



BOARD OF SELECTMEN AGENDA

August 11, 2014

6:15 P.M - Call meeting to order
All stand for Pledge of Allegiance

Approve Bi-Weekly Warrants, votes needed

Payroll Warrant –	PW15-07	\$ 163,089.93
Bill Warrant -	BW15-07	\$1,060,119.70
Deduction Warrant –	DW15-05A	\$ 30,688.32

Approve Property Use Permits, if any

Review Correspondence, take action if needed, votes may be taken

- 1) Chief Kirmelewicz requests appointment of Michael B. Traister as full-time Patrol Officer, said appointment effective Aug. 1, 2014 thru Sept. 30, 2014
- 2) See attached letter from South Station Officers Greaney, Gilford, York, Santapaola and Kastrinelis
- 3) Board please sign two (2) copies of Earth Removal Permit (already voted to grant) and two (2) copies of P&S Agreement for Angelini property. I will send P&S to counsel and ask that he arrange the title search
- 4) See list of end of year transfers & explanation Board needs to vote to approve. Finance Board will also need to vote approval.

6:30 P.M. – Residents of lower Center Street re: Eagle Scout project approved last November – clearing of existing trails

7:00 P.M. - Alex Johnson, Mike Dempsey & Bob Guptill re Center Street Greenway Committee

Decision on proposed policies, if any ???

Board of Selectmen – general discussion period, if needed

Adjournment

Date of next regular meeting: 6:15 P.M. - Monday, August 25, 2014

MINUTES

BOARD OF SELECTMEN

AUGUST 11, 2014

Meeting called to order at 6:23 P.M.

Present Selectmen Joseph D'Amore, William Dunn and Chairman Elizabeth Gorski

All stood for the Pledge of Allegiance

Residents of lower Center Street – to discuss Eagle Scout project

Residents of lower Center Street were present and had requested the meeting before the Board to discuss concerns they have with the Eagle Scout project taking place in their neighborhood. Also present were the Eagle Scout candidate Stephen Sample and several Scout leaders, including Stephen's parents. Chairman Gorski asked that the Eagle Scout candidate speak briefly about his project for those watching the meeting from their home.

Stephen Sample spoke of the system of trails on the other side of "dead hill" and his project is to clean them, mark them and make a map of the system for the site; that this system will connect to the parking lot that already exists so people can park, access the trails from the lot and utilize the map to see where they are and will be going. Stephen stated the existing system is in Haverhill and a small section of Groveland is actually owned by Haverhill Water. Selectman D'Amore asked Stephen to speak on the completed scout project that is across the street from the parking lot that he mentioned. Stephen replied that it was his oldest brother's project; that he had made a trail down to the water to allow access to the boat ramp; that his brother had two sections to his project, adding picnic tables and grills to the area; that one side of that project is completely handicapped accessible; that his brother also expanded the size of the parking lot which the town later paved.

Jeff Pappas, 34 Center Street told the Board that he was asked to be the spokesperson for the neighborhood. Pappas told the Board that one of their key problems is there has been a lack of communication; that it has been said that the neighbors were spoken with about the project but they have not been spoken too nor have they received any information about the project; that to this day they don't know where the trail is supposed to be; that they have never received a map or a diagram of the system; that there has been no communication at all and suggested that has led to a lot of the problems.

Pappas shared copies of emails that were sent between Rob Moore, Haverhill Conservation Department and Sample. Moore's email asked Sample if he had involved the Town on the project, stating that it should weigh in on the use of the parking lot, use of its land in general, town maintenance of the lot (regular trash pickup), and how additional car use may impact the bus turnaround. Pappas told the Board that they would like to know whether the Selectmen had considered all those points and Chairman Gorski responded that the Board had discussed the parking and the bus turnaround. She told Pappas that they can't say that the maintenance would be taken over by the Highway Department; that it is a department of 3 people and they can't have them out cleaning up someone's trash they leave behind. Gorski stated that if people love the area so much the Board assumes they would pick up their own trash. Gorski told Pappas that it's a beautiful spot and people who use it should take their trash with them when they go home. Pappas responded that they don't and it's evident at the last scout project.

MINUTES-PAGE #2
AUGUST 11, 2014

Pappas continued reading from the email, telling the Board that he had asked some questions of Stephen; that one was had he done any door to door poling to engage abutter's interest or concerns with such a project.

