

Date: February 15, 2013

Date Minutes Approved: February 25, 2013

BOARD OF SELECTMEN MINUTES

Present: Theodore J. Flynn, Chair; Shawn Dahlen, Vice Chair; and David J. Madigan, Clerk (*arrived at 8:45 AM*)

Absent:

Staff: Richard MacDonald, Town Manager; John Madden, Finance Director; and C. Anne Murray, Administrative Assistant.

CONVENED IN OPEN SESSION

The meeting was called to order at 8:00 AM in the Mural RM.

VOTE TO ENTER EXECUTIVE SESSION

Upon convening the meeting, the Chair entertained a motion to enter Executive Session.

Mr. Dahlen moved that the Board of Selectmen enter Executive Session in order to discuss the reputation, character, physical condition or mental health, rather than professional competence, of an individual, or to discuss the discipline or dismissal of or complaints or charges brought against, a public officer, employee, staff member or individual, and then to reconvene in Open Session in accordance with Massachusetts Open Meeting Law (Chap. 30A, Sec. 21). Second by Mr. Flynn

As Chair, Mr. Flynn declared the necessity to discuss strategy with respect to the fore-mentioned matter in Executive Session to protect the individual's privacy.

It was mentioned that the law states that the person being discussed be notified in writing by the public body at least 48 hours prior to the proposed executive session. In accordance with this, a letter of notification dated February 7, 2013 (copy provided) was delivered by a Duxbury Police officer to individual's last known address. Roll Call Vote: Mr. Dahlen---aye; and Mr. Flynn---aye.

RECONVENED IN OPEN SESSION

The Executive Session was adjourned and the Open Session meeting reconvened at 8:05 AM after the public entered the room.

OPEN FORUM

Mr. Flynn spoke briefly about the recent blizzard and commended the Public Safety Staff, DPW/Highway Staff, and COA Staff. He noted that he was present at several Emergency Operations Center's briefings and was very impressed with how thoroughly and professionally everything was handled. Words he used to describe what he observed were "professionalism, teamwork, and cooperation." He also mentioned that once the Town Officials were able to convince NStar that a dedicated NStar representative was needed in Duxbury, and that NStar operations official was on site the service improved dramatically. He hopes that NStar will recognize that for future emergencies. He indicated that there will be a storm debriefing at the next Selectmen's meeting.

Mr. MacDonald echoed Mr. Flynn's comments to commend the staff. He said that as we have done in the past, and with the Selectmen's encouragement, the staff will be reviewing the handling of the blizzard and will report back to the Board and the public at the next Selectmen's meeting on February 25, 2013.

8:01 A.M. (CONTINUED) PUBLIC HEARING: WINE & MALT PACKAGE STORE LICENSES BY SQUARE CORP. d/b/a Halls Corner Store, 8 Chestnut ST

At approximately 8:09 AM Mr. Dahlen moved that the Board of Selectmen open the continuation of the public hearing for a Wine & Malt package store license by Square Corp. d/b/a Hall's Corner Store, 8 Chestnut Street, Duxbury MA. Second by Mr. Flynn. VOTE: 2:0:0.

Mr. Dahlen mentioned that the Board received comments from the Economic Advisory Committee (EAC) and some comments from the public since the last meeting. In addition, he mentioned the Selectmen have received a printout from the Alcohol Beverages Control Commission (ABCC) which outlines the number the various liquor licenses the Town can approve based on the current Duxbury population figure of 15,059. He gave an overview of the information received from the ABCC.

Mr. Flynn summarized the feedback received by the Economic Advisory Committee (EAC) mentioning:

- 1) The EAC's first concern was that the Town would be losing a convenience store to gain another liquor store.
- 2) The EAC questioned whether there is any need for an additional retail outlet for beer and wine in that locale and expressed concern about the impact that would have on the existing licenses in the locale.
- 3) The EAC expressed a concern for a potential increase to traffic flow in the area if the license is granted.

Carol Carroll, of Duxbury Wine and Spirits, asked if the Selectmen had received her comments submitted via Susan Kelley (Executive Asst. to the Town Manager). Mr. Flynn acknowledged that the Board did receive her input.

Ms. Shelden Tearse, of Bay Road, said that it seems like the Board of Selectmen gives the (liquor) license, but she asked "who regulates the license –you (the Board of Selectmen) or the ABCC?"

