

## Another firefighter resigns, citing “unacceptable” equipment and “deplorable” salary and benefits

By THERESA KNAPP

The Hopedale Select Board has accepted “with great regret” the resignation of Firefighter and EMS Coordinator / SAFE Coordinator Brian Kelley.

Kelley is one of several firefighters to resign in recent months to take jobs in other communities that have better wages and better staffing.

Fire Chief Thomas Daige said, “Brian was a huge part of our department. Very, very instrumental in beginning the advanced life support program for our ambulance; he was very popular in the schools with the SAFE program; just an all-around really, really



great talent, good firefighter, great paramedic, and he’s going to be terribly missed.”

In his two-page resignation letter to the Select Board, Kelley thanked the department for the opportunity to work with the town for 10 years as both an on-call and a career firefighter but noted “over the same time period, it has become abundantly clear that the Town of Hopedale does not truly support its Firefighters.”

He said the department currently has the same staffing it had in the early 1980s when they responded to an average of 350 calls per year. Now they respond to an average of 1,700 per year. Kelley said that

**FIRE DEPARTMENT**

*continued on page 3*

## Alleged open meeting law violation leads to Code of Conduct and Ethics

**Complainant expresses “disappointment and disgust”**

By THERESA KNAPP

After the Select Board’s contentious Dec. 13, 2021, meeting, resident Jayme Solomon-Zissu filed an Open Meeting Law Violation complaint with the Attorney General’s Office. She claimed Select Board Chair Brian Keyes’ “belittlement and denigration of other board members and citizens was abhorrent” and bordered on bullying.

**Complainant’s original email, in part...**

I want to express my disappointment and disgust at the tone and tenor that was in the select board meeting that was held on 12/13. The belittlement and denigration [sic] of other board members and citizens was abhorrent. It came off as bullying even if that was not the intent. Tone mat-

ters. They way things are said and words chosen matter. Maybe you need to take a beat and a breath before you say something. A little measure goes a long way...I was ashamed at the behavior of all involved even if you weren’t. It came off as childish, petty, and counter-productive...

**Keyes response, in part...**

Good morning, At this point I could honestly care less about your opinion. You are loud and have something negative to say about everything we do. The emotion and enthusiasm on both sides beyond the board come off as strong some times but people tend to get frustrated when there is constant misinformation, misstatement of

**VIOLATION**

*continued on page 2*

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**VIOLATION**  
*continued from page 1*

fact and constant insults and accusations. If you think you can do a better job, put your name on a ballot and run. We are more than free to express our thoughts, our opinions, and it we want to talk or discuss the content or actions of a fellow member we are allowed to. Having a board member tell another to “give it a rest” is abhorrent and disrespectful behavior, you are right. But we both know you are not referring to that. You don’t like what we have to say because it doesn’t play or support your narrative or cause. Too bad...

Full narratives are available at [www.hopedale-ma.gov/](http://www.hopedale-ma.gov/)  
In his response, Keyes also said, “You sit there and complain that there is no public comment or interaction and then send me this nonsense when there is and it’s spirited.” Solomon-Zissu did not mention public comment in her complaint to the Attorney General.  
In a Jan. 7 letter, Town Counsel Brian W. Riley said the Open Meeting Law was not violated and “the Complaint does not state any provision of the Open Meeting Law that was allegedly violated.” He also says the law does not require a public comment period at Select Board meetings and notes “a board

chair may allow one, not allow one, or end it at his discretion.”  
At its meeting on Jan. 10, the Select Board voted to send Town Counsel’s response to the complainant and the Attorney General’s Office, and also reviewed a draft Code of Conduct and Ethics that was drafted by Select Board member Louis Arcudi III who said he received similar conduct complaints during his individual Select Board member office hours in December.  
*The full complaint and proposed Code of Conduct and Ethics can be found on the Select Board’s website on its Jan. 10 meeting packet <https://www.hopedale-ma.gov/administrator-select-board>*

**Town drafts Code of Conduct and Ethics in response to citizen complaints**

The draft Code of Conduct and Ethics is expected to be addressed at the Select Board’s meeting on Jan. 24. The five-page document was drafted by Select Board member Louis Arcudi III by culling similar documents from three other Massachusetts towns.  
“The intent of this policy is to establish a clear statement and guidelines to serve as the standard for achieving and maintaining a high level of public confidence, trust, and professional respect regarding how the Town and its officials conduct business. This policy will define and create a centralized policy regarding conduct and ethical standards.”  
This new document is also meant to contain “more stringent policies” than the Commonwealth’s Conflict of Interest Law (MGL Chapter 268A) to which all board members must abide.



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# Yes, Backdoor Roth and Roth conversions are still open to all

Recall the news about Congress limiting retirement savings strategies including eligibility for Roth IRA conversions and eliminating Backdoor Roth?

Never mind.

Those were “proposals” in failed Build Back Better (BBB) legislation by the House of Representatives.

Does a revised BBB include the same proposals? Could the Senate remove during negotiations? Possible.

If passed, would it be retroactive for 2022? Very unlikely as a logistical nightmare for HR depts, administrators, IRS, and accountants.

In short, proceed as you were.

**Why Roth IRAs?**

Roth accounts are comprised of after-tax money and contributions offer no tax deductions.

A Roth offers tax-free growth potential, tax-free income distributions, and has no Required Minimum Distributions (RMDs). Recall the government requires Traditional IRAs to have a percentage withdrawn each year after age 72 and made taxable, regardless of need for funds.

A Roth should be the last account withdrawn in retirement. Therefore it has the longest investment time horizon and



Glenn Brown

should hold more growth-oriented investments than Traditional IRAs or taxable accounts.

**What is a Backdoor Roth IRA?**

A legal way around the income limits (\$144K Single or Head of Household, \$214K Married, Filing Jointly for 2022) preventing contributions to Roth accounts. One contributes to a Traditional IRA, then converts to a Roth with tax implications.

**What is a Roth conversion?**

In moving savings from a traditional IRA into a Roth IRA, the conversion amount is taxed as ordinary income in the year of conversion.

Initially, only incomes (AGI) under \$100K were allowed to do Roth conversions, but in 2010 Congress removed income limits, allowing anyone to do Roth conversions. Ironically, Build Back Better proposed income levels to be put back in place.

**Should you do a Roth conversion?**

It depends. Beyond your current tax situation, age, goals, and cash to pay taxes, there are several future considerations for analysis:

- Will there be future years of lower taxable earnings to more favorably convert?
- Have you projected your RMDs at age 72 and the resulting new tax bracket?
- Will your state of residence change, if so what changes in taxation?
- Your philosophy of future taxation by governments?
- What are your estate planning wishes?

Other considerations:

**The pro-rata rule and taxes.**

When converting, IRS combines all traditional IRA balances and asks which was nondeductible contributions, to determine what

portion will not be taxable. The IRS doesn't allow for choosing to convert only after-tax money.

**Best to convert at year-end.**

Reduces range of Modified Adjusted Gross Income (MAGI) variables and improves converting to the top of the current tax bracket.

**Not all-or-nothing.** You can develop a plan to spread conversions over several years, even skip a year or two as needed pending MAGI levels and ability to pay taxes with non-IRA assets.

Before moving forward, work with your Certified Financial Planner to build your analysis. Once a Roth Conversion is done, it's done, as IRS no longer lets you unwind (recharacterize).