Pappas read Stephen's email to Moore dated June 6, 2014 in which he reported that he had run into some problems with his neighbors and had talked to his beneficiary about them and the beneficiary (Recreation Committee) had directed him to the Board of Selectmen; that the Board had no problem with his project but did want a signed letter from the land owner (Haverhill) to prove that he had permission to work on it.

Pappas told the Board that the neighbors were at a neighborhood gathering last Fall and were told by Mr. Sample that the project would be taking place. Pappas stated that Moore had emailed Sample back stating he did not find a letter in his file but did find the 2012 email with concerns and questions and asked Stephen how they had been addressed. Sample had responded saying that he plans to rely on his Troop and beneficiary to collaborate on how often to maintain the trails. Pappas told the Board that they had spoken with the head of the Recreation Committee and she wasn't able to verify that they had signed on as beneficiary to the project, but did point out that they do not have a budget to maintain the trails if they are built or to pay for cleaning up the trash; that their concern is that if this project is built it will end up like the previous project; that if you look at that project now there's a real problem with trash; that people just dump it on the ground and do not take it with them. Pappas told the Board that if the Town doesn't take care of the area, it will not be taken care of. He also told the Board that the he and his neighbors want to make it clear that they had not received any information on the project until it had already been done; that that is the reason they are here and that they are really opposed to the project for a number of reasons.

Pappas told the Board one of their biggest concerns is the issue of safety; that there are several houses that are set back into the woods. Resident Isabelle Byron spoke, stating that her home is the furthest back and she is afraid having the trail so close to her property, and is concerned with safety whether it be a fire or other issues. Isabelle told the Board that no one had ever discussed the project with her.

Chairman Gorski addressed Stephen telling him that the Board applauds him for trying to earn his Eagle Scout badge; that she knows he did meet with the Board last Fall; that probably the neighbors should have been at that meeting; that they've had neighbors present at other meetings such as when field lights were proposed for Washington Park; that she knows Stephen did not have any intent to upset anybody when he did his project. Gorski stated she doesn't know how they can fix this and asked how far along he is in his project and Stephen told her the project is almost completed.

Stan Sample, 40 Center Street asked to speak and stated that they have never been before the Selectmen for approval of a project, then corrected his statement saying only if the project was on town property; that he and other Scout parents and leaders were surprised that they had to meet on this project because the project is in Haverhill; that there is probably 50/75 feet of trail in Groveland; that the trail map sign could be moved 50' and then the total project is on Haverhill's property. Chairman Gorski asked how they can find a solution because the project is just about complete; that 99% of the project is on the City of Haverhill's property but the project does have an impact on Groveland residents. Stan Sample showed the Selectmen a map of

MINUTES-PAGE #3
AUGUST 11, 2014

the project and noted that none of the residents present are direct abutters to the project; that Greenbelt also owns much of the property. Gorski asked how long the trail is and Stan Sample responded 1.5 to 2 miles long. Sample spoke about the maps he showed telling the Board that the residents have concerns about people coming down to the area of their homes but the only way anyone could come down to the area of the homes is if they travel on the trails made by the property owners own four wheelers that traveled from their homes, over property owned or protected by Greenbelt. Stan Sample told the Board that anybody using the trail system would be following the trail markers; that if anyone is going there to start trouble, they would do so without the trails being there.

Resident Jill Peabody of 38 Center Street asked if she were doing this project what bylaw would she have to follow to ensure that she followed all the proper steps. Conservation Chairman Dempsey responded saying that normally, if people are going to do trails on town property, they would go to the department that is in charge of that property and stated that scouts have done projects on Conservation controlled property such as Veasey Park; that the Conservation Commission would put down conditions about the project; that if no other department has control then the Selectmen would be in charge. Dempsey told those present that it sounds like the property in Groveland they are discussing this evening is Lot 45-2, consists of about 4.5 acres and is owned by the Haverhill Water Department. Dempsey stated that he doesn't see where Groveland would have any say in this trail system; that the Selectmen could give their blessing to it and the Recreation Committee could be a beneficiary of it; that it would be up to the City of Haverhill to approve the project.

