



Finance Committee
TOWN OF HALIFAX
499 Plymouth Street
Halifax, MA 02338

Meeting Minutes

Monday December 11, 2023

Committee Members Present (Remotely): Todd Dargie, Frank Johnston, Cheryll Zarrella Burke, Edward Bryan, William Smith, Michael Bennett & Jim Walters

Audience: Craig Seymour, Lloyd Geisinger, Cody Haddad, Sandy Nolan, Chief Chaves & Katie Esposito

Todd Dargie called the meeting to order at 6:00 pm

This meeting is being conducted remotely and being recorded by Area 58.

ACCEPTANCE OF FINANCE COMMITTEE MEETING MINUTES FROM NOVEMBER 13, 2023 & JOINT MEETING WITH THE BOARD OF SELECTMEN FROM NOVEMBER 24, 2023: Minutes from Monday November 13, 2023 & the joint meeting with the board of selectmen from November 24, 2023 have been circulated to the committee members prior to the meeting for review.

Todd entertained a motion to recommend the meeting minutes from November 13, 2023, and November 24, 2023

Motion: Michael Bennett

Second: Cheryl Zarrella Burke

Roll Call: Todd Dargie, Frank Johnston, Cheryll Zarrella Burke, Edward Bryan, William Smith, Michael Bennett & Jim Walters

Cheryll abstained from the November 24 2023, meeting as she was not present.

UPDATE ON THORNDIKE DEVELOPMENT IMPACT ANALYSIS: Prior to the meeting Lloyd Geisinger sent the committee an updated impact analysis. Lloyd asks the committee for their recommendation for the special town articles involving Thorndike Development. Todd explains they will be voting on the next agenda line item, and he is welcome to stay on the call for the committee's vote.

REVIEW AND VOTE ON SPECIAL TOWN MEETING ARTICLES: Todd asks the Town Administrator to review the upcoming articles on the warrant for the December 14th Special Town Meeting.

Article 1 – Amend the wage and personnel bi-laws. This will involve the implementation of the new classification study and changing the range of the grades to a 12-step transition.

Todd entertained a motion to recommend Article 1 on the Warrant

Motion: Cheryl Zarrella Burke

Second: Michael Bennett

Roll Call: Todd Dargie, Frank Johnston, Cheryll Zarrella Burke, Edward Bryan, William Smith, Michael Bennett & Jim Walters

Article 2 – Updating the pay ranges for the elected officials to mirror the findings of the classification study. The positions included are Town Clerk, Town Treasurer and Highway Surveyor. These elected officials will be getting a cost-of-living increase of 2% which may include them moving to the next step in their grade.

Todd entertained a motion to recommend Article 2 on the Warrant

Motion: Michael Bennett

Second: Edward Bryan

Roll Call: Todd Dargie, Frank Johnston, Cheryll Zarrella Burke, Edward Bryan, William Smith, Michael Bennett & Jim Walters

Article 3 – Amend the Silverlake Regional Preschool Regional Agreement. This needs to be completed by the end of the calendar year or the town will no longer be able to participate in the regional preschool program.

Todd entertained a motion to recommend Article 3 on the Warrant

Motion: Cheryll Zarrella Burke

Second: Michael Bennett

Roll Call: Todd Dargie, Frank Johnston, Cheryll Zarrella Burke, Edward Bryan, William Smith, Michael Bennett & Jim Walters

Article 4 – Rescind Article 32 of the May 9, 2022, Annual Town Meeting and reappropriate the remaining portion of the \$1,740,000 for the purpose of funding the design, construction, and project management of the Halifax Council on Aging facility. This updated article allows the Town more flexibility and they are not tied to the current structure where the COA resides.

Todd entertained a motion to recommend Article 4 on the Warrant

Motion: Michael Bennett

Second: William Smith,

Roll Call: Todd Dargie, Frank Johnston, Cheryll Zarrella Burke, Edward Bryan, William Smith, Michael Bennett & Jim Walters

Article 5 - Amend the Code of the Town of Halifax, Chapter 167-4 (Zoning Enumeration of Districts), and the Zoning Map as follows: 1. By amending Section 167-4, Enumeration of districts, by adding a new Subsection H, as follows: H. SHO Senior Housing Overlay District.

The article is amending the Zoning Map by changing the following parcel from A-R Residential District to B Commercial and Business District and adding the following parcel to the Senior Housing Overlay District: A

certain parcel of land with the buildings thereon, situated in the Town of Halifax, Plymouth County, Commonwealth of Massachusetts, on the Easterly sideline of Monponsett Street (Route 58), bounded and described as follows: 7 Beginning at a point on the Easterly sideline of Monponsett Street, said point being the southwest corner of the premises herein described, said point being marked by a drill hole in a concrete bound; thence.