In reply, Mr. Dahlen said both the Town and the ABCC regulate the license. If there are violations, the Town can take action first and then the ABCC can take action. As further clarification, he added that the Town votes to issue the license, but that the ABCC actually issues the liquor license. This was confirmed by Mr. Lambiase.

Ms. Tearse said that she doesn't see the need. She spoke about the attractiveness of Hall's Corner now. She mentioned having a conversation with Mr. Dahlen and she understands that it is not really up to the Selectmen to control competition, but she does feel that adding another liquor store will change the "tone" of the area.

Mr. Dahlen mentioned that he has received comments mainly expressing concerns regarding the signage. He mentioned that he sees a distinction between a store that sells solely liquor and one that sells other items as well as beer and wine. He then explained that the signage is regulated under the Town Zoning Bylaws. Anyone who has an issue with signage can contact the Director of Municipal Services (*formerly Inspectional Services*) to question the legality of signage. The Director will then go out and check on whether the signage is legal or not and if it is not will take appropriate action.

Mr. Flynn commented that the difficulty he has is that if a (liquor) license is available and the applicants have passed all of the requirements to qualify them for the (liquor) license, then he does not think it is the

Selectmen's job to manage competition. He believes that free enterprise is an underlying principal of our democracy, and based on that he feels the Board should grant the license.

Mr. Dahlen agreed that as a businessman he feels that competition is healthy. He also mentioned that in some cases stores /businesses will fill different niches. He said that he had asked about the criteria for granting licenses beyond meeting the requirements and was advised by Town Counsel that there are no specific criteria, specifically in terms of need. Given that, he said that he feels the determination should be made on quantitative criteria; not subjective criteria.

Mr. Joe Carroll, Duxbury Wine and Spirits, commented that the fact that there is a limitation on the number of liquor licenses does indicate that it is controlled; so he does not understand the thinking that it shouldn't be managed. He spoke of it in terms of the "spirit of the law."

Mr. Carroll and Mr. Dahlen then had a brief dialogue about the number of licenses available.

Ms. Tarse commented that several years ago there was a different tone to the discussion with different people on the Board of Selectmen at the time.

Georgia Cosgrove, Vice Chair of the Economic Advisory Committee, asked to speak about another concern discussed by the EAC. She began by saying the EAC were concerned about the density and competition factors, and she understands the position of the Selectmen regarding those points. She said the EAC also had concerns about the enforcement of the age-requirements (for purchasing liquor) given the number of high school kids that visit a convenience store versus a liquor store.

Mr. Dahlen said an operator of a store has to comply with all the rules and regulations regarding the sale of liquor. He mentioned in the past the Duxbury Police have run sting operations. If there were ever a concern expressed that a business is not complying, then he would whole-heartedly support any enforcement.

Viktoria Patel, Applicant / Owner of Hall's Corner Store, addressed the under-age concern by mentioning that they also own the Main Street Market in Hingham, where beer and wine is also sold. She explained that the layout is set up so that persons under age 21 have no reason to go into that section (liquor area) of the store. As a follow up there was a brief dialogue between Ms. Carol Carroll and Ms. Patel. Ms. Carroll questioned the space limitations and how they were going to accomplish that. Ms. Patel responded by mentioning that the Hingham store is even smaller (only 800 sq. ft.) and they have managed to do so there. She also indicated that there was going to be a re-configuration, but that convenience items would still be available.

Phil Markella, Esq., the Patel's legal representative, spoke to address the concern of the EAC about age-related sales. He mentioned his clients have expressed their intention to purchase a new POS (Point of Sale) system. The new POS system is state-of-the-art. He said you scan the driver's license bar code and the product bar code, and the POS system controls the sale by not allowing illegal transactions to go through (i.e., liquor sales to underage customers or sales outside of the allowed hours).

Mike Carroll, son of Joe and Carol Carroll of Duxbury Wine and Spirits, commented that by granting them (Square Corp d/b/a Hall's Corner Store) a license that puts the other smaller businesses at a competitive disadvantage because it splits the cost by buying for multiple stores. This will put the smaller locally-owned and well-established stores at a pricing disadvantage.

Mr. Dahlen said that it again gets into whether government should decide what or how many of the same businesses of any type could or should exist in Town.

There was a brief tangential discussion between Mr. Dahlen and Mr. Joe Carroll about tobacco sales.

