

Memorial Town Hall, 1 Library Street, Georgetown, MA 01833
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BOARD OF SELECTMEN MEETING MINUTES
Memorial Town Hall
9/25/17
6:00PM 2nd floor-Executive Session ~ 7:00PM, 3rd floor-Town Hall

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

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

Absent:

6:00 PM EXECUTIVE SESSION-2nd floor meeting room

To discuss strategy with respect to collective bargaining or litigation if an open meeting may have a detrimental effect on the bargaining or litigating position of the governmental body and the Chair so declares ...;

7:00PM Call to order

Invocation-Douglas W. Dawes
Pledge of Allegiance

WARRANT and MINUTES

NEW BUSINESS

Change of Manager/Another Spot, Inc., dba The Spot, 19 West Main Street

Attorney Jill Mann and Lindsey Stone were present

Ms. Mann explained that Ms. Stone has been with the company for 2 ½ years and her predecessor was promoted as she is to the Manager position at The Spot.

Mr. Fowler had some questions on her position. She stated that she was the assistant manager to the general manager before and now will be the general manager.

Mr. Surface moved to approve the *Change of Manager for Another Spot, Inc., dba The Spot to Lindsey H. Stone for the All Alcohol Liquor License*. Mr. Fowler seconded the motion and the motion was approved by a unanimous vote.

Veterans' Agent Update-Karen Tyler to be present

Ms. Tyler stated that the Korean Consulate is having an event and is presenting Korean Ambassador for Peace Medals to Korean War Veterans or next of kin and she has been collecting names. She stated that this will be a great community event and asked the board to attend and to let her know if they can. She stated that the event is on Friday, October 20 at 4PM at Ipswich High School. She wanted residents to know about the event and that she is available to meet with any veteran in town.

She stated that there is also a Vets for Vets event that she wants to let the residents and veterans to know about. She stated that the event will be on Saturday, October 14th 8AM to 3:30PM at the North Shore Community College, 300 Broad St., Lynn.

MA Office of Business Development-Peter Milano to be present

Mr. Milano introduced his staff Eleni Varitimos, Karen Conard, and Maria DiStefano

Mr. Surface explained to Mr. Milano that the town has acquired some land and they are looking to see what can be done with the land. He stated that he asked Mr. Milano to come in and brainstorm with the board. He stated that some options are a sewage treatment plant, skating rink, sports complex, or commercial property.

Ms. Varitimos stated that the board is looking to see what the reuse of the land would be and that is a good thing. She stated that the best way is to look at your Master Plan or to hold community meetings. She stated Mass Development is the State Economic Development board. She stated that they need to look at the market, the area, etc. She stated they can work with the town on an RFP or will help work through an RFI. She explained projects that they are working on and towns they are working with and the projects. She explained programs and that they have a Site Readiness Program and the goal is to get parcels ready for development.

Mr. Surface stated that the town is finishing up our Strategic Plan. He stated we acquired the land and now need help to go forward and with cost. Ms. Varitimos stated that they can help cost share and under some other programs they profit share. He asked if anything pops up to her with looking at the parcel. She stated that she would need more information but the town is asking the right questions.

Mr. Milano stated that it is good that you know what you do not want and have some options. He stated that a rink is an option and that a lot of towns want this. He stated that there are Mass Grants for a sewage treatment plant. He stated that there are funds available and if jobs would be generated that would help. Ms. Conard stated that the MVPC is available to help the town and can do environmental studies, transportation studies and a lot of other areas they can help with. Mr. Fowler stated that the town has to look to see what the town can do with the intersection the whole area. He stated that he feels they need to look at a broader picture and not just the one parcel.

Mr. Sadler stated that this is great information. He asked if they have a pool of developers that they work with. Ms. Varitimos stated that they do and do developers tours and have an active mailing address list. She stated that they also work with real estate agents. She stated that they can call for help and they are the North Region Team. She stated that the Mass Development website has all their contact information and they will help where they can. Mr. Sadler asked about an RFP or RFI. She explained the process of both. (RFP-Request for Proposals and RFI-Request for Information)

Mr. Dawes stated that Salisbury has lived off grants for many projects and he asked if they offer grant writing services. She stated that they do not but their Real Estate team have insights on how to shape a grant.

