

**BOARD OF SELECTMEN MEETING
MINUTES JANUARY 22, 2018
APPROVED**

BOS Members Present: Barry A. Pease, Vice Chair; Alison S. Manugian, Clerk; Rebecca H. Pine, Member
Absent: Joshua A. Degen; John G. Petropoulos
Also Present: Mark W. Haddad, Town Manager

Mr. Pease called the meeting to order at 7:00pm and reviewed the agenda.

ANNOUNCEMENTS

Ms. Manugian said that the second marijuana forum would be held on Tuesday, January 23rd. Mr. Pease said that the Saturday forum had been taped and Mr. Haddad added that it would be available for viewing on the Town's website the next day. Ms. Pine asked about Planning Board zoning changes she saw advertised. Mr. Haddad said that the Planning Board would be coming forward with three zoning articles relative to recreational marijuana.

TOWN MANAGER'S REPORT

1. Mr. Haddad said that the Finance Committee would be meeting in joint session with the Board of Selectmen on Saturday, January 27th to discuss the FY19 Proposed Budget. He said that various Department Heads would be at the meeting to answer any questions members of the Board and Finance Committee had. He asked Board members to be prepared to discuss the Public Safety Override that had been proposed adding that the Police and Fire Chief were prepared to discuss it further. He said he received feedback from a member of the School Committee who said the 5-year projection was too conservative. Mr. Haddad said he would fight that argument tooth and nail adding that he would not over inflate estimates to show they didn't need something going forward. Ms. Pine asked how they would know what the free cash number will be at the end of June adding there was a precise number plugged in. Mr. Haddad said they wouldn't adding the number in the budget was their current free cash number. He explained that certified free cash from a previous year was used to fund the ensuing year (ex: FY18 certified free cash would be used to fund FY19 budget items).

Ms. Pine asked about who would be running events at the Country Club. Mr. Haddad said that the General Manager would be booking events for the Function Hall. A new tenant would be leasing the old Tavern and applying for liquor licenses for both the tavern and function hall to cover events the Country Club General Manager books. Mr. Pease asked what the delta was in what they would be receiving from the new tenants who are only leasing one building versus what the former tenant had been paying. Mr. Haddad said they would be receiving more revenue with the new tenant than the former one. He said that the owners of the Publick House (former Tavern) would be paying more in rent beginning year two and had planned some major renovations for the Publick House before opening in the Spring. He said that the Town would also be getting \$500 per event it books whereas before, that money went to the former tenant. Mr. Pease said he would like to net more with this arrangement than the previous. Mr. Haddad said they would also be collecting for two full year liquor licenses. There was a brief discussion about the need, if they continued with the current model, to fund capital items at the club and to be able to cover those costs.

Ms. Pine asked if there was any additional information on the highway garage capital project proposed. Mr. Haddad said that the DPW Director would speak to the at the Saturday meeting. He said that the project was to conduct a feasibility study to see what it would cost to upgrade the facility. Ms. Manugian express concern that the capital needs of the schools were not being addressed in the capital plan adding it made it hard to plan. Mr. Haddad said that his responsibility was to provide for the capital needs of the municipal side adding that the district was not under his purview, it was not a town department. Mr. Pease agreed that he didn't think it should be included in the Town's budget. He said that they could request a separate spreadsheet that overlays that way that see it. Mr. Haddad did agree that Florence Roche should be included in the Town's capital budget adding that the only problem was they did not know what the cost of a new building would be yet. They would not know until the feasibility study was completed.

Ms. Pine asked about enclosing the second-floor meeting room. Mr. Haddad said he received a quote for \$22K to enclose the meeting room with wood frame. He said they had the option to enclose it using plexiglass as well. He said that the intent was to enclose it to make it a true viable meeting space and when completed move the Selectmen's meeting upstairs adding they needed a larger space.

Mr. Robertson asked about keeping the overrides separate; public safety and possible school override. He said they would impact the budget very differently. Mr. Haddad said they could talk about all possibilities in more detail at the Saturday meeting.