Mr. Dahlen moved that the Board of Selectmen, acting as the Licensing Authority, approve the Wine & Malt package store license application of Square Corp. d/b/a Hall's Corner Store, 8 Chestnut Street, Duxbury MA, subject to the following conditions:

- Satisfactory Completion of a Criminal Background Check (CORI) on applicant
- Signed Workers' Compensation Affidavit
- Provision of Proof of Workers' Compensation Insurance
- Proof of Liquor Liability Coverage
- Payment of Annual Fee for a Wine & Malt package store license
- Server Training Certificate for the Manager
- Provision of signed R.E.A.P. form (Payment of State Taxes)
- Hours of Sale of Alcoholic Beverages: Monday-Saturday 8:00 AM to 10:00 PM and
Sundays & Holidays 12:00 PM to 10:00 PM

Second by Mr. Flynn VOTE: 2:0:0.

Mr. Dahlen moved that the Board of Selectmen close the public hearing for a Wine & Malt package store license by Square Corp. d/b/a Hall's Corner Store, 8 Chestnut Street, Duxbury MA. Second by Mr. Flynn. VOTE: 2:0:0.

RENEWAL OF SEASONAL LIQUOR LICENSE – DUXBURY BEACH PARK II --postponed.

SCHOOL BUDGET PRESENTATION / Dr. Ben (Benedict) Tantillo, III, Superintendent of Schools

Dr. Tantillo began by expressing his appreciation to the Town Manager and Finance Director for the cooperative and collaborative effort in working on the budget.

He also took a moment to commend the Town staff and Emergency Management Team on their handling of the blizzard clean up.

A PowerPoint presentation was given by Dr. Tantillo, which provided an overview of the School Department's budget. Some of the highlighted items and points of discussion were:

- During the presentation, explanations of the salary changes based on contractual agreements and of staffing needs were given. Explanations for increases or decreases in particular sections of the school budget were also provided.
- Some recent unanticipated expenses: a faulty septic system at the Chandler school, frozen pipes, and damage to the skylight on the Duxbury Middle School (He added that, contrary to the rumors that the roof blew off, the damage was limited to the skylight.)
- Enrollments: He mentioned that 191 additional students enrolled in the Duxbury Public Schools this summer, and spoke about the difficulty of trying to project enrollments from one year to the next. The presentation included slides showing the 5-year enrollment trends for the various Duxbury Public Schools. Currently there is a spike in the enrollment at the Duxbury Middle Schools.
- SPED (Special Education) Costs: According to Dr. Tantillo the federal government should be reimbursing the costs at 40%, but currently the reimbursement level is at 18%. He said that the Duxbury schools are trying to keep these students in town because it is better for the children to be locally with their own peers. In addition, the schools are trying to managing these costs by providing qualified teachers within the Duxbury Schools instead of having to pay for more costly out-of-district programs.

- Staffing Requests / Needs: Dr. Tantillo went over a list of additional staff and explained why they were needed. Some of the staffing needs were driven by the shifts in enrollment at the different schools.
- With a \$1 million dollar contribution from the Town, 8 retirements, and a reduction in force (RIF) of two positions at the Alden School, the total FY'2014 Proposed School Budget (Revised) is \$30,933.458, which is a 3.34% increase over the FY'13 School Budget.

At approximately 8:45 AM, just prior to the end of the School budget presentation Mr. Madigan arrived and join the Board.

A vote was not taken by the Board on the School budget as it will be voted on as part of the overall budget.

RENEWAL OF SEASONAL LIQUOR LICENSE – DUXBURY BEACH PARK II

Before moving to the Town Meeting articles the Chair returned to the business regarding the renewal of the seasonal liquor license, Common Victualler's License, and General License for Parking for Duxbury Beach Park II (a/k/a Blakeman's).

Mr. Dahlen recused himself from discussion and voting on this matter as he is a Director on the Duxbury Beach Reservation, Inc., which leases Blakeman's. He stepped down from the front table.

Mr. Madigan moved that the Board of Selectmen renew the following licenses for the year 2013, subject to satisfactory inspection by the Municipal Services Department, proof of liquor liability and Workers Compensation insurance, payment of all funds owed to the Town; and proof of server training:

SEASONAL: Wine and Malt Liquor License, Common Victualler License, and General License for a Parking Lot for Duxbury Beach Park II, subject to the conditions on the licenses.