Mr. Surface stated that it is time to work with the State and this is the first time the town has a property like this.

Mr. Bonavita stated that to get rid of the Spite strip is a big part of this project and the first step with this property. Mr. Milano stated that sounds like the owner is pushing into an eminent domain situation and they can help with that. He stated that Mass Works may be able to help.

Mr. Fowler asked about transportation planning. He asked if the State would want the land for a Park & Ride lot and that would involve other businesses. Ms. Conard stated that they would work with the State.

Ms. Varitimos stated that they would look at how many cars the lot would hold and then they look at how it would work.

Mr. Bonavita asked the process and if they can assign someone to the town. Ms. Varitimos stated that they do have someone who is your partnership manager.

Mr. Bonavita thanked them all for attending and for all the information.

Elm Street Update-Peter Durkee

Mr. Durkee stated that the Elm Street project will be done in 3 weeks.

Mr. Sadler stated he had heard there were some concerns on the guardrail. Mr. Durkee stated that he has talked to the engineer and they are looking at options.

Complete Streets-Peter Durkee

Mr. Durkee stated that they have submitted done the plan to the State and they have 22 items on the plan. He explained the items, Pedestrian crossings, replace sidewalks from the Post Office to Nelson Street and from Nelson Street to Nunan's and on Nelson Street to the Recreational Bike Path.

Mr. Surface stated Elm Street looks good.

Mr. Sadler asked about what the area at the Central Street and Elm Street will be finished with.

Mr. Durkee stated that it will be a grass area.

APPOINTMENTS and APPROVALS

Request for appointment to RecPath Committee-Craig Mabijs to expire 6/30/2018

Mr. Bonavita asked Mr. Mabijs to give some background information on himself. Mr. Mabijs stated that he has been a GAA member and coach and now that his kids are in High School he wants to give back to the town. Mr. Surface asked about the number on the committee. Ms. Pantano stated that this would fill an open position. Mr. Bonavita thanked him for stepping up.

Mr. Dawes moved to appoint *Craig Mabijs* to the *Recreational Path Committee* term to expire June 30, 2018. Mr. Surface seconded the motion and the motion was approved by a unanimous vote.

Reappointment of Bill Hastings to RecPath Committee to expire 6/30/2018

Mr. Dawes moved to reappoint *Bill Hastings* to the *Recreational Path Committee* term to expire June 30, 2018. Mr. Surface seconded the motion and the motion was approved by a unanimous vote.

OLD BUSINESS

GreenBridge Health, Inc.-Host Agreement & Letter of Non-Opposition

Rick McDonald and Mark DeAngelis were present

Mr. Bonavita stated that we had an open discussion on the clause in the other marijuana growing facility. He stated that the Selectmen and HP are not in agreement on the clause that if another RMD opens they can reduce fee to town by 50%. He stated that this business will not be a

competitor. He stated that this company has stated that they would pick up the 50% that they would lose from the other company.

Mr. McDonald stated that they would.

Mr. Bonavita stated that we have a growing scale on payments will GreenBridge pick up the growing scale on sales for the full 5 years. He asked if they will be picking up the scale. Mr. McDonald stated that this is based on sales. He stated that they do not agree and is a burden on them but can work with the town. Mr. Bonavita stated he wanted GreenBridge to know exactly what they are agreeing to.

Mr. Dawes stated the first year \$100K payable 1 year after opening plus 2 ½% over gross retail sales over \$4M, second year \$150K with 3% of gross retail sales over \$4M, third to fifth year \$200K plus 3% of gross retail sales over \$4M.

Mr. Bonavita stated this would be making us whole and then what GreenBridge proposes. Mr. McDonald stated that they do not agree with it but accept it. He stated that they are building a medical marijuana growing facility not a dispensary.

Mr. Surface stated that the town is taking some risk. He stated that we should go back to HP and fight this. Mr. Bonavita stated that we will go back to HP and argue this issue. Mr. Fowler asked what he is not happy about. Mr. Surface stated that GreenBridge is not in competition to HP and we expect full payment.