INVASIVE SPECIES COMMITTEE ANNUAL REPORT

Present: Olin Lathrop and Greta Marks-Strouble

Mr. Lathrop said they were formed in September 2015. He said that they decided education was important and started with putting together leaflets on oriental bittersweet an invasive species. He said they had received requests from other towns in other states to use our leaflet which was great. He said they held 3 public lectures which had been well attended. He said that he obtained his pesticide applicators license so he was able to spray pesticides. Mr. Haddad said that Mr. Lathrop had done this on his own time adding that the Town was grateful to have him willing to do that. Mr. Lathrop said that the application time is all donated. Mr. Lathrop reviewed some examples of applications they had tried already and the locations of these areas. Mr. Lathrop said that they were really careful to make sure that there meeting minutes were up to date and posted on the Town's website. He said that their next steps were to continue making more brochures, conducting more lectures, follow up on previous applications, to work with the DPW on invasive on the side of the road, continue their research and to work with neighboring towns.

Ms. Pine complemented them on their great work. Ms. Pine asked if they wanted homeowners to contact them about invasives in their yards. Mr. Lathrop said they needed to be careful using town resources on private property. Mr. Lathrop said that there was also the question of his license because it was paid for by the Town and he was using it under the Town's insurance. Mr. Lathrop said they would need guidance before moving forward with applying pesticides on private property. Ms. Pine talked about donations in kind, etc.

Mr. Haddad said that the Committee had done such a great job in a short period of time. Mr. Pease agreed and applauded them for their work and outreach.

SENIOR CENTER BUILDING COMMITTEE UPDATE

Present: Peter Cunningham and Michelle Collette

Mr. Cunningham said that the Committee was working with an architect to be able to go back to town meeting with a specific cost for a new senior center. He said that the Architect was given direction to prepare plans to go out to bid in the \$4-45.M range. They were hoping to go out to bid in mid-March to be able to attend town meeting with those numbers. He said they were currently looking at a building of 10,900 sqft, all on one floor to address the programming needs of the center and the community. He said there was a parking plan and circulation plan in works for accessing the center. He said that most of the rooms were designed to be multipurpose rooms with walls that were moveable to make them larger or smaller depending on the program needs. He said that it had been an exciting process, adding that the architect had some great ideas he had bounced off of them. Mr. Cunningham talked briefly about private fundraising and the timeframe in which it was anticipated that would occur. There was a brief discussion about how borrowing for the project would work and about appropriations. Ms. Collette said that the building would also be designed to be utilized as an emergency shelter when not being used as a senior center. She said that the site design was also coming along nicely. She said they had a good meeting with Natural Heritage who was looking at the site as already disturbed adding that they still needed the proper permits. Mr. Pease asked if it had been a challenge to bring this building down to one floor and accommodate the size of the building. Mr. Cunningham said that they were hoping to acquire a small triangle of land that currently had no owner which would help. He said that they were able to accommodate what they needed on the site and allow for the programing needs of the seniors. Ms. Pine asked how many parking spaces were needed. Mr. Cunningham said it was in the neighborhood of 80 spaces. Ms. Pine said she heard something about the possibility of as second access. Mr. Cunningham said that there may possibility be secondary access available using Spencer Circle. He said that the way to get down to Spencer Circle would require an easement. Ms. Pine asked if the building would be able to utilize solar panels. Mr. Cunningham said that the site was not favorable to enough sun to support solar panels. Ms. Pine asked if they were looking at wood frame or steel construction. Ms. Collette said steel construction. Mr. Haddad said it would look like the fire station in that they would use hardy board. The Board thanked them for their update.

LIAISON REPORTS

Ms. Pine asked about the future of the Donelan's site. Ms. Manugian said they touched upon it at the last meeting. The Chair was going to reach out to the Town Manager to find out the status. Mr. Haddad said that the building had been turned over to a realtor to be marketed for sale.

OTHER BUSINESS

Mr. Pease asked for a future agenda item for discussion on a potential policy for how they handle building permits for projects in excess of a certain dollar amount.

Ms. Pine asked if there was an update on the Charter. Mr. Haddad said that it was before the legislature who made some interesting in formatting. He said they moved some sections around adding that Mr. Manugian had made some comments

back toward there. He said he expected that it would be before the committee soon. He said he expected approval by the legislature by town meeting.

Ms. Manugian moved to enter into executive session with no intent to return to open session pursuant to MGL, c. 30A, §21(a)(7) – “to comply with, or act under the authority of, any general or special law or federal grant-in-aid requirements.” Ms. Pine seconded the motion. Roll Call: Pine-aye; Manugian-aye; Pease-aye

The meeting adjourned at 8:20pm.

Approved: _____
Alison Manugian, Clerk

_____ respectfully submitted,
Dawn Dunbar, Executive Assistant

Date Approved: 2/12/18