Nancy Amidio, 22 Center Street commented on many people having shown up in her back yard and asked Stanley Sample what he meant when he said people using the trail system wouldn't come down to their yards. Sample responded that he agreed with her and feels that people followed the trails that were clearly defined by use of their 4 wheelers. People walking in the woods and come across a defined trail will follow it; that the trail system will be clearly marked with markers and will be followed by those using it. Selectman Dunn stated he doesn't want to see the neighbors going against each other and asked if they could get down to what they all want and what they can do to achieve that. Mrs. Amidio told the Selectmen that her real concern is about fires and turned the microphone over to a new neighbor, Joe, who lives at 24 Center Street and is a fireman.

Joe stated he moved there last October and he thinks the Boy Scout organization is great and his concern has nothing against them; that what they do is great and the rec area across the street from this project looks great although he has noticed a lot of trash at times and non-contained fires in that rec area. Joe told the Board he feels that people who currently use the rec area will be moving up to the trail area and have small fires; that Groveland is a call department and their response time will be delayed. Chairman Gorski responded that the Fire Department is fast and the firefighters do a good job.

Joe questioned whether the hydrants in that area work and whether they are flushed, then stated that the Fire Department will need to draw from the Pond which will be an issue; that the lengths of hose that will be needed to get back to the woods is going to take a lot of time; that everyone knows a brush fire will take off and could come into his property and that is one of the big concerns for him, how long it will take for them to put out the brush fire. Chairman Gorski responded that they will bring those concerns to the Fire and Police Departments; that the

MINUTES-PAGE #4
AUGUST 11, 2014

Police already patrol that area often. She told Joe that they can't stop people from enjoying the pond, and as the Conservation Chairman stated the property is mostly owned by Haverhill. Joe asked if the people on the other side, Haverhill residents, know about the project and Chairman Gorski responded they wouldn't know that.

Stan Sample told Joe that when the neighbors were all out around on the Pond he told them about the project and explained what was going on and where it was when they were ice fishing. Joe responded it was brief and Sample agreed that he did not go into great detail about what was going on. Joe responded that the trails that were already there have been blocked off with sticks and Sample told him those were the trails that had been made by the four wheelers of the Amidios and Curry family; that the trails are up at the top and well defined.

Sample told the Board that when his son Jason did the project on the other side the trash at that time was horrendous; that his son placed 50 gallon barrels at the site and they are emptied weekly by the town's contractor. He also stated that they found a fire pit that was built with rocks and it was totally dismantled by the scouts last week and agreed that it shouldn't be there. Joe responded they will keep making them, and Sample agreed and asked how do you stop them? Joe also said that by making a trail that is so open to the public and that everyone knows about will cause more foot traffic there, and his concern is a brush fire. Sample told those present that they had Greenbelt look at the project and he said they thought it was a great project.

Selectman D'Amore told the residents that they do want to continue the discussion up to a certain point but if they have something new to add to speak up; that he would like to make some comments and suggest some steps that they can take. Jill Peabody spoke and said she called Greenbelt today and was told that last week was the first they had heard about this project. Peabody suggested that the town enhance their existing assets such as Veasey Park which has bathroom facilities, parking, controlled population; that Johnson Pond is a reservoir and they are expanding on it and it has no facilities. She asked if she's working in those woods and has a problem is she to call Haverhill or Groveland; that she wants answers to those question; that they need a bylaw that answers what it is that needs to be followed.

Lynne Pappas, 24 Center Street, told the Board that she thinks it's unfortunate that there are so many people upset about this because of the way it hasn't been handled; that they haven't been given the courtesy to sit down and discuss it as they are now doing; to understand where the trails are and that they are only in Haverhill. Pappas said there are so many other projects in Groveland that are needed. Pappas told the Board that she spoke to Mr. Sample last year and asked him what about Veasey Park; that Veasey needs people to come in and do some things; what about the town forest on Wood Street. Pappas stated again that she feels it is very unfortunate that they chose to put in the trail and not discuss it with anyone.

Mr. Sample addressed Peabody giving her the name of the Greenbelt representative, David W. Rimmer, who walked the trail with him and the scouts, telling Peabody she probably didn't find information from them because none of the trails are on Greenbelt only those created by the neighbors four wheelers. Sample stated he doesn't want Greenbelt involved because they were very upset seeing four wheeler trailers going through their property; that motorized vehicles are not allowed and Mr. Rimmer was very upset to see that they had been on the property.