Second by Mr. Flynn. VOTE: 2:0:0 (*Mr. Dahlen recused himself and did not vote.*)

DISCUSSION OF TOWN MEETING ARTICLES

[For the purposes of this discussion Annual Town Meeting will be abbreviated as ATM and Special Town Meeting will be abbreviated as STM. Roman numerals are used until the order of the articles is set by the Board of Selectmen at which time Arabic numbering will be assigned.]

Article – Appointment of Officers

This is a housekeeping article.

Mr. Madigan moved that the Board of Selectmen recommend approval of the 2013 Annual Town Meeting Article to appoint the necessary officers not chosen by ballot. Second by Mr. Dahlen. VOTE: 3:0:0.

Article – Report of Officers & Committees

This article is an annual article that allows any officials or committees to make a report to the Town Meeting body.

Mr. Madigan moved that the Board of Selectmen recommend approval of the 2013 Annual Town Meeting Article to hear reports of various Town Officers and Committees. Second by Mr. Dahlen. VOTE: 3:0:0.

Article – Duxbury Beach Lease

The Town of Duxbury does not own Duxbury Beach. The Town leases Duxbury Beach from the Duxbury Beach Reservation, a private, non-profit organization.

Mr. Dahlen recused himself from discussion and voting on this matter as he is a Director on the Duxbury Beach Reservation, Inc. He stepped down from the front table.

Mr. Madigan moved that the Board of Selectmen recommend approval of the 2013 Annual Town Meeting Article to raise and appropriate and/or transfer from available funds, \$400,000.00 to be expended under the direction of the Town Manager for the purpose of leasing Duxbury Beach. Second by Mr. Flynn.

Before voting Mr. Flynn indicated that there will be some discussion about this article and recognized Ms. Margaret Kearney.

Ms. Margaret Kearney introduced herself as the President of the Duxbury Beach Reservation, Inc. (DBR). She began by giving the Selectmen a handout entitled “Photos from February 2013 Blizzard, taken on February 13”, which contained seven photos illustrating some of the erosion and other damage resulting from the blizzard. She said that she toured the beach with 2 Trustees and the consensus was that the damage was not as bad as the Blizzard of 1978 or the No Name Storm of 1991, but much worse than the Nor’easter in 2007. To give some comparison, she said that it cost \$500,000 to recover from the 2007 Nor’easter.

Ms. Kearney mentioned the following items needed to be done in the order of priority:

- Need to fix the road from Blakeman’s all the way out the back road to the beach. It is currently impassable. They have hired a construction company to begin this work. It will take at least a week.
- All 3 crossovers have to be rebuilt. You can’t get to the front beach until they are repaired.
- All of the fencing was lost, along with the post and cable fencing. That work needs to be done before the spring time when the piping plovers return to nest.
- Repair the sacrificial dune built in 1991 has to be done. In order to qualify for FEMA funding you need to keep the dune at a certain elevation. She added that DBR is not hopeful of immediately qualifying for FEMA funding given all the demands placed elsewhere after Hurricane Sandy, but replacing the dune would need to be done before DBR could qualify for any FEMA funding for Duxbury Beach.

Ms. Kearney also spoke about the concern of rising sea level, and that it has been happening along the New England coast four times faster than elsewhere. Because more flooding is being seen with every moon tide, when the sacrificial dune is replaced DBR want to increase it from 16’ to 18’. The major portion is a large section along the mid-beach (3rd crossover down to Plum Hills) so it is fairly extensive.

- Also need to repair along the back road on the bayside from the bridge out toward to the crossovers because the road is close to the bayside. DBR will need to replace a cobble berm.

Ms. Kearney said the bottom line is extensive repairs are needed. The DBR has begun the repairs and estimate that the immediate repairs will cost at least \$500,000, but added that they are still assessing things and the final total could be up to \$1 million. She noted that volunteers for planting beach grass will be needed and she will let the Board know where and when to publicize the call for help.

For the past few years the DBR has leased the beach to the Town for \$400,000. per year without any increases. The actual expenses have been more than that. Ms. Kearney explained that there is a 5-year provision in the Agreement so that if the costs come in less than the Town has paid, it gets reimbursed the difference. If the costs are more than the Town has paid, then the Town has to reimburse the DBR. Currently there is about a \$200,000. deficit, which the Town owes. The DBR was not going to increase the beach lease until FY'15 and had planned to increase the amount to \$600,000 at that time, but given this unexpected damage Ms. Kearney requested that the Board increase the budgeted \$400,000. lease payment to \$600,000. in FY'14.