*The opinions voiced in this material are for general information only and are not intended to provide specific advice or recommendations for any individual.*

*Glenn Brown is a Holliston resident and owner of PlanDynamic, LLC, www.PlanDynamic.com. Glenn is a fee-only Certified Financial Planner™ helping motivated people take control of their planning and investing, so they can balance kids, aging parents and financial independence.*

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**FIRE DEPARTMENT**

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is “entirely unacceptable and creates a life safety issue not only for our residents but also for the Firefighters themselves.”

He said the aging apparatus also presents challenges.

“Recently, as a result of the inability of the department to purchase the most basic of equipment — a self-loading stretcher — a Firefighter was injured on duty, resulting in him being unable to work for nearly two months.”

In addition to poor apparatus, equipment, and inadequate staffing, Kelley said “the salaries and benefits package we receive is deplorable in comparison to our neighbors and similar municipalities throughout the Commonwealth.”

Select Board Chair Brian Keyes read the letter aloud at the board's Dec. 27, 2021 meeting and said, “All that you say is not only concerning but true. We continue to fight that uphill battle and we do need to keep top of mind to invest in this department for the reasons you outline and state.”

Fire Chief Daige added, “If it wasn't for the grants, I don't know where we'd be. It's time the town starts putting some money into this infrastructure, public safety, not only to retain the people but, obviously, to do our jobs properly.”

Keyes agreed. “It seems to be getting worse, not better, and that's not a good place for us to be,” adding that, as the board moves toward the budget season, the board will consider “what we can do better.”



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# Residents express opposition to proposed warehouse at 75 Plain Street

## 113 residents sign petition against project

By THERESA KNAPP

One hundred and thirteen residents signed a petition opposing a project proposed by 75-131 Plain Street LLC to construct a warehouse on land currently owned by Rosenfeld Concrete.

The petition was sent to the

Conservation Commission, Planning Board, Select Board, Water & Sewer Commission, and the Zoning Board of Appeals.

It was signed by 113 residents saying, “The location of the facility abuts multiple residential areas/properties that would, regardless of any proposed

mitigation efforts, be negatively impacted by undue disturbance caused by its construction and ongoing operation.”

### Issues of concern include:

- Size and scope of the building;
- Hours of operation, it is expected to run 24 hours a day, seven days a week;

- Noise from the building, site, tractor trailer traffic, loading/unloading, idling;
- Vehicle exhaust and potential carcinogens;
- Impact on water quality and quantity; and
- Increased traffic, warehouse expected to generate 1,072 daily vehicle trips per week-day.

Those signing the petition said, “The negative impacts of a warehouse of this size greatly outweigh any proposed benefits. Approving this project will create irreversible problems that the entire town of Hopedale will be dealing with for years to come.”

# Hopedale considers reconfiguring marijuana impact fee

## Current 3 percent impact fee is in addition to a 3 percent excise tax

By THERESA KNAPP

The Town of Hopedale accepts two fees from marijuana

businesses as negotiated in their Host Community Agreements:

- A three percent excise tax paid by the customer that goes to the town’s general budget; and
- A second three percent “impact fee” paid by the establishment, using post-tax dollars, that goes to the town to be held in escrow; this money can only be spent if the town can document specific costs caused by the marijuana business - it cannot be used for anything else and is not part of the town’s general budget.
- The fees are paid quarterly to the town.

At its meeting on Jan. 10, the Select Board discussed adjusting the impact fee, and was expected to make a decision at its Jan. 24 meeting (which was held after *Hopedale Town News* went to print).

Towns can opt to collect an impact fee from zero to three percent. Alternative arrangements discussed at the Jan. 10 meeting included decreasing the percentage and/or creating a dollar cap - for example, \$50,000 - so the business would stop adding to the account once the cap was met.

Caroline Frankel, who opened Caroline’s Cannabis at 4 Charlesview Road in October

(and has welcomed over 12,000 customers to date), said she has paid \$1.2 million in impact fees in another town and that money is sitting in an account because that community cannot identify any impact her business has had in that town.

Nicholas Obolensky, attorney for Frankel, said “What we’ve found with Caroline’s in almost three years of operation in a nearby town is the town has not been able to document any cost imposed upon it as a result of Caroline’s establishment operating there. So it doesn’t really make sense. It’s not fair from a fairness or free market perspective but it just also doesn’t make sense for a town to collect, collect, collect all these funds” and not be able to use them when

the establishments could be putting that money back into their businesses.

Jonathan Lum of High Hopes, which opened at 1 Menfi Way in August (and recently paid a \$30,000 impact fee to the town), was also at the meeting.

Both business representatives said they are more than willing to pay for any impacts made and, if they do not, their license renewal from the town and the state would be in jeopardy.

“The last thing a business wants to do is upset the town that gives them a license to operate there,” Obolensky said. “I think allowing the operators to have that working capital now will do a lot more for the business and for bringing more people into Hopedale.”

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# Zoning violations discovered after business loans dealer plate to friend

BY THERESA KNAPP

On Jan. 3, 2022, the Massachusetts State Police discovered that Costa Auto Group and Patriots Custom Auto are not in compliance with their Class II licenses.

A Class II license is required "for a person who is engaged principally and substantially in the business of buying, selling, or exchanging motor vehicles or trailers, maintains a facility dedicated to carrying out said business, and is open to the public," according to state statute.

On Jan. 4, a member of the Hopedale Police Department visited both establishments to speak with the owners.

Costa Auto Group at 11 Airport Road has a license to operate primarily as an internet business, cannot display cars for sale outdoors, and cannot have more than 40 vehicles for sale on the premises at any one time. Police spoke with a company representative who said the State Police had investigated on Jan. 3 "because he was lending his dealer license plate to his friend at Patriots Custom Auto, Inc. and that was a violation of the rules and regulations of the dealer plate," according to the police report.

Hopedale Police also confirmed that five other businesses were being run out of that same location including ETS Equipment Rental (the main business),

Costa Auto, Premium Framing, Costa Brothers Auto Transportation, and Premium Contracting.

Down the road at 1B Airport Road, Patriot Custom Auto has a Class II license to buy and sell used cars. The permit allows for inside sales only, no more than five cars to be stored inside at a time, and no repairs to be done onsite.

A Patriot representative said they are "just an internet car sales business" and they are also running a construction business, Patriot Construction, out of the same office. Hopedale Police observed two vehicles in the garage, one on a lift being repaired, and 12 cars on the property with only two of them being registered.

A Patriot representative said they were in the process of drafting "some paperwork for the town to change his business license restrictions," according to the police report.

The license violations were before the Select Board on Jan. 10 when the Board instructed the town's Zoning Enforcement Officer Tim Aicardi (also the town's Building Inspector) to start enforcing the current licensing and, if the business being operated is not allowed under the current license or by right, they are to cease and desist immediately until they are in compliance.

# Resignation, appointments, donations, impact fee accepted



BY THERESA KNAPP

At its meetings on Dec 27, 2021 on Jan. 10, 2022, the Hopedale Select Board accepted the following resignations, made related appointments, and accepted donations and an impact fee.