MINUTES-PAGE #5
AUGUST 11, 2014

Kathy Sample spoke and told the Board that when her son Justin did his project they spoke with the neighbors and everyone was in favor of it; that they had told them they would be good neighbors and not broadcast the project so that attention was attracted to it; that they felt the same way about Stephen's project; that they were never going to broadcast it. Mrs. Sample told the Board that they had told the neighbors about the project at a neighborhood get together and asked that if anyone had any problems they speak with them; that they never heard until the neighbors had brought their complaints to the Selectmen last year. Mrs. Sample told the Board that they weren't trying to cause a problem in the neighborhood but after some of the neighbors complained to the Selectmen's office they (Samples) knew how they felt about the project and saw no sense in trying to speak with them. Chairman Gorski told Mrs. Sample that the Board knows they were not trying to cause a problem for anyone. Mrs. Sample also told the Board that every time she drives by the area of her son Jason's project and sees trash thrown there she stops and picks it up, and as her husband told the Board the town's contractor empties the barrels every week.

Chairman Gorski told those present that she feels bad that they are all good friends and neighbors and now they have this division. She asked Mike Dempsey if the Scouts have done trails in the town forest; that that seems like an area where a project wouldn't impact other residents. Dempsey replied that the scouts have done projects for Conservation at Veasey Park, at the Pines and at town forest; that there are trails all over town that these same issues could apply; that they are concerned about fire risk and safety but just because there are trails or not the woods can still catch fire. Dempsey told the Board that the Scouts are doing projects all the time; that they respect that the Scouts put a lot of time and effort into to the town to do some of the things that need to be done. Dempsey said Conservation and Open Space and Trails really appreciate all that the Scouts have done and hopefully the Selectmen can come up with a middle of the road solution.

Eagle Scout candidate Stephen Sample spoke and said all he has seen is neighbor to neighbor fighting about his project and he doesn't feel that's how it should be; that he grew up in that area and has walked the trails and feels other people should be able to enjoy them. He told the Board that he went through the proper authorities before he even started and brought it to Council; that he did speak with neighbors and there were concerns but no oppositions. Stephen said he research the land, found it was Haverhill's and directed all his attention to Haverhill; that they gave him the green light and as soon as the first concerns came they stopped working on the project; that they were asked to go before the Selectmen and he did and received the green light again; that he got all the paperwork and did everything he was supposed to. Stephen told his neighbors that he is very willing to work with them to come up with a solution whether it be more signage, stricter rules for the trails but he does not see it as right where went through all the proper authorities, did everything right and now they are stopping him and not allowing him to go through with it.

Chairman Gorski told Stephen that she has spoken with Sam Plouff several times and he applauds Stephen's efforts and only said good things about him and that he is sorry this happened and hopes they can reach an amicable solution. Selectman Dunn addressed Stephen and asked if there was a representative of the neighborhood who would bring him a list of the neighbor's concerns would he be willing to try to address the concerns so he can move on and finish the project; that that's what he (Dunn) thinks needs to be done.

MINUTES-PAGE #6
AUGUST 11, 2014

Selectman D'Amore told the residents that the Board will not be able to solve their concerns tonight but he has some thoughts he'd like to bring forward. D'Amore stated that it's not good public policy because they don't have jurisdiction over a piece of property that it's not their problem; that what the Board of Selectmen have is jurisdiction over people's happiness and harmony in a neighborhood which they don't have right now. He told the residents that there is nothing anyone can do about their feelings of not receiving proper or sufficient notification; that he did hear their three concerns, fire, public safety and trash issues which he thinks are serious concerns. D'Amore stated he was at the property the day before and walked a lot of it; that he's walked a lot of the town's open spaces and told the residents that Stephen cannot solve all of society's problems, or can he prevent them by not doing a project, or by doing a project in such a way that he can keep at bay society's problems such as people wanting to loiter, set fires, etc.; that they can't prevent that from happening. D'Amore told the residents that he has walked all 50+ acres of Meadow Pond area and there is trash in there; that kids are doing things there that they shouldn't be, but they can't prevent that; that what he is willing to do is walk in the woods with the neighbors on Thursday or early Sunday morning and talk through what they see, what they like, what they don't like and hopefully try to get some resolution. D'Amore stated that at this point it is an almost completed project but asked them to keep in mind that those trails already existed and is used by hunters and recreational people; that he understands what their concerns but is willing to walk the property with them, see where their houses are and see if they can work through the problems; that he will be open minded and will not be biased at all; that what he wants is harmony.

