

Selectmen's Minutes I
T.O.H.P. Burnham Library

February 7, 2011

Present: Chairman A. Raymond Randall, Jr., Selectman Jeffrey D. Jones, Selectman Lisa J. O'Donnell, Town Administrator Brendhan Zubricki, and Selectmen's Assistant Pamela J. Witham.

The Chairman called the meeting to order in the T.O.H.P. Burnham Library at 7:30 a.m. and announced that the Board would hear public comment. No one from the public was present to offer any comment.

At the Selectmen's request, Mr. Zubricki placed a conference call to Sheldon Pennoyer and Jim Heroux from Brown Sardina Landscape Architecture and Planning. Mark Lynch, the Chairman of the Conomo Point Planning Committee was also included in the conference call. Mr. Zubricki began the conference call with a brief summary of the issues that have arisen at Conomo Point now that the leases are ending on December 31st, 2011. A directive has been issued by the Department of Environmental Protection to manage Conomo Point wastewater in a manner that is environmentally acceptable and the Chairman and Mr. Zubricki will meet with DEP officials and Senator Tarr on February 23, 2011. Mr. Zubricki said that the Selectmen are seeking to find the best solution for Conomo Point, but have not come to a consensus for the long-term status of the northern section. Mr. Pennoyer and Mr. Heroux said that their firm has executed a number of projects involving waterfront and recreational design and will be forwarding a package of their accomplishments to the Selectmen for their review. Selectman O'Donnell said that although the Town has no money at present, they are looking for a landscape architect to provide a preliminary plan and cost analysis of future possibilities for Conomo Point, along with associated visuals for presentation at the coming Annual Town Meeting. Chairman Randall suggested that the Selectmen meet with Mr. Pennoyer and Mr. Heroux at Conomo Point in the near future to walk the area and envision the possibilities. It is anticipated that the complete project will take place over a period of time and will include the design phase, the permitting process, marine engineering, and ultimately construction of any proposed facilities. Mr. Zubricki agreed to coordinate the scheduling of the Conomo Point walk and the conference call was ended at 7:55 a.m.

Next, a conference call was placed to Scott Horsley and Nick Cracknell of the Horsley Witten Group and Mark Lynch was again included. Everyone acknowledged that Horsley Witten was already aware of the issues at Conomo Point, based on their past consulting work for the Town in that area. Selectman O'Donnell explained that the Selectmen are looking for professional help with a presentation at the Annual Town Meeting regarding the future possibilities at Conomo Point. The Horsley Witten Group has already prepared a suggested proposal for subdividing northern Conomo Point and now, the Selectmen would like them to consider another plan for northern Conomo Point which most likely would include design ideas, wastewater design, and waterfront access. Both Mr. Horsley and Mr. Cracknell have had extensive experience in waterfront design, and they cited Barnstable, Bourne, Newburyport, and Amesbury as past projects they have designed and implemented. Mr. Horsley agreed to send a package to the Selectmen regarding the experience of the professionals included in the Horsley Whitten Group

for the Selectmen's review. It was decided that everyone would meet at Conomo Point to walk the area and discuss the options that might be available for the site. Mr. Zubricki will coordinate the meeting. The conference call with Mr. Horsley and Mr. Cracknell was terminated, however, Mr. Lynch stayed on the telephone.

The Selectmen and Mr. Lynch discussed various activities that could be held at Conomo Point that would increase resident access and awareness of Conomo Point. The Selectmen ended the call with Mr. Lynch at 8:30 a.m.

Mr. Zubricki drew the Selectmen's attention to a ***letter to Mr. Liberti, Mr. Collins, Mr. Judd Pratt, and Mr. Osburn***, all leaseholders at Conomo Point, from Town Counsel regarding an offer to meet to discuss negotiation of a smooth transition of Conomo Point property. The Chairman said that he had approved the letter and that it had been sent.

Mr. Zubricki said that the Finance Committee has prepared an ***analysis of lease revenue and real estate taxes*** from Conomo Point and that Planning Board Chair/Conomo Point Planning Committee member Kim Drake has prepared some ***notes on parking*** at Conomo Point. Both will be discussed at the Selectmen's meeting this evening.

Selectman O'Donnell said that she would like the Chairman and Mr. Zubricki to explore all the Town's options regarding northern and southern Conomo Point at their meeting with the Department of Environmental Protection. She suggested that Horsley Witten's proposed plan for southern Conomo Point should be reviewed again to determine if ancillary parking could be found, since there is not enough space on the northern side to accommodate all the parking that may be needed.

It was the consensus of the Board that a new firm should be used to provide appraisals for the real estate and appraisals for bridge leases at Conomo Point.

Mr. Zubricki announced that the Special Legislation that is being requested for Chapter 30b exemption went to Committee on February 4th and sometime in the near future there will be a public hearing held to discuss it. All the Selectmen and Mr. Zubricki are planning to attend the hearing.

At 8:40 a.m., citing the need to discuss the lease of real property, pending litigation, and collective bargaining, the Chairman entertained a motion to move to Executive Session. He stated that discussing these matters in Open Session would have a detrimental effect on the Town's negotiating strategy, the Town's litigating strategy, and the Town's collective bargaining position. He said that the Board would only be returning to Open Session to adjourn and invited Mr. Zubricki to attend the Executive Session. Following a unanimous Roll Call Vote, the Board moved to Executive Session.

The Board returned to Open Session at 8:52 a.m.

A motion was made, seconded, and unanimously voted to correct an error that was made regarding the designation of the leased property at 172 Conomo Point Road (Map 24, Lot 24) and the year-round list will now be corrected to account for the past error.

There being no further business before the Board, a motion was made, seconded, and unanimously voted to adjourn the meeting.

Documents used during this meeting include the following:

Letter to Mr. Liberti, Mr. Collins, Mr. Judd Pratt, and Mr. Osburn

Analysis of Lease Revenue and Real Estate Taxes

Notes on Parking

Prepared by: _____
Pamela J. Witham

Attested by: _____
Lisa J. O'Donnell