On Dec. 27, the board:

- Accepted resignation of Nancy Kelly Verdolino from the Library Trustees
- Appointed Marie Riddell to fill the remainder of Verdolino's term on the Library Trustees
- Accepted resignation of Firefighter and EMS Coordinator/SAFE Coordinator Brian Kelley
- Accepted resignation of Suzanne MacNeil from the Open Space and Recreation Planning Committee

On Jan. 10, the board:

- Appointed Glenda Hazard as the Select Board's liaison to the Finance Committee
- Appointed of David Cedrone to the Master Plan Steering Committee (unexpired term)
- Appointed of David Cedrone to the Economic Development & Industrial Corporation Committee (three year term)
- Accepted resignation of Peter Robinson from the Hopedale Fire Department as a Call Fire Candidate
- Appointed Matthew Berger to the Hopedale Fire Department as a firefighter/paramedic as of Jan. 1 (a transfer from Franklin)

On Jan. 10, the board also:

- Accepted a donation of \$200 to the Bancroft Memorial Library Marge Hattersley Memorial Fund from Frederick G. Oldfield III
- Accepted a donation of \$200 from Rockland Trust to the Hopedale Cultural Council for 2020 Day in the Park
- Accepted the Second Impact Fee from High Hopes of \$30,176.51 (to be held in escrow and used if specific impacts identified)

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# Bancroft Memorial Library - February 2022 Update



## Hopedale - Bancroft Memorial Library News

Please note that per the Hopedale Board of Health and Hopedale Select Board, all library visitors, age 2 and above, must wear masks and maintain social distancing protocols while in the Library, regardless of vaccination status.

## Presidents Day

The Library will be CLOSED on Monday, February 21 in observance of Presidents Day.

## Model Train Display

Please come into the Bancroft Memorial Library and enjoy the new display of model trains in

our display case. Walter Unruh, a library patron and train enthusiast, has set up examples of his trains on tracks for all to enjoy. There is a very little train (z gauge) on a small track up to a larger train (00 gauge) on a larger track. There is even a train that is a telephone!

We would like to thank Walter for setting up this display and sharing his collection with our patrons.

## Hygge Knitting Workshop

As we continue to celebrate Hygge this winter, join us for a peaceful knitting afternoon on Saturday, February 19. Experienced knitters, new knitters, and those eager to learn are all

welcome to experience the relaxation of knitting with lovely Hygge yarn.

We will supply yarn and instructions for warm, soft scarves. Size 9 needles will be needed. This program, which will take place from 12-1:30pm, is open to participants aged 12 years and older. Space is limited. Please be sure to call Mrs. Kraimer at (508)634-2209 to register.

## Jigsaw Puzzles

Has winter weather got you crazy already? Need something to do while watching the snow fall and the thermometer drop? Nine hundred channels and nothing on TV?? How about a jigsaw puzzle? Set one up and watch the time go by. No need to rush....stop and start when you want. Do a little or a lot at a time. Enjoy seeing the picture appear.

You don't have to buy a puzzle. Why not borrow a jigsaw puzzle from the Bancroft Memorial Library? Yes, I said the Bancroft Memorial Library. We have a new collection of jigsaw puzzles with many lovely pictures to choose from, anywhere from 300 to 1000 pieces. You have 3 weeks to work on it so take your time. When you're done just return it to the library and pick out a new one. Simple! Help fight the winter yucks.... stop by the library and pick up a puzzle today!

## Library Parking

Did you know there is parking in the rear of the building? Follow the driveway past the medical building on the left. There are 7 spaces to the right of the handicap parking space in the back of the library (facing the library building). These are designated library spaces, marked "library."

## Ongoing Monthly Library Events

### Helen Symonds Book Group

The Hopedale Book Discussion Group meets monthly on the first Wednesday of the month at 1:00pm in the Bancroft Memorial Library meeting room. New members are always welcome. If interested in joining the group, please leave your contact information at the Circulation Desk.

The group will meet on Wednesday, February 2 at 1pm

to discuss *The Vanishing Half* by Brit Bennett.

"The Vignes twin sisters are identical, growing up together in a small, Southern black community in the 1950's and running away at age sixteen. We follow the sisters as they take different paths, one returning home and the other passing as white. Brit Bennett produces a story that is at once a riveting, emotional family story and a brilliant exploration of the American history of passing." -Book Summary

The book to be discussed in March will be *The Four Winds* by Kristin Hannah. "Hannah brings Dust Bowl migration to life in this riveting story of love, courage, and sacrifice." - Publishers Weekly

### Wednesday Needlework Group

Join us for an evening of needlework every Wednesday night from 6:00pm until 7:45pm. Bring your latest project. No commitment required - come when you can!

## Friends of the Hopedale Library

Don't forget to visit our Ongoing Book Sale in the Reference Room of the Bancroft Memorial Library! Thanks to our book donation days, we are restocked with new items to peruse. It is a great time to stock up for snow days!

Are you interested in joining The Friends of the Hopedale Library? The Friends meet the second Wednesday of the month at 6:30 pm. New members are always welcome! Please call or stop by the upstairs circulation desk to join.

The Friends of the Hopedale Library support the Library by providing funds for equipment, materials and programs to supplement the regular operating budget. They offer adult events September- June and fund the children's summer reading and other programs. More information can be found at <https://www.hopedale-ma.gov/bancroft-memorial-library/pages/friends-library>.

## News from the Marjorie Hattersley Children's Room

### Winter Story Hours

Winter Story Hours continue into February for ages 3 and up

on Tuesdays at 3:15pm! Come in from the cold and listen to stories, sing songs, and make a craft. Mrs. Kraimer has a special theme for each week!

**February 1 - Tales from China; February 8 - Stories of Friendship; February 15 - American Legends; February 22 - Pirates!**

Space is limited and registration is required. Please call Mrs. Kraimer to register today at (508)634-2209.

### Take Your Child to the Library Day

Celebrate "Take Your Child to the Library Day" on Saturday, February 5 at 11am. Start the morning singing with perennial favorite, Kathy Earabino, and then create a special winter craft afterwards. This program is for children of all ages. Please call Mrs. Kraimer to register today at (508)634-2209.

### Valentine's Day Crafts

Create a valentine for your special person on Thursday, February 10 at 3:30pm for ages 4-9. Registration is required. Please call Mrs. Kraimer to register at (508)634-2209.

### Owl Moon

Wednesday, February 16 will be a full moon, and time for the Children's Room to host its annual celebration of Owl Moon. Children, ages 3 through 7, are invited to join us at 6pm to read Jane Yolen's classic story. Then join us through the quiet darkness as we search for the elusive Snowy Owl in the Children's room. Each child is asked to bring a flashlight. Please call Mrs. Kraimer to register at (508)634-2209.

### Afternoon Movie Special

Looking for something to do during vacation? Join us on Thursday, February 24 at 2pm for an afternoon movie special. Which movie shall we watch? *Pete's Dragon* or *Peter Rabbit*? Register with Mrs. Kraimer at (508)634-2209 and vote!

*For updates throughout the month, Friend us on Facebook, sign up at <https://www.hopedale-ma.gov/subscribe> to receive library news via email, add the Mobile App to your phone for up-to-date reminders, and sign up at [www.wowlibrary.org](http://www.wowlibrary.org) to discover the Library's newest books, movies and music. The library webpage is <https://www.hopedale-ma.gov/bancroft-memorial-library>.*

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# Memorial 5K Run in June to honor David Hodgdon

## Daughter plans event to benefit Dana Farber Cancer Center

BY THERESA KNAPP

Leah Hodgdon has received approval from the Select Board to create a 5K in memory of her father, David, who died in February 2020 from stage four gallbladder cancer.