Resident Scott Eagan, 38 Center Street responded saying he thinks the bylaws need to be very, very clear and defined; that he's heard a whole lot of opinions, a whole lot of direction and D'Amore seems to think mediation is the way to go; that that is D'Amore's opinion, but the bylaws are there for a reason. Eagan stated he has heard a whole lot of discussion but has not heard anybody define any bylaws, and that is what bylaws are for, so if someone can come up with the applicable bylaws, that would be a very good foundation to start with and they can work from there. D'Amore responded that he thinks the bylaws are silent on this issue and especially where they have a project approved by an entity outside of our town. Open Space and Trails Committee Chairman told the residents that the protocol that Conservation Chairman Dempsey laid out before with regard to the owner of the property and who would be charged with permission on that property, that is the protocol that has historically always been followed in this town; that there are really no bylaws that dictate this and there's been no other precedent that would deviate from that practice that he is aware of.

Selectman Dunn stated that one thing he would hate to see at the end of this evening where they have a young gentleman trying to become an Eagle Scout and divide a neighborhood; that you would hate to see that or those watching on t.v. right now thinking that this young gentleman is trying to become an Eagle Scout and they have neighborhood that can't get it resolved. Dunn told the residents that he's hoping they can resolve it; that Joe is willing to walk it and find a way to resolve their concerns; that he would like to see this work out for the young man and the neighborhood. The newest Center Street resident Joe spoke again and asked if hunting is allowed at Veasey Park and was told no so he suggested that Veasey would be a safer place for the trails; that he has all the equipment and would be willing to donate some his own time to help Stephen get his badge; that if they could move the project to Veasey he thinks it would solve a lot of issues. Chairman Gorski thanked the resident for his offer but told him

MINUTES-PAGE #7
AUGUST 11, 2014

that they can't move the project to Veasey or town forest because there are already trails at both. Resident Jeff Pappas asked if Stephen could provide the residents with a copy of the map he has of the trail system prior to them walking it with Selectman D'Amore. Ms. Peabody suggested again that these issues are covered in Section 13 of the Bylaws and was told that she is reading from the Community Preservation Bylaw, and that the CPA committee meets 9 times a year to review and decide on funding for projects allowed under state law; that it has nothing to do with Scout projects and that the CPA meetings are posted meetings.

Selectman D'Amore asked if anybody wants to shut down the project is it because of (a) they weren't notified enough or (b) because of concerns; that he thinks it's (b) but then was told it is both so he responded ok but he thinks the concerns are maybe more of the slight majority and they need to get past the point that they haven't been notified enough and need to go after the concerns and asked if that makes sense and several residents nodded yes so D'Amore said they actually do agree on something and resident Scott Eagan responded no; that due process has to happen from beginning to end and if due process wasn't followed you can't just ignore that and say just move forward. D'Amore responded that he wasn't suggesting that and Eagan responded they have to follow due process from beginning to end and if they aren't willing to do so then there is a larger problem that needs to be addressed. D'Amore responded that somebody can show that the process was followed and the technicality is that most of this project is in someone else's jurisdiction and outside of the town.

Mr. Sample told those present that the project his son has been doing has been in the works for over two years and he does not have time to change projects; that the big problem is that Stephen has to have all his paperwork into Council this Wednesday because he's going to NYLT training which teaches older Scouts how to be leaders. Mr. Sample said they then have to take Stephen to Burlington, Vermont for college at the end of that training; that he needs the Council to sign off on his project on Wednesday then what they can do the walk that Selectman D'Amore suggests and take care of the neighbor's concerns about people walking off the trails, markers and so forth; that it all can get done. Scout leader Patti Garzone noted for the record that Stephen turns 18 in two and a half weeks and you cannot receive your Eagle Badge of Honor when you are over 18 years of age; that he has to get this done; that his project has been stopped now for over eight months; that he stopped when he was told to and he could have had this done but now he has these time constraints and is turning 18; that they are working with Council for him to get his Eagle Badge with what he has completed but they don't know if that's going to happen.

