

## **MINUTES OF MEETING OF SELECTMEN/SEWER COMMISSIONERS**

**Date of Meeting: March 14, 2006**

**Date of Transcription: March 15, 2006**

**Transcribed by: Kelly Barrasso**

### **I. CALL MEETING TO ORDER BY CHAIRMAN**

Chairman Sauvageau called the meeting to order at 7:00 P.M.

#### **A. Roll Call**

Selectmen Present: Bruce Sauvageau, Chairman  
Mary Jane Pillsbury, Clerk  
Cindy Parola  
Renee Fernandes-Abbott  
Brenda Eckstrom

Present: Michael Hartman, Town Administrator

### **II. REPORT FROM THE POLICE FEASIBILITY STUDY COMMITTEE**

Present before the Board: Claire Smith, Police Feasibility Study Committee Chair

In attendance: Lou Bianco, Member  
Jane Gleason, Member  
Gardner McWilliams, Member

Ms. Smith stated the Committee has spent the last year gathering information & obtaining the scope of what the project would be. The Committee requested proposals & the bids were opened on 2/06. Each firm was then ranked. She proceeded to discuss the following firms that bid:

1. Cole & Russell Architects
2. Reinhart Associates
3. Edward Ross

Ms. Smith stated the Committee is making a recommendation to negotiate a contract w/ Reinhart Associates. The Committee feels they are the most appropriate firm to conduct a study. She briefly discussed the firm's background & experience in designing public safety & municipal facilities w/ repeat clients.

Selectman Parola asked how the process moves forward from this point. The Administrator stated it is the town's policy that the Board directs the Administrator to negotiate a contract w/ the firm that would include an in-site work up. As representative on the Committee, he feels the recommended firm was head and shoulders above the other firms.

Ms. Smith described what would be included in the scope as follows:

1. Programming – Review statistics of the Police Dept., what crimes the Police Dept. is responding to, what types of emergencies they are responding to, etc.
2. Personnel.

## **SELECTMEN/SEWER COMMISSIONERS MEETING MINUTES 03/16/06 (CONT'D)**

3. Uses in relation to area & what size rooms would be appropriate for personnel.
4. Review adjacent (buildings).
5. Narrative analysis for facility, which meets functional & future, needs.
6. Review years of growth projection for present & future accommodations.
7. Anticipated future activity & project out.
8. Anticipated personnel 20-25 years from now.
9. Code analysis: building codes, accessibility regulations, etc.
10. Exterior: contains miscellaneous items, for example, on site communications tower vs. the current renting out of this item.
11. Parking.
12. Building design based on the above 11 findings.

Ms. Smith stated in looking at an alternative site (identified on Minot Ave.) there will be a need to address zoning issues, a traffic analysis, area meets the needs of response time, etc. & then applying the above 12 items under scope to this alternative site.

Chairman Sauvageau stated that the RFP indicates that three alternative sites can be reviewed. Ms. Smith stated the Committee hasn't specifically identified specific sites, but the firm will look at the existing site & the Minot Ave. site. If another alternative site is requested, the Committee can name another.

Chairman Sauvageau asked in the RFP's 35-year projection, does it consider expanding facilities over time for future use. Ms. Smith stated the firm has two formulas they utilize for service & population as well as other factors to come up w/ a size of building needed.

Discussion ensued re: other feasibility studies in other towns similar to the Town's feasibility & population. Ms. Smith discussed that the Committee looked at several other towns similar in feasibility & population to Wareham who constructed public safety facilities, such as the Town of Chelmsford, Yarmouth, & Andover & what the costs were.

Chairman Sauvageau stated based on the costs Ms. Smith presented, if a project cost \$6 million & bonding was spread out it would come to \$442,000 per year. He asked if the Committee considered costs. Ms. Smith stated the Committee was only charged w/ looking at current & future needs & what the Town should look at for services. Cost is something that would come under another Town jurisdiction, such as the Board & the Town's financial officers.

The Administrator stated that the contract would be handled as any other contract & the Board will have the opportunity to review it & it will be subject to Board ratification if needed.

Ms. Smith stated the Board is being asked to hire the recommended architect to conduct the study. The Administrator explained how to proceed. He stated that the documents will be prepared, the Board will review them, & then the Board will authorize him to create a contract & negotiate w/ the architect. He explained again that the Board would have an opportunity to review the contract.