“One of the things he loved doing, and that brought us together as a family, was running,” Hodgdon, a freshman at Hopedale Junior-Senior High School, said in her request to the Select Board. “Because of this, I would love to organize a 5k walk/run in his honor, with all of the proceeds benefiting the Dana-Farber Cancer Center (where he was treated).”

While the course has yet to be finalized, the hope is to start at Draper Field, run along the bridge past the former Draper Mill, continue to the Parklands, run the Parklands loop, and emerge right by the entrance to Draper field. Runners would run onto the field where they began, which would be 3.1 miles.

Hodgdon is planning the event for June 25 and is now working with other town departments to help with the process.

The Select Board unanimously approved the request at its Jan. 10 meeting.

# Kindergarten Registration



Kindergarten registration for the 2022-2023 school year will be held Monday, February 7, 1 through Friday, February 11, 2022 from 8:30 a.m.- 3:30 p.m. Registration packets were sent to families of eligible children during the week of January 17, 2022. If you do not receive a packet, call the school office at 508-634-2214 x8. Registration paperwork can be dropped off at the office, emailed to [ltuite@hopedaleschools.org](mailto:ltuite@hopedaleschools.org) or mailed to Hopedale Memorial School, 6 Prospect Street, Hopedale, MA 01747. There will be no in person registrations. Please be sure all paperwork is completed and any necessary documents needed to register are with your packet. This registration is for Hopedale residents only.

**Please Note:** Your child must be 5 years old on or before August 31, 2022 to be eligible for Kindergarten this year.

# Fire Department receives \$25,000 grant for lifesaving equipment

BY THERESA KNAPP

The Hopedale Fire Department has received a \$25,000 grant from the Massachusetts Department of Fire Services for the purchase of new lifesaving equipment.

According to the grant agreement, the department will purchase:

- 26 personal LED flashlights for the members so they always have the safety of having a flashlight.

The battery-operated auto-extrication combination tool will be kept on the primary ambulance.

“With just two Firefighters working per shift, there have been times



- One battery-operated auto-extrication combination (cutters/spreaders) tool;
  - Two new thermal imaging cameras to replace current units that are over 10 years old;
  - Two new multi-gas meters to replace meters that have been out of service because they can no longer be serviced due to age; and
- that those two Firefighters have waited up to 15 minutes for an engine with hydraulic extrication tools to arrive to extricate a victim(s) in a car accident. With this battery-operated tool on the ambulance, it will allow the Firefighters to initiate extrication and access to treat the victim(s) quicker,” Hopedale said in its grant application.

# Hopedale Mini-Storage

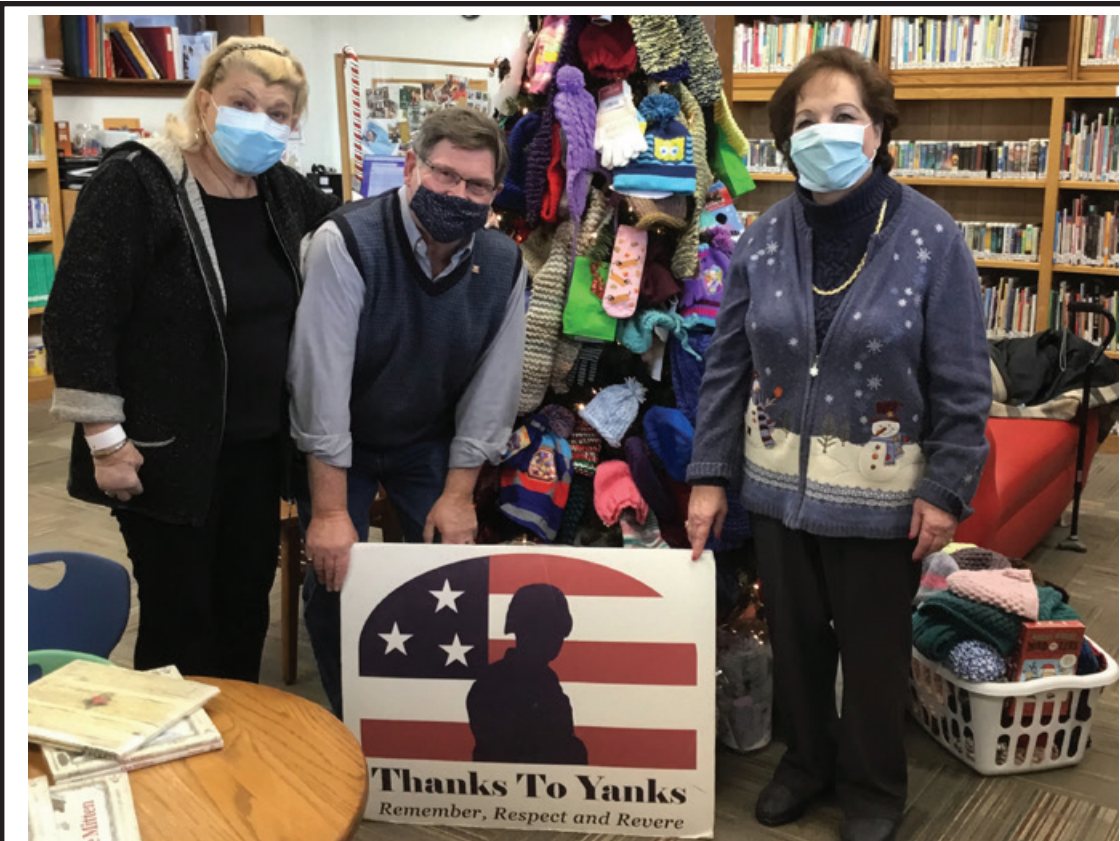
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Recently Thanks To Yanks, a local charity dedicated to serving our military families, was presented a generous supply of handmade, gloves, hats and scarfs to be distributed to military families in need. Pictured (L to R) are Barbara Shain; Michael Shain, founder and president of Thanks To Yanks; and Elaine Krammer of Bancroft Memorial Library in Hopedale. For more information on Thanks to Yanks, visit [www.facebook.com/thankstoyanks](http://www.facebook.com/thankstoyanks)