Selectman Dunn stated he doesn't see why the Board of Selectmen couldn't sign off on it with a set of conditions that still need to be completed. Dunn told Steven that he himself had tried to obtain his Eagle Badge of Honor but turned 18 and wasn't able to and feels for him because he knows where he is at. Resident Joe asked who would enforce the conditions, Haverhill or Groveland and was told that the town can't enforce something on another community's property Chairman Gorski told the group of residents that she doesn't think any of them don't want to see Stephen achieve his Eagle Scout Honor; that they just hadn't received enough information that would have helped them know what the project would entail and where it was actually located. Gorski, speaking for herself, said she does not want the process to stop; that she wants Stephen to achieve his goal; that she thinks he is a brave young man to come to the meeting and has done an excellent job; that she also knows that this is a good neighborhood because she has known many of the residents for years.

Resident Jeff Pappas responded that he agrees; that he knows Stephen has worked hard and they are not trying to keep him from becoming an Eagle Scout; that it's unfortunate the way this transpired; that they were never really part of the process; that all these concerns got raised but at this point the project is not going to be changed; that personally he could not see any purpose in causing Stephen to stop the project and losing his chance to achieve Eagle Scout status. Pappas commented that perhaps Stephen learned something about working with people and how communication is very important and that once they address the issues they all can move forward. Selectman D'Amore told the residents he's making copies of the maps and also copies of Stephen's original proposal so they can see the language that was used for Stephen to meet the requirements of the Council. D'Amore told the residents he will meet them on Sunday at 9:00 a.m. at the parking lot.

Ms. Peabody asked for a copy of the Minutes of the meeting from November 2013 when the project was discussed with the Selectmen. Selectman D'Amore gave her a copy he had brought to the meeting. Chairman Gorski and Mike Dempsey both explained that the State was giving the town a few thousand dollars to help with that area; that there will be boulders placed to keep trucks from entering to launch boats; that there will be plantings done in the area. Dempsey said with the efforts of ConCom, Highway, Police and the town's trash hauler he has seen a bring improvement in the way that area now looks; that today it's a lot cleaner and he's excited that Representative Mirra helped the town out and is looking forward to getting the work done there. Chairman Gorski thanked the residents for attending the meeting and told them the Board values their opinions and will try to find a solution. Gorski also thanked Stephen Sample for his hard work on his project.

Mr. Sample told the Board that Stephen's paperwork for his project has to be given to the Council on this Wednesday. Selectman D'Amore told him that they need to add the conditions mentioned this evening then someone call him and he will go over and sign the document. Mr. Sample clarified that someone from the Recreation Committee, as the beneficiary, will need to sign it once the stipulations of what needs to be done are added. The Board's Assistant suggested that the Recreation Chair Pam Blaquiere sign off on the original part of the project and then Selectman D'Amore signs for what was added from the meeting this evening.

Open Space and Trails Committee

Alex Johnson, Mike Dempsey and Bob Guptill met with the Board to discuss their proposal for creating a Center Street Greenway Committee, copies of which the Selectmen received in their packets. Alex told the Board that he believes in the town will be the owners of 150 Center Street within the next three weeks; that the effort has always been to protect the aquifer whenever there were discussions about this property. Alex told the Board that because the town is buying the property they can pretty much do whatever they want with it but hopefully the town believes that protecting its water source is critical for the town and its future.

Alex told the Board that there will probably be a myriad of desires and requests for what to do with the property and how to manage it; that if there's a desire to develop it, how to do so responsibly so the desire to protect the water is intact. Alex told the Board that he has spoken with the Finance Director about forming a Greenway Committee to help the Board of Selectmen exercise the duties over that property as the planning process is considered over the next year or two or however long it takes; that it may take many years to come up with a plan for its use.

MINUTES-PAGE #9
AUGUST 11, 2014

Alex read his group's mission statement which states: "To develop and execute a comprehensive stewardship program for the property at 150 Center Street that will ensure adequate protection for natural resources including our aquifer while providing a unified and singular process for consideration and pursuit of any potential use or development needs of the town on that property". Alex told the Board that he used the word stewardship because they need to be good stewards of the property no matter what the town may decide is the best use for it, while keeping in mind the need to protect its aquifer.

Alex told the Board that he would like to have a committee put together that can do surveys, hold public meetings to do a lot of outreach about the potential need/use of the property as well as looking at potential requests that will come in over time and try to funnel it all into a mini master plan for that property with the idea that they are trying to satisfy the greater good of what the town, as a whole, wants to do with that property.

Alex explained how they would like to see the makeup of the committee; that they thought four citizens at large should be included because there are a lot of town groups that will have an interest in the property and he thinks it's important to get some average citizen input from people that are unbiased and have no self or special interest. Alex explained that someday when someone looks back and says that the town spent \$3,675,000 to buy that piece of property, they would want the plan for that piece of property to be above reproach and that is the ultimate goal.