Mr. Flynn indicated that he had seen the DBR's numbers and could vouch for the \$200,000. deficit mentioned. He then asked Mr. Madden, the Finance Director, to comment.

Mr. Madden said he has not been privy to the DBR's numbers and the rolling deficit. He added that the budget is very tight, to the point of being slightly in the red, but he is hopeful that projective revenues will cover the difference. He said to add a \$200,000. expenditure at this time would require budget cuts, and he would have to advise against it. As for options, he suggested that if this is considered a capital expense then perhaps it could be looked at as a capital expense through one of the departments.

Mr. Madigan asked Ms. Kearney if this was viewed as a one-time \$200,000. increase or an ongoing expense? Ms. Kearney said she expected it to be an ongoing expense primarily driven by sea level rise and the need to build up the beach.

Mr. MacDonald said that he was anticipating a \$200,000. increase for the FY'15 budget, but was shocked to learn of this immediate increase request only yesterday. He suggested that he would like to sit down with the Finance Director and Ms. Kearney to try to work on a solution, and therefore he asked the Board to postpone a vote until this could be discussed further.

The Town Manager also mentioned that he had met with the Beach Committee some time ago and tasked them with looking at the pricing structure of the beach stickers, esp. the non-resident stickers, but that was in anticipation of the FY'15 beach lease increase. The beach sticker pricing was already set and stickers are already being sold for the FY'14 year, so it is too late to institute any increases now.

After a brief discussion, the Board proposed delaying a vote on this item until further discussion at the next meeting.

Article - Amend General By-Law, Animal Control

Mr. Madigan moved that the Board of Selectmen recommend approval of the 2013 ATM Article to amend the General By-Laws Section 7.1 relating to Animal Control. Second by Mr. Dahlen. VOTE: 3:0:0.

STM Article – Powder Point Bridge Rehabilitation Project Fund

Mr. Madigan moved that the Board of Selectmen recommend approval of the 2013 STM Article to transfer from available funds, \$250,000.00 to be added to the Powder Point Bridge Rehabilitation Fund. Second by Mr. Dahlen. VOTE: 3:0:0.

Mr. Madden explained that the \$250,000. is needed to cover the emergency repairs that the State required. This was in addition to the \$2.4 million which was already voted for the repairs to be made this spring.

STM Article – Crematory Construction Project Fund

Mr. Madigan moved that the Board of Selectmen recommend approval of the 2013 STM Article to transfer the balance of the Crematory Construction Project Fund to fund the demolition of the old Crematory. Second by Mr. Dahlen. VOTE: 3:0:0.

It was explained by Mr. Madden that the original article did not take into consideration the need for demolishing the old Crematory. The demolition has already been done, but the cost cannot be absorbed within the current budget so funding this in the Special Town Meeting will cover those costs.

STM Article – Remediation/Demolition of the old Police Station

Mr. Madigan moved that the Board of Selectmen recommend approval of the 2013 STM Article to transfer from available funds, a sum of money to fund the cost of remediation of hazardous materials and demolition of all existing structures and systems located at 443 West Street Duxbury.

Mr. Madden explained that the current estimate is \$100,000. to assess the condition of the current Police Station to determine whether there is asbestos or other hazardous materials and to demolish the building. Mr. Lambiase added that the \$100,000. estimate was based on about \$54,000. for the assessment and remediation /removal of hazardous materials with the remaining \$46,000. being for the actual demolition and filling the hole.

Second by Mr. Dahlen. VOTE: 3:0:0.

RE-OPEN ANNUAL TOWN MEETING WARRANT TO CONSIDER

Mr. Madigan moved that the Board of Selectmen vote to re-open the Warrant for the 2013 ATM in order to do the following: add an Article pertaining to the Affordable Housing Allocation Plan.

Mr. Dahlen explained that at a recent Warrant meeting it was suggested that this article could be removed from the Warrant. After further discussion and research by Town Counsel, Finance Director, members of the Local Housing Partnership, and members of the Duxbury Affordable Housing Trust it was determined that there does need to be an Article in the Warrant to address the DAHT's Allocation Plan.

Second by Mr. Dahlen. VOTE: 3:0:0.

CLOSE ANNUAL TOWN MEETING WARRANT

Mr. Madigan moved that the Board of Selectmen vote to close the Warrant for the 2013 ATM, now consisting of 36 articles. Second by Mr. Dahlen. VOTE: 3:0:0.