FEBRUARY 2022 - HOPEDALE SR. CENTER ACTIVITIES (508)634-2208

Monday	Tuesday	Wednesday	Thursday	Friday
	1 9:00 am Yoga with Crystal 12:30 pm Mah-Jongg 12:30 pm Bridge	2 10:00 am Low Impact Exercise 11:00 am Meditation 12:30 pm Literature 1:00 pm Cribbage	3 10:00 am Watercolor Class 1:00 pm Tai Chi 1:30 pm Clay Art Class	4 10:00 am Re-boot Strength & Balance
7 9:00 am Free Panera 9:00 am Bridge 10:00 am Low Impact Exercise 12:30 pm BINGO	8 9:00 am Yoga with Crystal 12:30 pm Mah-Jongg 12:30 pm Bridge	9 10:00 am Low Impact Exercise 11:00 am Meditation 11:30 am <b>Grab &amp; Go Meal</b> 12:30 pm Literature 1:00 pm Cribbage	10 <b>9:00 am – 2:00 pm Tax Clinic</b> 10:00 am Watercolor Class 1:00 pm Tai Chi 1:30 pm Clay Art Class	11 10:00 am Re-boot Strength & Balance
14 9:00 am Free Panera 9:00 am Bridge 10:00 am Low Impact Exercise 12:30 pm BINGO	15 9:00 am Yoga with Crystal 12:30 pm Mah-Jongg 12:30 pm Bridge	16 9:30 am Nurse Clinic 10:00 am Low Impact Exercise 11:00 am Meditation 12:30 pm Literature 1:00 pm Cribbage	17 <b>9:00 am – 2:00 pm Tax Clinic</b> 10:00 am Watercolor Class 10:00 am Knitters' Group 1:00 pm COA Board Meeting 1:00 pm Tai Chi 1:30 pm Clay Art Class	18 10:00 am Re-boot Strength & Balance
21 <b>CLOSED FOR PRESIDENTS' DAY HOLIDAY</b>	22 9:00 am Yoga with Crystal 12:30 pm Mah-Jongg 12:30 pm Bridge	23 10:00 am Low Impact Exercise 11:00 am Meditation 12:30 pm Literature 1:00 pm Cribbage	24 <b>9:00 am – 2:00 pm Tax Clinic</b> 1:30 pm Clay Art Class 1:00 pm Tai Chi	25 10:00 am Re-boot Strength & Balance
28 9:00 am Free Panera 9:00 am Bridge 10:00 am Low Impact Exercise 12:30 pm BINGO				 "Put a little love in your heart."



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# Select Board reopens litigation to acquire 155 acres at 364 West Street

**Town to pursue original plan approved by voters in October 2020**

BY THERESA KNAPP

At its meeting on Dec. 27, 2021, the Select Board announced it has filed court documents to vacate a stipulation of dismissal and pursue its original plan to acquire all 155 acres of land at 364 West Street.

The town had reached an agreement with the Grafton & Upton Railroad to acquire 85 acres of the 155 acres approved by an October 2020 Special Town Meeting (STM), but that plan was stalled when a group of 10 Hopedale citizens filed suit against town officials claiming they did not follow the direction of STM.

In November 2021, Attorney Peter Durning of Mackie Shea Durning, PC, who is counsel for the town in the "10 citizens' lawsuit," asked for clarification on Count II of the court's decision because...

"Judge Goodwin denied the plaintiffs their request for declaratory relief under Count II because Judge Goodwin determined that those parties lacked

standing to challenge the decision. But she also granted the Motions for Judgement on the pleadings by the town and the railroad with respect to Count II. Yet in her discussion, she notes that it is within the [Select] Board's sole discretion to determine to seek town meeting approval for the settlement agreement, to renew its attempts to enforce the option, or to do neither."

The Select Board received clarification mid-December, and at its Dec. 27 meeting, Chair Brian Keyes read an eight-minute prepared statement that noted, in part:

- "In summary, the court stated [on Dec. 16], that where the town's acquisition of 85 acres was a fundamental part of the settlement agreement, unless the board obtained town meeting's authorization to acquire this property, the agreement would not become legally effective and the town could request that the Land Court reopen the

town's previously dismissed lawsuit and seek to enforce the option.

- "In light of the Superior Court's judgment and clarification, the Select Board has a limited number of options going forward and a court-imposed deadline of mid-February 2022."
- Options include: (1) calling a new Special Town Meeting in January to put the settlement agreement terms before the voters; if two-thirds of voters authorize the terms of the Land Court settlement agreement, there would be no further impediments to carrying it out and the town would acquire 85 acres of the property; (2) attempt to reopen the Land Court litigation and pursue the town's original plan to exercise its right of first refusal; and (3) though not favored by the board, take no further action and allow the status quo to remain with the Railroad in possession of the property.

Keyes said, after deliberation, the Select Board has decided not to call a Special Town Meeting at this time because (1) the October 2020 STM unanimously supported the acquisition of 155 acres; (2) the board acknowledges the informal statements of several hundred voters through social media and petitions in favor of pursuing Land Court proceedings to acquire the 155 acres, and "the board has concluded that voters at Town Meeting would likely vote against acquiring the 85 acres pursuant to the settlement agreement itself;" and (3) the current COVID-19 pandemic makes a STM in January "impractical at best."

Keyes said, "After further deliberations and carefully considering the options, the Select Board authorized legal counsel to file the necessary motion with the Land Court to request that the court vacate the Stipulation of Dismissal and reopen the litigation so that the town may proceed with the original action in Land Court to seek a judgment that is entitled to acquire 155 acres as authorized by the

October 2020 Special Town Meeting."

Keyes concluded, "It must be noted that the town's prospects in this regard are not known at this time...The town will vigorously present the town's case to the Land Court however and we trust that the court will consider our well-reasoned position, supported by the Superior Court itself, and allow us to litigate the town's right to the property."

Select Board member Glenda Hazard said, "I just want to say how thrilled I am that we are going in this direction."

Keyes added, "We're carrying out the injunction so that the Railroad won't be able to move forward with any kinds of clearing or development while this is going back to Land Court for review."

At the Jan. 10, 2022, Select Board meeting, Town Administrator Diana Schindler reported the matter is progressing through the court and case conferences are being scheduled.

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# Living Healthy

## Glaucoma Treatment: GONIOTOMY

### Commonly Asked Questions

BY: ROGER M. KALDAWY, M.D.  
MILFORD FRANKLIN EYE CENTER

When eye drops or laser treatment are unable to adequately lower eye pressure, goniotomy can be considered. Goniotomy may allow for eye pressure control with or without the use of glaucoma medications. For patients who qualify for the procedure, goniotomy provides an alternative to bleb-forming glaucoma surgeries or tube shunts.

#### How does goniotomy work?

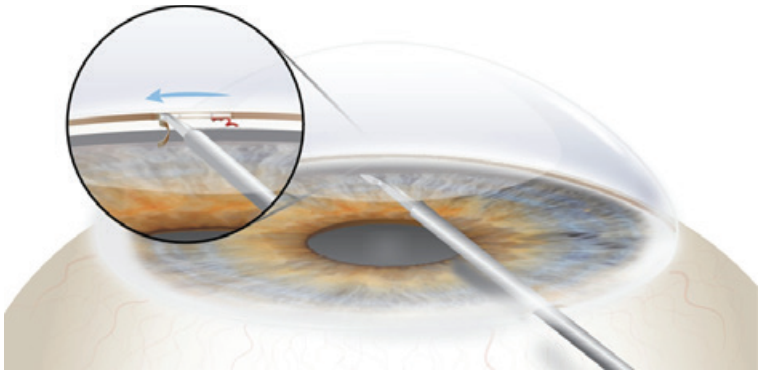
Goniotomy cuts the first layer of the natural drain system (trabecular meshwork). This allows the fluid to leave the eye more easily, and lowers the eye pressure.

#### What are the steps of surgery?

The surgery is performed in the operating room under anesthesia. The eye is cleaned and numbing medication is applied. An instrument then opens the eyelids. Tiny incisions are made in the front of the eye, and a special lens is placed on the eye to visualize the eye's natural drain. A portion of the wall blocking the drain is removed. An open channel is created, allowing fluid to leave the eye. The goniotomy procedure takes about 20 minutes, but will take longer if performed along with cataract surgery.