Alex told the Board that his group wanted to run their idea by them, get their thoughts on what they think of the plan of forming a committee to decide the best use of the property, and that at the Board's next meeting or thereafter that they may want to adopt the plan. Alex asked the Selectmen if they have any questions, concerns or thoughts.

Selectman Dunn responded that he is in agreement with their proposal for the most part; that he personally feels that as a town they cannot even afford to maintain that property; that they have no money to maintain it or send the Highway Department over there; that they need to come up with a plan how they are going to finance that property and maintain it the way it is now; that he thinks sooner than later they need to get a committee together; that he personally thinks that Mr. Bussing had the front lots of that land set for commercial use and he (Dunn) would like to see the lots off the front sold for commercial use, put that money into a kitty which will get the project rolling. Dunn told Alex that the talk about the aquifer and the well is not a concern to him because you can put a commercial property in, have it done right and it will not hurt our aquifer; that it can be done. Dunn told Alex that he doesn't want to keep going back to the taxpayers saying they need more money. Chairman Gorski mentioned that they just paid \$3,675,000 for the property and a lot of people will be asking what they are going to do and she agrees that they should have the answers. Gorski commented that she knows everybody will have a plan and Alex responded that there will be more than she can imagine. Gorski told Alex that his group's plan looks very good to her; that the makeup of the committee they propose is very large. Gorski stated that they have to take into consideration everyone in the community; that there are some groups that get neglected at times.

Selectman D'Amore told Alex that if the proposed committee has an advisory role to the Board of Selectmen and a special charge by the Board of Selectmen such as they did with the Government Advisory Committee; that committee worked very well and it had no authority but

MINUTES-PAGE #10
AUGUST 11, 2014

made recommendations to the Board of Selectmen. D'Amore commented that he didn't look at the membership suggested for the committee but his biggest fear is that people may feel that this is a process dominated by special interests. He gave an example that when the CPA was pitched, the biggest pitch was it was going to be a great way to address the affordable housing crisis; that the town doesn't have enough affordable housing and it's not taking enough steps to solve that issue and it could cost the town dearly by a reduction from the State of its local aid; that he has always been concerned about that. D'Amore told the group that since the CPA has been put into place it has been dominated by open space and recreation type of people and the affordable housing component, which was the reason the town put the CPA in place, has been silenced, maybe by default or not enough people interested in that. D'Amore told Alex that his groups' proposal is a great idea they put together but if they can assure the Board that the membership is going to be people from public safety, the water department, recreation, members at large, it would be hugely important.

Alex responded to D'Amore saying that the rationale is to accumulate as much information from as many groups as is possible; that Affordable Housing is one of the groups that will need to have input; that there are an umpteen number of recreation groups that will want to have a view on this; council on aging's need for a senior center and he thinks there are a number of other uses that people could come up with if given enough time. Alex told the Board that there are three committees on top that spearheaded the purchase of this property, Open Space, Conservation and Water and Sewer and solely to ensure that whatever happens on the property it is done with the aquifer in mind. Alex continued that the fourth participant is a member of the Board of Selectmen to make sure the Board is being updated on what is going on; the fifth is a member of the Finance Board to help figure out a way to pay for what they do and on an ongoing basis; the sixth is a member from Capital Improvement because if the decision was to put a senior center or affordable housing monies would be required to come from the town; seventh is the Planning Board so whatever is decided for this piece of property fits into the broader picture of the Master Plan of the town; that it was capped at that and said the remaining members should be citizens at large because they are trying to keep it as objective as possible. D'Amore mentioned and Alex agreed that at some point the Police and Fire will be a piece of the puzzle but they didn't feel it would be the best use of their time to have them as part of the committee.

