

Memorial Town Hall, 1 Library Street, Georgetown, MA 01833

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BOARD OF SELECTMEN MEETING MINUTES

Memorial Town Hall

6/13/16

7:00PM-General Meeting~3rd floor meeting room, Town Hall

7:05PM-Executive Session~2nd floor meeting room, Town Hall

Selectmen Present: C. David Surface Chairman; Gary C. Fowler, Clerk; Douglas W. Dawes; Steven Sadler; Joseph Bonavita

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

Absent:

Call to order

Mr. Surface asked all residents to keep Orlando in their prayers.

Invocation-Douglas W. Dawes

Pledge of Allegiance

Mr. Surface stated that the board will be going into Executive Session and then returning to open session in the 2nd floor meeting room.

7:05PM-Executive Session~2nd Floor Meeting Room

EXECUTIVE SESSION

Anticipated executive session in accordance with the provisions of G.L. c. 30A, sec. 21(a)(3), to discuss strategy with respect to collective bargaining with AFSCME Council 93 and also with the mixed unit.

Mr. Surface moved to go into Executive Session to discuss strategy with respect to collective bargaining with AFSCME Council 93 and also to discuss grievance with the mixed unit and to return to the open session. Mr. Dawes seconded the motion and the motion was approved by a roll call vote.

Return to open session at 9:15PM.

WARRANT

Warrant to be signed

NEW BUSINESS

44 Searle Street Regulatory Agreement-Jill Mann to be present

Mr. Surface explained the DHCD agreement and what it entails. Attorney Jill Mann stated that the Turning Leaf developer and the Affordable Housing Trust have signed the agreement and now the Selectmen must signed.

Mr. Farrell asked the address of the property as it has be insured by the town. Attorney Mann stated that the address is 32 Lisa Lane.

Mr. Fowler wanted to understand the AHT funds came from and if CPC funds are being used. Mr. Surface stated that the Trust is purchasing the house with Trust funds. He explained that they receive grant funds from CPC but also from other sources. Discussion
Mr. Surface stated that the home was purchased from the developer for \$198K.
Mr. Bonavita had questions on why we are purchasing affordable housing if the town meets the 10%. Mr. Surface stated that the Trust did a Housing Production Plan and this tells us where we need housing and as new developments go in the percentage goes down. He stated that the town wants to keep ahead of this or a 40B can come into town.

Mr. Dawes moved to approve and sign the *Regulatory Agreement and Declaration of Restrictive Covenants for Rental Project Lot A on a plan of land entitled “Definitive Plan, Turning Leaf, Georgetown, MA”* as presented. Mr. Fowler seconded the motion and the motion was approved by a unanimous vote.

Turning Leaf Lot 19 Regulatory Agreement Ownership-Jill Mann to be present

Mr. Surface explained that this agreement is for a new affordable unit in the Turning Leaf Subdivision.

Mr. Dawes moved to approve and sign the *Regulatory Agreement and Declaration of Restrictive Covenants for Ownership Project Lot 19 Lisa Lane on a plan of land entitled “Definitive Plan, Turning Leaf, Georgetown, MA”* as presented. Mr. Fowler seconded the motion and the motion was approved by a unanimous vote.

Healthy Pharms Host Community Agreement

Police Chief Cudmore and Fire Chief Mitchell were present

Mr. Surface stated that the draft agreement is based on the Burlington host agreement. He stated that he thought Healthy Pharms would come before the board before we came to the host agreement.

Mr. Sadler stated that he has read that it is not a requirement in the State regulations that the applicant has a host agreement.

Mr. Dawes read from Haverhill documents that they are not required but Marijuana attorneys are working with towns on host agreement.

Mr. Sadler stated that he wanted the board to know that he visited the site and it was an impressive facility. He stated that he talked with Paul and he was interested in a host agreement.

Mr. Fowler stated that he was glad that the Chiefs are present. He stated that he is not sure of the impact to the town and it has been discussed here.