#### What will I feel during and after the surgery?

You may see bright lights



during the surgery, but should not feel any pain. You will be discharged with a clear plastic shield over the operated eye. An adult will need to drive you home since you received sedative medications.

#### What happens to the eye after surgery?

Fluid leaves the eye through the open channel that is created in the eye's natural drain. This

lowers the eye pressure, and one or more glaucoma medications may be stopped after surgery.

#### How often will I be seen after surgery?

You will see your doctor the first day after surgery, about a week later, and a few weeks after that. Depending on how your eye heals, additional or fewer visits may be needed.

#### What eye drops will I use after surgery?

Most patients will be asked to use a steroid and antibiotic eye drops. The frequency of the taking the steroid eye drops depend on the amount of the eye inflammation.

#### Can I stop my glaucoma drops after surgery?

Your doctor will tell you which drops to continue using and how often at each visit depending on how your eye is doing. Sometimes patients are able to reduce the number of eye drops they are taking. Even if you are taking the same glaucoma medications after the procedure, the surgery is a success if your pressure is lower. The need for eye drops long-term after this treatment varies greatly and depends on your type of glaucoma and the rate at which it is progressing.

#### Will goniotomy cure my glaucoma?

The simple answer is no. Glaucoma is a chronic disease that requires constant monitoring and treatment. The goniotomy procedure will help to lower your eye pressure. However, it will not reverse any loss of vision that has already occurred.

#### What happens if goniotomy does not work?

Whether or not medications or an additional procedure will be needed after GATT depends on what is considered a "safe" pressure for your eye, how much your eye scars, the type of glaucoma you have, and more. After surgery, we will continue to monitor you closely so we can adjust therapy if needed.

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# AAA: Massachusetts Gas Prices Remain the Same

Westwood, MA, January 24, 2022 — Massachusetts’s average gas price is the same as last week, averaging \$3.36 per gallon. Today’s price is 2 cents lower than a month ago (\$3.38), and \$1.00 higher than January 24, 2021 (\$2.36). Massachusetts’s average gas price is 3 cents higher than the national average.

Despite typical low seasonal demand for gasoline, pump prices are clawing their way higher around the country. The national average for a gallon of gas is \$3.33, two cents more than a week ago. The culprit is the rising price for oil, which is now bobbing around \$85 per barrel, nearly \$20 more than in November. Last week, both OPEC and U.S. energy officials said the COVID-19 omicron variant is no longer expected to slow the continued recovery of petroleum demand in 2022. Despite this, OPEC and

its allies are maintaining their planned modest production increases and will not dramatically



ramp up output. The result will be a continued tight supply of oil. “As long as the price for oil remains elevated, consumers will be feeling it at the pump,” says Mary Maguire, Director of Pub-

lic/Government Affairs. AAA Northeast’s January 24 survey of fuel prices found the current national average to be 2 cents higher than last week (\$3.31), averaging \$3.33 a gallon. Today’s national average price is 5 cents higher a month ago (\$3.28), and 94 cents higher than this day last year (\$2.39).

The AAA Gas Prices website is your resource for up-to-date fuel price information. Search average gas prices by Regular, Plus, Premium and Diesel on National and State levels, as well as Metro areas. AAA Northeast is a not-for-profit auto club with 71 offices in Rhode Island, Massachusetts, Connecticut, New Jersey, New Hampshire and New York, providing more than 6 million local AAA members with travel, insurance, finance, and auto-related services.



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# Bill To Stabilize Supply of Egg and Pork Products Signed into Law

Following action by House and Senate lawmakers earlier this week, a bill to ensure a more secure egg and pork supply chain in the state, was signed into law. The legislation updates Massachusetts' farm animal welfare standards passed by voters in 2016 to align with other states.

"When Massachusetts voters overwhelmingly passed a ballot question guaranteeing animal welfare in 2016, our state had the strongest protections for farm animals in U.S. history," said Senate President Karen E. Spilka (D-Ashland). "Since then, national and industry standards have shifted towards even stronger animal welfare and consumer safety protections. With this law, Massachusetts is taking action to prevent cruelty to farm animals and ensure that our state has continued access to eggs that meet the expectations of the Commonwealth's residents. I want to thank House Speaker Mariano, for his collaboration, Senator Lewis for his steadfast focus on this issue, his fellow conferees and their staffs, and the residents of Massachusetts, including animal welfare advocates and egg-producers, for their support for this legislation."

"This law ensures that Massachusetts consumers and small businesses will have con-

tinued access to affordable egg and pork products, while also honoring the intent of the animal welfare ballot question," said House Speaker Ronald J. Mariano (D-Quincy). "I want to thank Senate President Spilka, Chair Dykema and the other members of the conference committee, as well as my colleagues in the House and Senate, for the hard work that ultimately led to this agreement."

"In 2016, the advocacy of animal welfare groups across the Commonwealth and overwhelming support from voters passed Ballot Question 3 to ensure that the factory farming industry provides more humane standards for pigs, calves and egg-laying hens, representing a historic victory for animal welfare," said Senator Jason Lewis (D-Winchester), the lead sponsor of the Senate bill. "Since then, the standard around the country for egg-laying hens has evolved, and Massachusetts is now an outlier, which could threaten our supply of eggs. Fortunately, the egg producers and animal welfare groups have come together to agree on this legislation, ensuring safe and humane conditions for egg-laying hens and affordable eggs for Massachusetts consumers. I appreciate the leadership of the Senate President and the support and guidance of my fellow conferees, Senator Rausch and

Senator Tarr, in getting this bill passed."

"Together with my fellow conferees, I am pleased that we reached a comprehensive agreement that makes necessary updates to the voter-approved ballot initiative while reducing the risk of price shocks and disruptions to our food supply as pandemic impacts continue," said Representative Carolyn Dykema (D-Holliston), House Chair of the Joint Committee on the Environment, Natural Resources, and Agriculture. "I want to thank the Speaker and my colleagues for their steadfast commitment to fighting food insecurity, supporting small businesses, and continuing our leadership on animal welfare at every step of the legislative process."

An Act to upgrade hen welfare and establish uniform cage-free standards updates a 2016 law passed by the voters of Massachusetts. It would align Massachusetts' standards to that of other states by:

- Providing detailed cage-free standards that consist of one square foot of usable floor space per hen in multi-tiered aviaries, partially-slatted cage-free housing systems or any other cage-free housing system that provides hens with unfettered access to vertical space so that hens can engage in vital natural behaviors such as perching, scratching, dust bathing and laying eggs in a nest.

- Ensuring protections for various types of egg products. As passed in 2016, the law applied to shell eggs, but not egg products. This legislation would also cover egg products, mirroring legislation passed in other states.

The bill would also enhance market and regulatory certainty by:

- Delaying the effective date of the new standards for pork products to August 15, 2022, to allow the Massachusetts Department of Agricultural Resources (MDAR) ample time to promulgate, and the industry to comply with, robust regulations. The ballot initiative passed in 2016 required regulations to be promulgated 2 years in advance of the effective date of the act in order to provide adequate time for affected industries to comply. This legislation gives producers not only more time to comply with the new standards but also an additional opportunity to participate in the updated regulatory process.
- Updating authority for promulgating rules and regulations to include both the Attorney General's Office (AGO) and MDAR. As passed in 2016, the law assigns to the Attorney General exclusive authority to promulgate rules and regulations as well as to enforce the law. This legisla-

tion would update the regulatory authority so that it's shared between the AGO and MDAR. Enforcement authority would remain exclusively with the AGO. Many states with similar laws include their state department of agriculture in the regulatory process.

