He further stated that Sun Edison acquired First Wind last week for \$2.4billion; they are the largest supplier of renewable energy in the world. Mr. Thorne asked about municipal clients; Mr. Commerford stated New Bedford is the largest at 12 mw, they developed Greenfield and are in final negotiations with Brockton on a 6 mw project. Sun Edison is also developing Foxboro after that town went through two failed procurement processes. Discussion ensued on leasing land. Mr. Commerford stated that Sun Edison’s development deals are structured as site licenses, not leases. The revenue stream is similar but requires less legal scrutiny and paperwork as it is a license to use and develop the site. Potential savings and revenue was recapped from the November presentation; a 3.3 megawatt system would generate year one savings on the town’s utility bills of \$195,000; lease payments would generate approximately \$32,500 annually and PILOT payments would generate approximately \$39,000 annually for a total year one benefit of \$266,500. The virtual net meter rate that the town would pay is \$.1175/kwh generated; industry wide, lease payments average \$22,000/megawatt built with PILOT averaging \$12,000/megawatt built. Projected over 20 years, the electricity savings would total \$5.7m. Further discussion ensued. Ms. Burt stated that she favors the RFP process as the town cannot compare figures and ensure the best deal for the town without going out to bid. Mr. Boyle

agreed. Ms. Salmon inquired as to whether the amounts are negotiable or just the terms; Mr. Commerford stated there was room to negotiate. Ms. Salmon stated that the Assessors would need data up front to negotiate a PILOT and they have not received data to date. Mr. Commerford stated that the town would first sign the Purchase Power Agreement so that Sun Edison can establish an interconnection date with national Grid, then the town enters negotiations on the PILOT. Mr. Win Sargent was present to inquire about Sun Edison's finances, citing a \$3.5billion loss over the last three years. Mr. Trabucco echoed Mr. Sargent's concern and requested that Mr. Commerford speak to this financial stability concern. Mr. Commerford stated that Sun Edison done over \$7.5billion in financing for solar projects, many for public entities. They have increased acquisitions in the field and work with major lenders; he states that their investor reports are strong and their stock continues to do very well. Mr. Trabucco requested that a vote on this project be placed on the agenda for the next meeting, when there will be a full complement of the Board.

TOWN ADMINISTRATOR'S REPORT

Mr. Thorne advised that he delivered his FY16 budget message to the Advisory Committee today and will meet with them February 17th to review in detail. The budget is balanced thanks to the cooperation of all town departments.

At 9:10 pm, Mr. Boulter moved to adjourn; Ms. Burt seconded the motion. By roll call vote: Mr. Boyle – yes, Ms. Burt – yes, Mr. Boulter – yes, Mr. Trabucco – yes.