

Memorial Town Hall, 1 Library Street, Georgetown, MA 01833
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BOARD OF SELECTMEN MEETING MINUTES
Memorial Town Hall
4/6/15
6:30 PM – General Meeting, 3rd floor meeting room

Selectmen Present: Stuart M. Egenberg, Chairman; Gary Fowler, Clerk; C. David Surface, Philip Trapani

Others Present: Michael Farrell, Town Administrator; Janet Pantano, Administrative Assistant

Absent: Stephen Smith

Pledge of Allegiance

6:30PM-JOINT MEETING with the FINANCE & ADVISORY BOARD

Budget and ATM Warrant for May 4, 2015 discussion

FinCom members present: Sandy Gerraughty, Chair; James Lacey; Joseph Bonavita; Ashley Pierson; Wayne Snow; Robin O'Malley; and Matt Newhall

Mr. Egenberg stated that the FinCom is present tonight to discuss the warrant. Sandy Gerraughty, Chair called the FinCom meeting to order.

Article 16-ATM 15-35 Council on Aging, Senior Center

Ms. Gerraughty stated the BoS put an article on the warrant for the Senior Center at Perley School not to exceed \$100K. She stated that the board and FinCom need to see if they have the funds for design services as it is 5,000 sq. ft. and the cost is about \$7-\$8 a sq. ft. Ed DesJardins stated that he could speak to this as an architect and he has looked at the property and gave copies of plans of what the CoA offices would look like with the walls. Discussion on where the \$100K number came from. Mr. DesJardins stated that these are only estimates. Ms. Gerraughty stated that they put up walls we must bring the rooms up to code. Mr. DesJardins explained the plans and that there are not that many changes. Ms. Gerraughty stated that they do not want to get in a pickle. Mr. Farrell stated that it would take two months for an RFP. He stated that he could wrap up the RFP in 60 days. Ms. Gerraughty stated that once they have the design costs then they can get the construction costs. Mr. Fowler asked if the classrooms were up to code. Mr. Farrell stated that the rooms are up to the code that Schools must meet. It was stated that the work must be paid at prevailing wage rates. Mr. Trapani stated that it does not matter the number but the town has to have the funds. He stated that the town must have design plans and may have to phase the project. Mr. Surface asked if this is the amount of space the CoA needs. Ms. Fiorello stated that this is a start for now and the near future. She stated that in the next 20 years the elder population will be growing. She stated that we will have 5 rooms for now and in the future the other 2 rooms may be available. Mr. Surface stated that he does not want to settle. Mr. Trapani stated as discussed we have a plan and we will work to get additional space and work with the school. Mr. Egenberg stated that we will need an article for design and the bid the

project and then go for the funds to build. Mr. Fowler stated that at the start Mike Anderson stated his staff could put up the walls such as the Highway staff assisted with other projects with the Historical Commission. Mr. Farrell stated when he talked to Jon the walls must be built to the high standards of the Schools. Mr. Lacey stated the issue is the availability of funds. He stated that they may have funds for design and would have to take from the Stab Fund for the build. Mr. Farrell stated there is \$85K in the Capital Stab fund and taking funds from here would not affect our bond. Mr. Egenberg asked what the offices would be for. Ms. Fiorello stated that they would be used for programs, Shine, Income Tax Prep, Insurance needs and eligibility, Open Enrollment, Elder health issue discussions, etc. Mr. Bonavita stated that they would have to bring the rooms up to code, there may be handicap accessibility of bathrooms, parking issues, and if children are in the building with construction this may be an issue. Mr. Trapani stated there needs to be a separation between School and adults and there will not as many students in the building after the new school opens. Mr. Farrell stated that parking will be alleviated by classes going to Penn Brook. Mr. Surface stated that he has a concern of if the needs of the CoA are being met. He stated he likes phasing and using the Capital Stab Fund and also stated what about a bond. Mr. Farrell stated could do a note as it is a small amount. Mr. Surface stated that there is no question we are going to do this project. Mr. Lacey stated that we are having trouble finding funds for Elm Street and have to look at all projects. Mr. Surface stated that we need to have a plan. Mr. Fowler stated he agrees on the space and the 5 rooms are keeping the Superintendent happy and School Committee is coming around. He stated that if we work together we can do this. Ms. Fiorello stated that the area between the School and Senior Center will be locked and only area used jointly may be the cafeteria and students and seniors would be supervised. Ms. Gerraughty stated that they need to get someone to design the space and do the project once and right. Mr. Lacey stated that they need to put an article to get an engineering plan then go out to bid and put on the Fall Town Meeting warrant to fund. Mr. Trapani stated that the process may push this out 3-6 months. Mr. Desjardin stated that there are only 6 offices and very minor changes. Mr. Egenberg stated that this board is in full support of the Senior Center.