An Act to upgrade hen welfare and establish uniform cage-free standards is endorsed by New England Brown Egg Council, The Country Hen (a major egg producer in the Commonwealth), United Egg Producers, and the Massachusetts Food Association, which notes that the language in this legislation offers a "readily available solution" to ensure retail-endorsed cage-free standards. The bill also has the support of numerous animal protection organizations, including the Massachusetts Society for the Prevention of Cruelty to Animals, Farm Sanctuary, the Humane Society of the United States, Animal Rescue League of Boston, Animal Equality, Animal Outlook, The Humane League, Harvard Law School Animal Law & Policy Program, Mercy for Animals, Compassion in World Farming, and World Animal Protection—all groups that have been working to increase welfare for farm animals for decades.

Text of An Act to upgrade hen welfare and establish uniform cage-free standards can be found at [malegislature.gov](http://malegislature.gov).



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# Sports

## Hopedale Girls Basketball; New Coach, Same Attitude

By CHRISTOPHER TREMBLAY,  
STAFF SPORTS WRITER

Despite having to play under the Covid-19 rules last winter, the Hopedale girls basketball team still managed to run the table.

Participating in a bubble situation, where they squared off against a smaller version of the league as well as the schedule the Blue Raiders were able to go undefeated. However, while the team didn't drop a single game there would be no tournament play under the abbreviated season.

As the 2021-22 season gets underway the Blue Raiders will have a new Coach in Jason Rojee patrolling the sidelines. Rojee, the Medway boys' basketball coach for 12 years and still coaching the girls' soccer team for the past 19 years, will be looking to get Hopedale back into tournament play once again. Prior to his leaving Medway, Rojee had built an impressive program winning four Tri-Valley League Championships while earning a Sectional Finals appearance. During his 12-year stint with the Mustangs, Medway only missed advancing into the tournament once.

About 5 years ago the now Blue Raider coach moved his family to Hopedale. Although still teaching in Medway, Rojee left basketball in 2018 to spend more time with his family. However, after three years being away and having his kids grown, an opening popped up for the girls' basketball Coach in his new town.

"Hopedale is a highly established program and it's just down the street from our home, about a mile and a half. The drive is not all that bad, and I am still able to be home early enough for my kids," the new Blue Raider Coach said. "Athletics here is owned by the community where they value their success; it's such a unique feeling. Now that I am living here, what value do I bring to the town to help them succeed."

In order to once again demonstrate that Hopedale is not only a top tiered team in the Dual Valley Conference, but the state as well,



Rojee will have to rely on his co-captains Bri Frongillo and Lilah Casey. According to the Coach, Frongillo, a point guard, runs the show on the court and possesses a generational talent for the game.

"Bri has already committed to Division 1 Bryant University and in addition to playing the game she has the ability to read the game. Her vision is on another level, which forces the rest of the girls to read at a higher level as well," Rojee said. "Coaches can only do so much with their teams, but players like Bri certainly help. She is infectious and can do just about anything on the court."

Frongillo averaged about 28 points per game last winter and also brings an unbelievable ability to handle the ball.

Casey, the other co-captain, is also another guard on the squad who can handle the ball at a high level. She brings a strong presence to the court while possessing a high-level leadership to the team. She fits into the team as the perfect second distributor and the Blue Raiders will be leaning on her heavily to pick up the scoring, especially when Frongillo is double teamed.

Two other seniors, forward Caroline Hurley, and the team's third guard Nora Hodgins will

start alongside Casey and Frongillo as well as providing leadership on the court.

"Caroline will play more on the outside. She has a quick first step allowing her to slash to the basket and brings a solid presence on the defense," the Hopedale Coach said. "Another great defender, probably one of the best is Nora. She's a lockdown defender with a knockdown shot who is returning to the sport after a few years off."

Rounding out the Hopedale starters will be eighth grader Phoebe Carroll. Having once again last year being a strange situational season, Carroll was unable to swing back and forth between the varsity and junior varsity team, so Rojee believes she didn't see all that much action on the team. This year Carroll has come out firing and is prepared to play an important role on the Blue Raiders run to the tournament. At 5'11" she brings a low-post presence that ever team needs to be successful. She's the anchor to the center of Hopedale's game.

The remainder of the team will consist of five sophomores and one freshman. Bea Hava will be the first off, the bench giving the Blue Raiders some instant

offense, while averaging about 9 points per game. Emma Gosse-lin will provide excellent defense much like Hodgins and will see some time on the wing. Sienna Bayley is an athletic forward, who although not that big will still be able to provide the team some good minutes on the floor.

Callie Costanza knows the game really well and brings a high basketball IQ to the court in addition to her jump shot. Antonia Rolo, a quick and aggressive point guard is the team's final sophomore. According to Rojee, she is still learning how good she can actually be. She is still unsure of her speed and how she can use it to her ability and once improves her confidence, especially with her ball handling, she is going to be a dangerous player for Hopedale.

The team's lone freshman is Mackenzie Reynolds, who will see a lot of time at wing in addition to back-up point guard. The freshman is quick and athletic and gives the team yet another option off the bench.

In his first season with the team Rojee is not looking for too much to change. He wants his team to go out and get better each and every day and while scrimmaging some of the better teams in the state the girls will be ready for the post-season when it arrives.

"By playing good teams you find out what you can and cannot do and what needs to be fixed," Rojee said. "I'm looking for them to continue to take steps forward. The first team makes the second teams better and so on down the line. We just need to step up and make each other better."

As in the past, the goal is to win the whole thing starting with capturing the Dual Valley title and then putting themselves in a good seeding position as they enter the tournament to make a run.

"If you don't expect to win the whole thing then you're selling your seniors short," the Coach said. "We need to go out onto the court and do more than what is expected of you and then we'll have as good a chance as anybody to take home the Championship."

Hopedale is not as stranger to tournament play, but after not being able to have a post-season last winter the Hopedale girls' basketball team is more than excited about getting back to the tournament and making a long run through it.

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# Along the “Indifferent Road” with George Washington, 1789

*A virtual presentation of the Historical Societies of Holliston, Natick, and Sherborn and the Sherborn Public Library*

It was November 1789, and George Washington was returning to New York at the end of his post-inaugural visit to New England as the country’s first president. Join us as we trace President Washington’s route through Natick, Sherborn, and Holliston and learn about where he traveled, what he did, and what buildings and landmarks stand today as silent witnesses to his journey.

Join us on February 13 at 2:00 pm for this virtual presentation. This event is jointly hosted by the Historical Societies of Holliston, Natick, and Sherborn and the Sherborn Library.


This event is free and open to the public, but advance registration is required. For more information on the program, please visit the Natick Historical Society page (<https://www.natickhistoricalsociety.org/events>), where you can register for the February 13 event.

Source: *Diary of George Washington, from 1789 to 1791: Embracing the Opening of the First Congress, and His Tours Through New England, Long Island, and the Southern States* (pub. 1860).