Police Chief Cudmore read from the Planning Board decision regarding security and policing needs and that the Police Chief can request funds.

Mr. Sadler stated he read the PB decision and it is his feeling that the Police service part is a separate commitment from the applicant.

Discussion on Host agreements

Mr. Dawes stated that they do not need to be constraint to other agreements. He stated that we should request 3 police officers. Mr. Surface stated that he asked the chief for the dollar amounts to add 2 police officers and 1 School resource officer. Chief Cudmore explained that the document is for salary and does not include fringe benefits, insurance, etc. He stated that it would cost approximately \$75K for one officer and \$100K with fringe benefits.

Chief Cudmore stated that one of the first questions from the principal was where the public transportation is. He told him there is none. He stated he sees and increase in traffic from north to south across town.

Mr. Surface asked if the Selectmen would have the authority to expend the funds. He stated that he thought the funds would go to the general fund. Mr. Fowler stated that the agreement states the BoS can expend the funds.

Mr. Dawes read from Healthy Pharms document from when they were looking at Haverhill and read the expected number of people visiting the site.

Mr. Fowler asked if the Police Chief will be expending his authority to ask for funds as stated in the in the Planning Board decision. The Chief stated that he will visit the property and evaluate. Mr. Fowler stated that the board should ask MVPC to do a traffic study.

Mr. Surface asked when Mr. Farrell wants this finalized. Mr. Farrell stated that Kopelman & Paige will be coming in to the next meeting for a legal update and to confirm wording. He stated that at that time we can talk about any additional items and our attorney will talk to their attorney.

Mr. Sadler stated that in the agreement it states we can renegotiate if any town gets a better deal. He asked if they want to limit how many dispensaries can be in town. Mr. Surface stated that the agreement should say that it is for this one location. He stated that any other dispensary would have to be approved by the State and the Town. Mr. Sadler asked about the process to present the document to the applicant and that a Selectmen should meet with the owner.

Mr. Bonavita stated shouldn't we ask for \$125K instead of \$100K and then negotiate and then go down if we have to. Mr. Dawes stated that they have Kopelman & Paige who will meet with the applicant. Mr. Sadler stated why do we not have a board member have a conversation with the owner first.

Mr. Fowler stated that we need to know the impact to the town and departments and asked to have all the Police, Fire, Electric, and Water at the next meeting. Discussion Mr. Farrell stated that all these departments were part of the Planning Board process. Mr. Fowler asked are they bound to work with us. He stated that he would want departments and a representative at the meeting.

Mr. Dawes stated that he sees three things, one they have to do something for the Police Dept., have drug education at the Schools, and be sure they pay property taxes.

Mr. Surface stated that instead of all departments coming to a meeting he will have Mr. Farrell pen a letter to departments asking what the impact to their departments would be and they will

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see what the responses are. He asked that everyone review the draft agreement and send Mr. Farrell their comments. Mr. Fowler asked for updated projections from the owner..

Mr. Sadler stated that when he visited the site they invited any other BoS to visit. He asked if they are preparing food can they pay a sales tax. Mr. Farrell stated that the foods are medicinal so they cannot.

Mr. Surface stated at the next meeting we will have an executive session for the legal update, will discuss host agreement, and grievance.

Mr. Fowler gave his goals for the year to Mr. Surface.

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

SELECTMEN'S REPORT

Summer Schedule-July 18; August 15, 2016

NEXT MEETING

Monday, June 27, 2016 at 7:00PM, 3rd floor meeting room, Town Hall

ADJOURNMENT

Meeting adjourned at 10:30PM.

Mr. Dawes moved to adjourn. Mr. Fowler seconded the motion and the motion was approved by a unanimous vote.

Minutes transcribed by J. Pantano.

Minutes approved June 27, 2016.

Documents used in this meeting:

- 44 Searle Street Regulatory Agreement
- Turning Leaf Lot 19 Regulatory Agreement Ownership
- Draft Healthy Pharms Host Community Agreement