Article 22-ATM15-38 Transfer from Overlay Surplus

Mr. Farrell stated he met with the Assessors and they released \$30K for Capital items. Mr. Lacey asked if these funds have to go to two Fire Department articles. Discussion to leave how it is.

Article 16-ATM 15-35 Council on Aging, Senior Center

Mr. Egenberg stated to add design, engineering services, and to modify and equip.

Mr. Egenberg asked about handicap accessibility issues. Mr. DesJardins explained all areas are accessible and explained that the urinals in the men's room need to be replaced and raised.

FinCom Adjourned at 7:30PM

Board Business

Discussion and Vote on articles for the Annual Town Meeting Warrant for Monday, May 4, 2015 and the Special Town Meeting Warrant for Monday, May 4, 2015

Article ATM 15-36 Intensity of Use Schedule

Mr. Surface stated he invited George Comiskey to discuss Article ATM 15-36 Intensity of Use Schedule. He stated that he had some concerns on the global concerns on the change. Mr. Comiskey explained the changes to the board and how it affects lots with continuous building area. Mr. Egenberg asked his opinion of the change. Mr. Comiskey stated that before when they looked at some changes to the schedule it took two years and a lot was looked at. He stated that from a watershed perspective and he is from Parker River Watershed he is not in favor of the change. He stated he supports the Aulson project. He stated that Mr. Aulson could have presented as a 40B project but it would have required 25% affordable units. Mr. Trapani stated that the board's intent was more to provide conversation on the requested change and did not mean that the board was in favor of the change. He stated that he does not care about the impact to this project but is concerned about the overall town impact. Mr. Comiskey explained his concerns in the downtown area. Mr. Trapani stated that the board put it on the warrant for discussion. Mr. Fowler stated that he did not want the board to slow down the process for the applicant. He stated that the resident took the time to research and they need to look at what needs to be done. He stated he is on the Economic Development committee and they are looking at how to improve the downtown.

Discussion on the project and how this article came about. Mr. Fowler explained that he feels a citizen came to them and he believes that the board should allow the resident the opportunity for fellow residents to vote.

Mr. Egenberg stated that he has a concern with the article and that residents at the ATM will not know what they are voting on. Mr. Surface stated that the Selectmen are the filter for the warrant.

Mr. Trapani moved to *open* the ATM Warrant for May 4, 2015. Mr. Fowler seconded the motion and the motion was approved by a unanimous vote.

Article ATM 15-36 Intensity of Use Schedule

Mr. Farrell stated that there was an additional section added to the article - Chapter 165-68 Apartments specifically to remove Section A. He stated that the board should vote to add this section to the article.

Mr. Trapani moved to add amended language from *Ch. 165-68 Apartments, Section A* to Article 33-ATM 15-36. Mr. Fowler seconded the motion and the motion was approved by a 3-1 vote.

Mr. Egenberg stated that the Public Hearing on this Zoning change is Tuesday, April 14th at 7:15PM here in the 3rd floor meeting room. He encouraged residents to come out and discuss the change.

Mr. Farrell stated that last Thursday he met with the Board of Assessors and the board agreed to release \$30K for the budget. He stated that the intent was to support the Capital items with the highest priority which were the AED's and Imaging Cameras.

Board went through the warrant articles.

Article 16-ATM 15-35 Council on Aging, Senior Center

Mr. Egenberg stated that they need to add design, engineering services, and to modify and equip to the CoA article.

Mr. Trapani moved to add to Article 16-ATM15-35 the language “design, engineering services and to modify and equip”. Mr. Fowler seconded the motion and the motion was approved by a unanimous vote.

Mr. Surface moved to remove Article 18-ATM15-29 CIP, Thermal Imaging Camera. Mr. Trapani seconded the motion and the motion was approved by a 3-1 vote.

Mr. Surface moved to remove Article 24-ATM15-23 Fire Dept., Automatic External Defibrillators. Mr. Trapani seconded the motion and the motion was approved by a 3-1 vote.

Mr. Trapani moved to insert Article 22-ATM-38 Transfer from Overlay Surplus for the purpose of funding Thermal Imaging Cameras and Automatic External Defibrillators. Mr. Surface seconded the motion and the motion was approved by a 3-1 vote.

Discussion on the \$30K from the Assessor’s.