**MOTION:** Selectman Pillsbury moved the Board authorize the Administrator to enter into negotiations w/ Reinhart Associates re: the Police Feasibility Study. Selectman Parola seconded.

**VOTE: Unanimous (5-0-0)**

**NOTE:** The meeting proceeded w/ item VI. Licenses & Permits – A. Hearing – Show-cause hearing on a Class II License issued to Steven Beauchemin d/b/a Beauchemin Auto Sales, 2 Tyler Avenue,

## **SELECTMEN/SEWER COMMISSIONERS MEETING MINUTES 03/16/06 (CONT'D)**

Wareham to determine if the license should be modified, suspended, revoked or cancelled, under MGL c. 140, s. 58-59.

**MOTION:** Selectman Parola moved to open the hearing. Selectman Fernandes-Abbott seconded.

**VOTE: Unanimous (5-0-0)**

Present before the Board: Steven Beauchemin

Chairman Sauvageau received notice last week that this was on the agenda for a show-cause hearing. He understands it was placed on the agenda due to conditions not being met through the Board &/or the Zoning Board.

Chairman Sauvageau spoke to the Zoning Board of Appeals chairman who indicated he has no problems w/ this business & Mr. Beauchemin has met all the conditions & expressed surprise that it was being brought forward.

Chairman Sauvageau expressed concern re: why this matter was brought forward. He feels the Board's Administrative Assistant took it upon herself to bring it forward & place it on the agenda. He feels this assistant had no investigative authority in her job description to do this. He feels the assistant made allegations re: Mr. Beauchemin's non-compliance when there wasn't any.

Chairman Sauvageau explained that Mr. Beauchemin has been approved by the ZBA on three occasions & by the Board on two. He feels this was a needless waste of time for the Board & Mr. Beauchemin.

Selectman Parola asked what Mr. Beauchemin's intentions are w/ the business since the property is for sale & the business has not gone the way Mr. Beauchemin intended. Mr. Beauchemin indicated that he would be requesting to revert to where the business was previously & request to reduce the number of cars he will be selling. He added that the business has not gone as planned & he has done everything he was supposed to. Selectman Parola stated that Mr. Beauchemin would have to go back to the Zoning Board & then back again to the Board if he will be changing the number of cars to be sold. She suggested Mr. Beauchemin make a new game plan for 2006.

**MOTION:** Selectman Fernandes-Abbott moved to close the hearing. Selectman Parola seconded.

**VOTE: Unanimous (5-0-0)**

Chairman Sauvageau again expressed displeasure re: the way this hearing was brought forward.

**MOTION:** Selectman Pillsbury moved No Action on the Class II License issued to Steven Beauchemin d/b/a Beauchemin Auto Sales, 2 Tyler Ave., Wareham, under MGL c.140, s.58-59. Selectman Fernandes-Abbott seconded.

**VOTE: Unanimous (5-0-0)**

**NOTE:** The meeting proceeded w/ item V. Consent Agenda.

1. Authorization to sign bills, documents, etc.

## **SELECTMEN/SEWER COMMISSIONERS MEETING MINUTES 03/16/06 (CONT'D)**

**MOTION:** Selectman Pillsbury moved the Board approve & authorize the Chair to sign invoice from Albanese Brothers, Inc. in the amount of \$208,765.83 re: the Rose Point sewer project. Selectman Fernandes-Abbott seconded.

**VOTE: Unanimous (5-0-0)**

2. Appointments: Community Development Advisory Council.

**MOTION:** Selectman Pillsbury moved the Board appoint Denise M. Valenti as a member to the Community Development Advisory Council to a term to expire 6/30/08. Selectman Fernandes-Abbott seconded.

**VOTE: Unanimous (5-0-0)**

**NOTE:** The meeting proceeded w/ item IV. Citizens Participation.

Present before the Board: Gerald Barrows

Mr. Barrows asked where the money would come from to pay the architectural firm fee & the study fee for the Police Feasibility Study. Selectman Fernandes-Abbott stated that the fee for the architect is included in the study fee & money was already allocated for this study back in 1998.