All three Selectmen suggested that the Open Space & Trails Committee group go back, find members to serve on their recommended committee, then bring the recommendations back to the Selectmen and they will appoint them and give them their charge. Alex told the Board that he doesn't want to have any bias for who the four citizens at large will be and doesn't feel any one group, other than the Board of Selectmen, should be involved in the selection of those four members. The Board's Assistant suggested an email could be sent to each of the town groups Alex mentioned and ask that they designate one of their membership to serve on the committee, then maybe use social media to seek four citizens at large. Alex commented that he would like to see four different age groups selected from, backgrounds, or whatever so the citizens represent different aspects of the community. Selectman Dunn stated that although he would like to serve as the Board's representative he doesn't feel he can because his business is also an abutter to the property, but he will help them anyway he can. Chairman Gorski suggested a member of Groveland Housing Authority should be chosen to serve on the committee. Guptill told the Selectmen that the project proposed by Eric Harper will give the town 72 units of

MINUTES-PAGE #11
AUGUST 11, 2014

affordable housing. Dunn asked about the project that was being proposed on the town property abutting River Pines. Guptill responded that he serves on the Affordable Housing Committee and that they are about to hire a Design Engineering firm to do the study for adding units abutting River Pines.

Selectman Dunn suggested they have one of the committee members doing the PR for the committee so they get the information out to the public. Alex agreed and suggested that maybe it could be one of the Selectmen's citizens at large. The Board thanked the group for their proposal and Alex asked when they should meet with the Board again and it was suggested that the committee shouldn't be appointed until the town takes ownership of the property, and all agreed, but will work on finding those interested in sitting on the committee.

Approve Warrants

Moved D'Amore, seconded Dunn, and it was

VOTED: To approve Payroll Warrant #15-07

D'Amore, Dunn – "Aye"; Gorski – "Abstain" 2-1

Moved D'Amore, seconded Dunn, and it was

VOTED: To approve Bill Warrant # 15-07. 3-0

Moved D'Amore, seconded Gorski, and it was

VOTED: To approve Deduction Warrant #15-05A. 3-0

APPOINTMENT

At the request of Chief Kirmelewicz, Dunn moved, D'Amore seconded, and it was

VOTED: To appoint Michael Traister as a full-time Patrolman, said appointment effective August 1, 2014-through September 30, 2014. 3-0

Selectmen reviewed a letter received from the Officers at South Station stating they are not in agreement with the proposal recently presented by the Fire Chief to downsize the department's equipment and informed the Board that they would be available to offer a second opinion. The Selectmen discussed whether to meet with the men or have the Chief meet with the men and provide the Board with an update on the outcome of such a meeting. Selectman D'Amore recommended that the Fire Chief be given a copy of the letter and ask him to meet with the Board at a later date, with or without the men who signed the letter. Dunn responded that the Chief has already made a presentation to the Board of what his plan is and suggested the Board should have him and the men in to talk about the men's concerns. D'Amore stated he doesn't want to get into the habit of not complying to the strong chief law; that they want to get into the protocol of working through a strong Chief. D'Amore stated that if there is dissension in the group, they don't want to invite that group separate from the Fire Chief; that what the Board wants to do is work through the Chief. Dunn is concerned whether the Chief is talking to the Officers at South Station. The Board agreed to meet on September 18th at 6:15 P.M.

MINUTES-PAGE #12
AUGUST 11, 2014

Purchase & Sale Agreement-150 Center Street property

Moved Gorski, seconded Dunn, and it was

VOTED: To sign the Purchase & Sale Agreement prepared by town counsel for the purchase of property on Center/Dewhirst Street owned by William Angelini. 3-0

The Board's Assistant informed the Board that she will send the executed P&S Agreement to town counsel and ask that the title search now be conducted.

Year-end transfers requested by Finance Director

The Board reviewed a list of year-end transfers the Finance Director requested be approved. Moved D'Amore, seconded Dunn, and it was

VOTED: To approve the fiscal year-end transfers totaling \$31,980 as requested by the Finance Director. 2-1 – Gorski abstained

Policies

Selectman D'Amore asked that the following policies be adopted by the Board:

- 1) Policy to meet with various Boards/Committees informally on a quarterly schedule;
- 2) Policy regarding Use of Town Counsel;
- 3) Policy on Board of Selectmen annual election of Chairman; and
- 4) Policy on Approval and Written Request for Board Meeting Minutes

Selectman Dunn asked how the public will be made aware of the Board policies. The Board agreed that upon adoption, the policies will be posted on the town website.

Moved D'Amore, seconded Dunn, and it was

VOTED: To adopt the four (4) policies noted above. 3-0

Adjournment

There being no further business to come before the Board, moved Dunn, seconded D'Amore, and it was

VOTED: To adjourn.

Adjourned at 9:00 P.M. 3-0

Respectfully submitted,

Nancy Lewandowski, Administrative Assistant