Mr. Farrell stated that the FinCom is reluctant to take funds from the Capital Stab Fund. He stated that the AED’s are for town buildings. Mr. Egenberg stated that we are living with risk now. Discussion on the use of some of these funds to fund Article 15-ATM15-18 Other Post-Employment Benefits Trust Fund (OPEB) instead of AED’s and Thermal Imaging Cameras.

Mr. Trapani moved add back Article 18-ATM15-29 CIP, Thermal Imaging Camera. Mr. Surface seconded the motion and the motion was not approved by a 0-4 vote.

Discussion to change Article 22-ATM-38 to use \$15K for the Thermal Imaging Cameras and AED’s and \$15K to move into the OPEB account.

Mr. Trapani moved for Article 22-ATM-38 to fund \$15K for Thermal Imaging Camera’s and AED’s and \$15K to Article 15-ATM15-18 OPEB. Mr. Surface seconded the motion and the motion was approved by a 4-0 vote.

Board went through warrant from the beginning to vote on recommendations.

Mr. Trapani moved to recommend Article 1 to Article 6 ATM15-01, 02, 03, 04, 05, and 07. Mr. Surface seconded the motion and the motion was approved by a 4-0 vote.

Mr. Trapani moved to recommend the Consent Calendar articles Article 7 to Article 12 ATM15-08, 09, 11, 13, 15, and 16. Mr. Surface seconded the motion and the motion was approved by a 4-0 vote.

Mr. Trapani moved to recommend *Article 13 ATM15-17, Ladder Truck Payment*. Mr. Surface seconded the motion and the motion was approved by a 4-0 vote.

Mr. Trapani moved to recommend *Article 14 ATM15-12, Local Access Programming*. Mr. Fowler seconded the motion and the motion was approved by a 4-0 vote.

Mr. Trapani moved to recommend *Article 15 ATM15-18, OPEB Trust Fund*. Mr. Fowler seconded the motion and the motion was approved by a 4-0 vote.

Mr. Trapani moved to recommend *Article 16 ATM15-35, Senior Center*. Mr. Surface seconded the motion and the motion was approved by a 4-0 vote.

Mr. Trapani moved to recommend *Article 17 ATM15-20, CIP, Voting Machines*. Mr. Surface seconded the motion and the motion was approved by a 4-0 vote.

Discussion that there are no funds for the CIP articles.

Mr. Surface moved to *rescind* recommendation of *Article 17 ATM15-20, CIP, Voting Machines*. Mr. Trapani seconded the motion and the motion was approved by a 4-0 vote.

Mr. Trapani moved to recommend *Article 21 ATM15-21, Transfer from Overlay Surplus*. Mr. Surface seconded the motion and the motion was approved by a 4-0 vote.

Mr. Trapani moved to recommend *Article 22 ATM15-38, Transfer from Overlay Surplus*. Mr. Surface seconded the motion and the motion was approved by a 4-0 vote.

Mr. Trapani moved to recommend *Article 24 ATM15-24, Repair Engine 1, 2003 E-One Pumper Truck*. Mr. Surface seconded the motion and the motion was approved by a 4-0 vote.

Mr. Trapani moved to recommend *Article 25 ATM15-29, Reduce Finance and Advisory Committee from 9 to 7 members*.

Mr. Surface asked if the Moderator was in favor of the reduction. Mr. Farrell stated that he has not heard from the Moderator and did not know.

Mr. Surface seconded the motion and the motion was approved by a 2-1-1 vote.

Mr. Trapani moved to recommend *Article 26 ATM15-25, Community Preservation Committee A thru I*. Mr. Surface seconded the motion and the motion was approved by a 4-0 vote.

Mr. Trapani moved to recommend *Article 27 ATM15-37, Definitions and Word Usage*. Mr. Surface seconded the motion and the motion was approved by a 4-0 vote.

Mr. Trapani moved to recommend *Article 28 ATM15-26, Solar Energy Facilities*. Mr. Surface seconded the motion and the motion was approved by a 4-0 vote.

Mr. Trapani moved to recommend *Article 29 ATM15-27, Use Regulations and Intensity of Use Schedule: Modifications*. Mr. Surface seconded the motion and the motion was approved by a 4-0 vote.

Mr. Surface moved to recommend *Article 30 ATM15-28, §165-69 Accessory Apartments*. Mr. Surface stated that the Affordable Housing Task Force and Trust has been working on this article and it will allow in-law apartments to be used for affordable housing.

Mr. Trapani seconded the motion and the motion was approved by a 3-1 vote.

Mr. Trapani moved to recommend *Article 31 ATM15-33, By-Law Amendment Chapter 15 Dog waste*. Mr. Surface seconded the motion and the motion was approved by a 4-0 vote.