### **III. COMMUNITY DEVELOPMENT HOUSING STRATEGY**

Present before the Board: Marilyn Whalley  
Denise Valenti

Ms. Whalley stated a consultant was hired to help CEDA & the Community Development Advisory Committee framework a Community Development Strategy that is required every five years. A questionnaire was developed & sent out to 79 entities. She proceeded to discuss the strategy documents. (See attached information).

Ms. Whalley discussed the FY2006 Community Development Block Grant application (attached as referenced).

Chairman Sauvageau asked what the scope of the potential grant is. Ms. Whalley stated it is a \$600,000 mini-entitlement grant. She discussed why this strategy is important to the Town due to it being so comprehensive, encompassing, & its value.

**NOTE:** The meeting proceeded w/ item. IX. Business.

B. Vote to accept the Community Development Block Grant application as proposed by CEDA.

**MOTION:** Selectman Pillsbury moved the Board accept the Community Development Block Grant application as proposed by CEDA. Selectman Parola seconded.

**VOTE: Unanimous (5-0-0)**

C. Vote to adopt the Community Development Strategy proposed by CEDA.

## **SELECTMEN/SEWER COMMISSIONERS MEETING MINUTES 03/16/06 (CONT'D)**

**MOTION:** Selectman Pillsbury moved the Board adopt the Community Development Strategy proposed by CEDA. Selectman Parola seconded.

**VOTE: Unanimous (5-0-0)**

**IV.           CITIZENS PARTICIPATION**  
**(DONE)**

**V.            CONSENT AGENDA**  
**(DONE)**

**VI.           LICENSES & PERMITS**  
**(DONE)**

**VII.          ANNOUNCEMENTS**

- A. Board of Library Trustees has vacancies. Submit applications by 3/30/06 to the Selectmen's Office.
- B. Next meeting of the Board of Selectmen: 3/21/06.
- C. Host families are needed for the 2006 Gateman Baseball team. Interested families should contact Sherry Gay at 508-748-0287 for details.

**NOTE:** Chairman Sauvageau proceeded to discuss revisions to the Directors Duties & Responsibilities with regard to the PEG Access Corp. Chairman Sauvageau read the revisions into the record (attached as reference).

Selectman Parola stated that she has prepared questions for the applicants that she will forward to the Chair. She stated that whatever interview process the Board decides on, she feels it should be done outside the Tuesday night Board meetings structure. She discussed timeframes for applicant interviews & said the same questions should be asked of all applicants. Chairman Sauvageau agreed.

**MOTION:** Selectman Pillsbury moved the Board adopt the PEG Access Corp. Directors Duties & Responsibilities document. Selectman Fernandes-Abbott seconded.

**VOTE: Unanimous (5-0-0)**

Selectman Parola asked if there would be a deadline for applications. Chairman Sauvageau suggested waiting to apply a deadline until the Board can see how many applications will come in.

Brief discussion ensued re: the PEG Access Corp. By-laws.

**MOTION:** Selectman Pillsbury moved that the Board approve all three documents pertaining to the PEG Access Corp. w/ the proviso that allows for corrections of Scribner errors. Selectman Parola seconded.

**VOTE: Unanimous (5-0-0)**

## **VIII. BUSINESS**

### **A. Vote Town Meeting Warrant Articles.**

Article 2 – Authorization for Grants

Article 3 – Compensating Balance Agreements

Article 4 – Selectmen/School Committee Reports

**MOTION:** Selectman Parola moved Favorable Action on Articles 2, 3, 4 of the 4/24/06 Annual Town Meeting Warrant. Selectman Pillsbury seconded.

**VOTE: Unanimous (5-0-0)**

Article 13 – Capital Improvements

**MOTION:** Selectman Fernandes-Abbott moved No Action on Article 13 of the 4/24/06 Annual Town Meeting Warrant. Selectman Parola seconded.

**VOTE: Unanimous (5-0-0)**

Article 26 – Petition: Municipal Electricity

**MOTION:** Selectman Parola moved Further Study on Article 26 of the 4/24/06 Annual Town Meeting Warrant. Selectman Fernandes-Abbott seconded.

**VOTE: Unanimous (5-0-0)**

Article 25 – Board of Health Inter-municipal Agreement

The Administrator explained that this deals w/ mutual aid & it would authorize the Board of Health to enter into inter-municipal agreements.

**MOTION:** Selectman Fernandes-Abbott moved Favorable Action on Article 25 of the 4/24/06 Annual Town Meeting Warrant. Selectman Parola seconded.