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### February 13th at 2pm via Zoom

This event is free and open to the public. Advanced registration is required.

Natick Historical Society

HOLLISTON HISTORICAL SOCIETY

SHERBORN HISTORICAL SOCIETY



# Free Tax Prep Assistance



## Free Tax Prep Assistance

The Hopedale Senior Center will hold free tax preparation clinics for seniors and low income individuals on the following Thursdays from 9 a.m. - 2 p.m.:

- February 10
- February 17
- February 24
- March 3
- March 10
- March 17

The procedure for the program is as follows:

1. Taxpayer will come for scheduled appointment.
2. Taxpayer will meet with a Tax-Aide volunteer to go through their documents.
3. Taxpayer will go to another part of the Sr. Center to wait for their return.
4. Tax-Aide volunteers will complete the return.
5. Taxpayer and volunteer will go over the return.
6. After taxpayer approves and signs return, the document will be filled electronically.

All Tax-Aide volunteers will be completely vaccinated and masked. All participating individuals are required to wear masks. Sign-up is required. Call 508-

634-2208. You must speak to a staff member to schedule an appointment. All in-take forms must be completed prior to your appointment.

Please bring the following documents if applicable:

Prior years' tax returns, Social Security Benefit statement, W-2s, all income documents, Retirement Plan, IRA, and Brokerage statements. If you are filing for Circuit Breaker Credit a copy of you Real Estate Tax bills and your Water and Sewer bills for the prior filing years.


## Hand-building with Clay Classes at the Hopedale Senior Center



Thursdays: 1:30 p.m.  
\$5/class  
Instructor: Jackie Alagna  
All levels welcome.  
All supplies provided.  
Sign-up required. Classes will continue throughout the year if there is continued interest. Call 508-634-2208 for more information.



GROUPS AND EXERCISE PROGRAMS AT THE HOPEDALE SR. CENTER



KNITTERS' GROUP

WHO LOVES TO KNIT? ...or crochet ... or wants to learn!


Group usually meets on the 4th Thursday of each month (check calendar) at 10:00 am

Bring a bag lunch and we will provide dessert.

All levels of knitters and crocheters welcome!

We have loads of free yarn and beautiful patterns to share.

We donate all items we make to local charities.




GENTLE YOGA

Tuesdays 9:00 am to 10:00 am

\$5.00 / class

Instructor - Crystal Lee

All skill levels welcome. Drop ins welcome.




MEDITATION CLASS

Wednesdays 11:00 am to 12:00 pm

\$5.00 / class

Instructor - Deb McGonnell

Meditation made easy! Drop-ins welcome.




TAI CHI CLASS

Thursdays 1:00 pm to 2:00 pm /\$5.00 / class

Instructor - Faith Kennedy

Try this low impact exercise.

Gain a sense of well-being, flexibility, strength and better balance. Drop-ins welcome.



WATERCOLOR PAINTING CLASS

Thursdays 10:00 am - 12:00 pm

All levels welcome.

6 week series course/\$45.00

Supplies provided.

Registration required.


RE-BOOT YOUR STRENGTH & BALANCE EXERCISE CLASS

Fridays - 10:00 am - 11:00 am

Instructor - Christine Bositis

The class format will allow for social interaction as well as functional movements, focused on building a body capable of doing real-life activities in real-life positions. Balancing, walking, lifting, pushing, pulling, bending, twisting, turning, standing, starting, stopping, climbing, and lunging will be made easier while training to improve functional strength. Special considerations provided for people with physical limitations (arthritis).

Fun cognitive activities will be incorporated throughout the class. Set to upbeat music, the class, designed for all levels, will re-introduce sedentary individuals affected by Covid back into performing and functioning at a more healthy level.



See a full listing of activities on the Activity Calendar enclosed in the Senior Newsletter.

CMS/ Centers for Medicare & Medicaid Services	
PROHIBITED AGENT/BROKER BEHAVIOR for MA/PD PLANS	APPROPRIATE AGENT/BROKER BEHAVIOR for MA/PD PLANS
Cannot state that they are from Medicare or use words or symbols, including "Medicare" in a misleading manner. For example, they cannot state that they are approved, endorsed or authorized by Medicare, are calling on behalf of Medicare, or that Medicare asked them to call or see the beneficiary.	May call a beneficiary who has expressly given advanced permission (e.g., submission of a business reply card or scope of appointment).
May not market to beneficiaries door to door, including leaving materials at a beneficiary's doorstep.	May call a beneficiary they enrolled in a plan to discuss plan business, as well as discuss the availability of other plan options/types within the same parent organization. Disenrolled beneficiaries may also be called for quality improvement purposes.
Cannot send unsolicited text messages or leave voicemail messages.	May call or visit beneficiaries who attended a marketing/sales event if prior permission was given and documented.
May not approach beneficiaries unsolicited (e.g. door to door, walking up to cars, and approaching in parks and supermarkets)	May initiate a phone call to confirm an appointment. A second scope of the appointment must document additional product types of interest to the beneficiary that were not agreed to in advance.
Cannot conduct marketing/sales activities in healthcare settings except in common areas. Restricted areas include, but are not limited to exam rooms, hospital patient rooms, dialysis centers and pharmacy counter areas.	May conduct marketing/sales activities in common areas of healthcare settings. Appropriate common areas include waiting rooms, cafeterias, community or recreational rooms and conference rooms in hospitals, nursing homes, assisted living centers or other congregate housing.
Cannot make unsolicited calls, including contacting beneficiaries under the guise of selling a non-Medicare Advantage (MA) or non-Prescription Drug Plan (PDP) product.	Must secure a documented scope of appointment (SOA). Marketing/sales events do not require documentation of beneficiary agreement.
Cannot provide meals at marketing/sales events.	Refreshments and snacks may be provided at marketing/sales events.
Cannot conduct marketing or sales activities at an educational event including distributing marketing materials or enrollment forms.	May schedule appointments with beneficiaries who live in long-term care facilities and other congregate housing only upon request by the beneficiary.

Medicare Advantage and Prescription Drug Plan Marketing

Revised September 2021

# Real Estate Corner

HEY HOPEDALE!

FOLLOW US ON FACEBOOK!

That's right,

Hopedale Town News


has its own Facebook page!

Like Hopedale Town News on Facebook to keep up-to-date with articles, events, giveaways and contest announcements for Hopedale!

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And as always, find us online at [hopedaletownnews.com](http://hopedaletownnews.com)



## Recent Home Sales


Date	Hopedale	Amount
1/05/2022	22 Tammie Road	\$520,000
12/22/2021	5 Home Park Avenue	\$300,000
12/21/2021	45 Inman Street	\$350,000
12/17/2021	200 Freedom Street	\$420,000
12/16/2021	13 Inman Street	\$440,000

Source: [www.zillow.com](http://www.zillow.com) / Compiled by Local Town Pages



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[www.afonsorealestate.com](http://www.afonsorealestate.com)





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  - 4 Sponsored Digital Articles per year.
- Logo/URL under Local Spotlight on Town Homepage.
  - 3-30 day, sidebar ads to use within the year.

*For more package info and to reserve your spot, please contact Susanne Odell Farber at 508-954-8148 or by email at [sue@sodellconsult.com](mailto:sue@sodellconsult.com) **Only 10 available per site!** They will go quick!*

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