Mr. Trapani moved to recommend *Article 32 ATM15-34, Gift of land Parcel F, 172 East Main Street and to amend the article to read for Passive Recreation and under the care, custody, and control of the Conservation Commission*.

Mr. Farrell stated that neither the Planning Board nor Conservation Commission can require a developer to gift land. He stated both would like control of the land and if the ConCom does not get the land as Passive Recreational land they may rescind their vote. Discussion if the land should be for Active or Passive recreation. Mr. Fowler and Mr. Surface asked if the developer had a preference. Mr. Farrell stated that he did not.

Mr. Surface seconded the motion and the motion was approved by a 3-1 vote.

Mr. Trapani moved to close the ATM Warrant for May 4, 2015. Mr. Surface seconded the motion and the motion was approved by a unanimous vote.

Warrant & Minutes

Warrant to be signed

Minutes March 9 and 23, 2015; Executive Session March 23, 2015

Mr. Fowler stated he did not believe that Mr. Smith was present at the March 9th meeting. Ms. Pantano to check and amend minutes.

Mr. Fowler moved to approve the minutes of March 23, 2015. Mr. Surface seconded the motion and the motion was approved by a 3-0-1 vote.

Mr. Fowler moved to approve the minutes for the Executive Session of March 23, 2015.

Mr. Trapani seconded the motion and the motion was approved by a 3-0-1 vote.

Correspondence

Resignation of John Bell from the Conservation Commission

Mr. Egenberg read the resignation of Mr. Bell from the Conservation Commission. He thanked Mr. Bell for his 10 years of service with the Town and Conservation Commission.

ITEMS NOT REASONABLY ANTICIPATED BY THE CHAIR 48 HOURS IN ADVANCE OF THE MEETING

Selectmen's Report

Review summer meeting dates: July 13th or 20th; August 10th or 17th, at 6:30PM.

Board members checked their calendars and will meet on Monday, July 20th and Monday, August 10th, 2015 at 6:30PM.

Town Administrator's Report

Discussion on Fire Chief Recruitment

Mr. Surface asked about the salary numbers in the document. Mr. Farrell stated that the information is what we have. Mr. Farrell asked if the board wants to look at internal and external candidates. He stated he is asking for the minimum requirements that the board wants in a candidate. Mr. Trapani stated that they should take the search outside the department. Mr. Farrell stated that the Fire Chief recommends going outside the department also. Mr. Farrell stated that he recommends we get a panel of Chiefs to vet the candidates. Mr. Trapani stated that they should have professional staff review candidates and a panel. Mr. Farrell stated a professional panel and then a citizen panel who forward top selections to the BoS. Mr. Egenberg stated that he would like to see Fire Chiefs from other areas then just the surrounding towns. Mr. Farrell stated with the attached timeline would need the BoS input on requirements. Mr. Trapani asked for a subcommittee to work on requirements. Mr. Farrell stated that the current Fire Chief should be involved. Mr. Surface stated he would work with Mr. Farrell and the Fire Chief on the requirements.

Appointments & Approvals

Request from the Town Clerk to approve the Poll Workers for the May 11, 2015 town election.

Mr. Surface moved to approve the Poll Workers as presented by the Town Clerk for Monday, May 11, 2015. Mr. Trapani seconded the motion and the motion was approved by a unanimous vote.

Request for Re-Appointment of N. Jon Metivier, Building Inspector; Glen Clohecy, Alternate BI; Mark Unger, Inspector of Wires; Robert Brown, Alternate Insp. of Wires; William Gianacoplas, Plumbing Inspector; Stan Kulacz, Alternate Plumbing Inspector.

Mr. Surface moved to re-appoint N. Jon Metivier as Building Inspector; Glen Clohecy as Alternate Building Inspector; Mark Unger as Inspector of Wires; Robert Brown as Alternate Inspector of Wires; William Gianacoplas as Plumbing Inspector; Stan Kulacz as Alternate Plumbing Inspector term to expire March 31, 2016. Mr. Trapani seconded the motion and the motion was approved by a unanimous vote.

Mr. Egenberg stated volunteers are needed for the American Legion Park reconstruction.

Next Meeting

Tuesday, April 28, 2015 at 6:30PM, 3rd floor meeting room, Town Hall

Adjournment

Mr. Surface moved to adjourn. Mr. Trapani seconded the motion and the motion was approved by a unanimous vote.

BoS Minutes
April 6, 2015

Meeting adjourned at 9:43 PM.

Minutes transcribed by J. Pantano.

Minutes approved May 18, 2015.