**VOTE: Unanimous (5-0-0)**

Article 18 – Amend Town Meeting Vote: BDOD

**MOTION:** Selectman Pillsbury moved Favorable Action on Article 18 of the 4/24/06 Annual Town Meeting Warrant. Selectman Fernandes-Abbott seconded.

**VOTE: Unanimous (5-0-0)**

Article 19 – Amend Zoning By-Law: Expand BDOD

**MOTION:** Selectman Pillsbury moved Favorable Action on Article 19 of the 4/24/06 Annual Town Meeting Warrant & to refer the article for a hearing by the Planning Board. Selectman Fernandes-Abbott seconded.

## SELECTMEN/SEWER COMMISSIONERS MEETING MINUTES 03/16/06 (CONT'D)

**VOTE: Unanimous (5-0-0)**

### Article 20 – New Sewerage Projects

**MOTION:** Selectman Pillsbury moved Favorable Action on Article 20 of the 4/24/06 Annual Town Meeting Warrant in the amount of \$1.5 million. Selectman Fernandes-Abbott seconded.

**VOTE: Unanimous (5-0-0)**

### Article 22 – Additional Liquor Licenses

Discussion ensued re: if the ABCC would be open to input from business owners in Town. Chairman Sauvageau feels if the ABCC is not open to input from existing businesses, how is the ABCC aware of the town's economic need. As he understood the conversation w/ the ABCC Chairman, the definition of economic development is a regimented one, which equates to new businesses & that existing businesses are not part of economic development.

Selectman Pillsbury feels that this part of the conversation that was held should be checked out before the Board votes. The Administrator stated he understands the conversation the same as Chairman Sauvageau described.

Selectman Pillsbury discussed the conditions that will be placed on these new licenses, such as they cannot be transferred & they are State licenses not Town licenses and that they will be taken back by the State if the licensed business ceases operating.

#### D. Reaffirm Town of Wareham's Leash Law.

Selectman Pillsbury read the Town's Leash Law into the record.

**MOTION:** Selectman Pillsbury moved the Board reaffirm the Town of Wareham's Leash Law. Selectman Eckstrom seconded.

**VOTE: Unanimous (5-0-0)**

#### E. Any other business.

##### 1. Highland, Inc. Project.

Selectman Parola asked Chairman Sauvageau to indicate to the engineering firm representing this entity & the town engineer that it is time to come before the Board to get this hearing matter off the table & to set a date & time certain. She stated that this hearing was originally opened in 9/04.

**MOTION:** Selectman Parola moved that the Board resume the hearing at the Board's first meeting in May 2006. Selectman Fernandes-Abbott seconded.

**VOTE: Unanimous (5-0-0)**

##### 2. Site for PEG Access Corp.

## **SELECTMEN/SEWER COMMISSIONERS MEETING MINUTES 03/16/06 (CONT'D)**

Selectman Parola encouraged Board members to look at a potential site for the PEG Access Corp. She stated one site she has in mind that is for sale is the old Onset Water District building. She has brought this site forward to the Administrator's attention.

### **3. Personnel Plan.**

Selectman Parola asked if the Board has yet reviewed copies of the Personnel Plan. Selectman Fernandes-Abbott stated "no."

### **IX. SELECTMEN'S REPORTS (NONE)**

### **X. ADJOURNMENT**

**MOTION:** Selectman Pillsbury moved at 8:27 P.M. to enter into Executive Session for the purpose of discussing strategy relative to litigation. Selectman Fernandes-Abbott seconded.

**POLLED VOTE:** Selectman Parola – Yes  
Selectman Fernandes-Abbott – Yes  
Selectman Pillsbury – Yes  
Selectman Eckstrom – Yes  
Selectman Sauvageau – Yes

**VOTE: Unanimous (5-0-0)**

Respectfully submitted and transcribed by,

\_\_\_\_\_  
Kelly Barrasso

The Board of Selectmen/Sewer Commissioners approved the foregoing minutes on:

Attest: \_\_\_\_\_

Mary Jane Pillsbury, Clerk

BOARD OF SELECTMEN/SEWER COMMISSIONERS

Date signed: \_\_\_\_\_

Date copy sent to Wareham Free Library: \_\_\_\_\_