BUSINESS

ONE-DAY LIQUOR LICENSE REQUESTS –None

EVENT PERMITS - None

TOWN MANAGER'S BRIEF

Mr. MacDonald said in the interest of time he was going to forego his Town Manager Brief until the next meeting. He did, however, again commend the efforts of the staff during the recent blizzard.

ANNOUNCEMENTS

Mr. Madigan read the announcements

1. TABLE RESERVATIONS FOR TOWN MEETING: If you or your organization is interested in reserving a table to display information at the Duxbury Town Meeting, please contact the Board of Selectmen office. Tables are limited and will be assigned on a first-come, first-serve basis with preference given to Duxbury organization.

2. Presidents' Day Holiday: The Town Hall will be closed on Monday, February 18, 2013 in observance of the Presidents' Day holiday.

Mr. Flynn added that unless required by an emergency the next meeting of the Board will be February 25, 2013.

MINUTES

Mr. Madigan moved that the Board approve the 01-28-13 Executive Session Minutes, as presented, with the contents to remain sealed until the need for confidentiality has passed. Second by Mr. Dahlen. VOTE: 2:0:1. (*Mr. Flynn abstained as he was not present at that meeting.*)

Mr. Madigan moved that the Board approve the 02-04-13 Executive Session Minutes, as presented, with the contents to remain sealed due to medical confidentiality. Second by Mr. Dahlen. VOTE: 3:0:0.

COMMITTEE APPOINTMENTS / RE-APPOINTMENTS --none

RECESS

At approximately 9:12 AM, Mr. Flynn called for a two minute recess, and then the Board will re-convene to interview the two candidates recommended by the Town Manager Search Committee. Minutes regarding the interviews of the two Town Manager candidates will be recorded separately. Adjournment was done at the end of the interviews.

Minutes prepared by: C. Anne Murray

LIST OF DOCUMENTS FOR OPEN SESSION MEETING

1. *Square Corp. (a/k/a Hall's Corner Store) continuation of Public Hearing for Liquor License Packet included:*
 - *Suggested motions for conducting the Public Hearing*
 - *ABCC Quota Sheet for Duxbury*
 - *Spreadsheet of Establishments currently holding liquor licenses in Duxbury*
 - *Economic Advisory Committee Comments*

- *Public Comments Received, including comments from prior dates of the hearing*
 - *02-05-13 Letter from Atty. Markella agreeing to the continuation of the hearing*
 - *Extracts of the Selectmen's Minutes from the prior dates of the hearing 01-28-13 and 02-04-13*
 - *Departmental Feedback regarding the license application*
 - *Alcoholic License packet from Square Corp. (a/k/a Hall's Corner Store)*
2. *Duxbury Public Schools Budget presentation:*
 - *Printout of PowerPoint Presentation: "Duxbury Public Schools Fiscal Year 2014 Proposed Operating Budget" prepared by Susan Nauman, Duxbury School District Business Manager*
 - *Narrative to accompany the above PowerPoint Presentation*
 - *Spreadsheet of FY'09 –FY'12 Expended School Operating Budgets, FY'13 Approved Budget, and the FY2014 Proposed ATM Requested Budget*
 - *Spreadsheet of Proposed FY'14 Budget Increases and FY'14 Budget Summary revised*
 3. *2013 License Renewal: Duxbury Beach Park II suggested motion*
 4. *Town Meeting Articles- Background and Suggested Motions for the following:*
 - *ATM Article: Appointment of Officers*
 - *ATM Article: Report of Officers & Committees*
 - *ATM Article: Duxbury Beach Lease & Copy of photo handout given to the Board by Ms. Margaret Kearney, President of the Duxbury Beach Reservation, Inc.*
 - *ATM Article: Amend General By-Law, Animal Control*
 - *STM Article: Powder Point Bridge Rehabilitation Project Fund*
 - *STM Article: Crematory Construction Fund (for demolition of old Crematory)*
 - *STM Article: Remediation and Demotion of 443 West ST (old Police Station)*
 - *Suggested Motion for Re-opening ATM Warrant to add Article pertaining to the Affordable Housing Allocation Plan*
 - *Suggested Motion for Closing ATM Warrant with 36 Articles*
 5. *Town Manager Brief (potential items): PILOT Payment from Duxbury Housing Authority*
 6. *Suggested Announcements*
 7. *01-28-13 Executive Session Minutes-DRAFT & 02-04-13 Executive Session Minutes -DRAFT*