By amending the Zoning Map by adding to the Senior Housing Overlay District the parcel shown on the Halifax Board of Assessors documents as Map 63, Parcel 8A (266 Monponsett Street). 4. By finding that the parcels proposed to be located within the Senior Housing Overlay District comprise one or more "eligible locations" as defined by General Laws Chapter 40A, Section 1A, and accordingly that the amendments set forth in Items 1, 2, and 3, above, are eligible for passage by a simple majority of Town Meeting under General Laws Chapter 40A, Section 5.

Voting on this Article does not give Thorndike the green light to move forward it is just the first step. If voted on in the town meeting they would next need to go in front of the Planning Board.

Todd entertained a motion to recommend Article 5 on the Warrant

Motion: Michael Bennett

Second: Cheryl Zarrella Burke

Roll Call: Todd Dargie, Frank Johnston, Cheryl Zarrella Burke, William Smith, Michael Bennett & Jim Walters & Edward Bryan (No)

6/1 vote in favor of the article

Article 6 - Approve a Development Agreement substantially in the form set forth in the attachment titled "Development Agreement" with the owners of the properties located at 265 and 266 Monponsett Street in Halifax, to advance and implement the design and development of a new Senior Center for the Town of Halifax in connection with the establishment of a Senior Housing Overlay District and new senior housing development thereon, and to authorize the Halifax Board of Selectmen and the Town Administrator to finalize and execute the same on behalf of the Town or take any other action relative.

This article also includes the construction of the Pickleball court which will be donated to the town by Thorndike. It was asked if they could change the verbiage to "Recreation Courts" so it would not be specific to pickleball. It was also mentioned that there should be specific hours for the courts as they can be loud for residents.

Todd entertained a motion to recommend Article 6 on the Warrant

Motion: Michael Bennett

Second: Cheryl Zarrella Burke

Roll Call: Todd Dargie, Frank Johnston, Cheryl Zarrella Burke, William Smith, Michael Bennett & Jim Walters & Edward Bryan (No)

6/1 vote in favor of the article

Article 7 - Authorize the Board of Selectmen to purchase the real property containing approximately 2.03+/- acres, identified as lots one and three in Exhibit B of the document titled, "Development Agreement" for the municipal purpose of constructing a Senior Center and any applicable amenities, and to further authorize the Board of Selectmen to take any and all actions necessary to finalize said purchase and to effectuate all necessary instruments to transfer and acquire said property; said purchase in the amount of Ten Dollars and 00/100 (\$10.00) will be paid for with funding from the operating budget; or take any other action.

Cody explains that anytime the town wants to purchase land they need to have a town meeting vote. This article allows the town to purchase the land from Thorndike for \$10.00 and use the land to construct a new COA for all Halifax seniors to enjoy.

Todd entertained a motion to recommend Article 7 on the Warrant

Motion: Michael Bennett

Second: Cheryll Zarrella Burke

Roll Call: Todd Dargie, Frank Johnston, Cheryll Zarrella Burke, William Smith, Michael Bennett & Jim Walters & Edward Bryan (No)

6/1 vote in favor of the article

REVIEW AND ACCEPTANCE OF FINANCE COMMITTEE 2024 MEETING SCHEDULE: The Town Administrator asks each town committee and board to provide a 2024 Schedule of upcoming meetings to allow residents to be informed. The schedule was created and circulated to the committee members prior to the meeting. It was suggested to add a clause to the bottom of the schedule stating that the meeting is scheduled to change and final agendas will always be available through the town clerk office prior to the meeting.

Todd entertained a motion to recommend the 2024 Finance Committee Meeting Schedule

Motion: Michael Bennett

Second: Edward Bryan

Roll Call: Todd Dargie, Frank Johnston, Cheryll Zarrella Burke, Edward Bryan, William Smith, Michael Bennett & Jim Walters

COMMITTEE LIAISON UPDATES: Zoning board states they are working on the MBTA overlay. Jim mentioned he has also been assigned to a new IT Advisor committee. For Capital Improvements they are waiting for the rest of the Department heads to turn in needed paperwork. The Capital Improvement committee is due to meet in January.

CORRESPONDENCE & AS MAY ARISE: None

PUBLIC PARTICIPATION: None

NEXT MEETING PLANNING: Thursday, December 14th at 6:15PM at Halifax Elementary School. They will meet in the Teacher Breakroom prior to the town meeting. Following this the next meeting will be January 8, 2023.

Todd Dargie entertained a motion to adjourn at 7:25 PM


Motion: Michael Bennett

Second: Cheryl Zarrella Burke

Roll Call: Todd Dargie, Frank Johnston, Cheryl Zarrella Burke Edward Bryan, William Smith, Michael Bennett & Jim Walters

EXHIBITS: Updated Thorndike Development Analysis, Special Town Meeting Warrant & 2024 Finance Committee Meeting Schedule

Respectfully submitted,



Michael Bennett, Clerk