Mr. Dawes stated that he is upset and that this is not a neighborly position as this business is not a completion. Discussion

Mr. Farrell stated that they agreed to our letter on the condition the board will have to support their recreational marijuana at all levels.

Mr. Fowler asked Mr. Bonavita his position tonight. Mr. Bonavita stated he wanted to look at the host agreement and make sure that GreenBridge is on board with the HP 50% difference. He asked if they would be covering everything.

Mr. McDonald stated that yes for everything that is for medical marijuana. He stated that he hoped that he would wait until they are up and running.

Mr. Surface stated that before HP can go to recreational they have to come back to the town. Mr. Dawes stated they have to apply to the State and go to the Planning Board, etc.

Mr. Surface stated that he would like to move forward and look at the GreenBridge Host Agreement. Mr. Surface stated that this contract does not have Medical and he asked why. Mr. McDonald stated that they do not want to limit as they do not know the future. Discussion on how the funds can be used and what account the funds can go into.

Dr. Donna Ricci, Archery business owner stated that she had talked to her attorney and he talked to GreenBridge and they will not help them relocate. She stated that students are present tonight and are not being heard.

Mr. Dawes stated that he has talked with Mr. Eichman and marijuana is a brand new area and no one knows what is going to happen and it will take a while to have everything settled.

Mr. Sadler read a section of the law on impact fees. Mr. Dawes stated that that is for the recreational fees not medical. Mr. Sadler stated he does not like to go into a contract unsure.

Mr. Fowler stated he is a no vote at this time and would like to take 30 days to review and Mr. Sadler had asked to look at this area for other purposes. He stated that if they worked with Planning and allowed mixed use in this area it can be a family use area. He stated put back in the hands of those who have worked on this. Mr. Bonavita stated he will not give 30 days. Mr. Surface stated that he is a no vote and wants to see statute and talk with counsel on the fees. Mr.

Surface stated we are meeting October 16th and discuss then. Mr. Bonavita stated that the board has had all week to look at the agreement and vote tonight.

Mr. McDonald stated that the KP Law inserted the wording on impact fees.

Mr. Bonavita stated that the board is not ready to vote tonight. Mr. McDonald stated other boards have not been concerned on how to spend the funds.

Mr. Bonavita stated that he will ask the board to review the host agreement and have the document reviewed by KP Law and the board will vote at the next meeting. He stated that they will also talk with HP.

Mr. Sadler asked about Mr. McDonald's involvement in Maine. Mr. McDonald stated that he works with partners in Maine, RI, and DC. Mr. Sadler stated that he was involved in the Wellness Connection in Maine and signed a consent agreement and used pesticides and were selling that product and they were fined and the issues were corrected and he wants to make sure that those mistakes will not be made in this town. Mr. McDonald stated that in 2013 the regulations were different on what is organic and how you grow marijuana is different today then then. He stated that they will be cultivating in town and their Cultivator is top of the field. He stated Corry Barnette is the best. Discussion on growing process.

Jessica Lorrey, stated her and her two kids go to the archery studio and has a great business. (Donna Ricci) She stated that the board is interested in the funds they will be receiving and not the businesses. She stated three business will be displaced and two have children that use the businesses.

Mr. Bonavita stated that this board is not telling the business to leave. Their lease is up and the owner can do as he wants.

Ms. Lorrey stated that they have to look at what is fair. She stated that these three business and Ms. Ricci put a lot into their businesses and now told to leave. She stated that this is a new business and should be advocating for business that are there.

Mr. Surface stated that the board is just voting on an agreement and then they will go to the Planning Board.

Ms. Ricci stated that think about the role of the Board and advocate and commit that this business does not go bankrupt. Mr. Bonavita stated he does not see why they should pay your moving fees. Ms. Ricci stated what does your community want to take on and what are you willing to accept. She stated that this is your ethic responsibility.

Mr. Sadler stated that he does not think this is the right thing to do now. But his point is that the town has not given it time and voting on what ifs. He stated he has looked at 3 other municipalities with two growing facilities and they are Boston, Cambridge, and Brockton and if we vote we will be 4th. He stated that he has nothing against these guys and would like to see a sporting facility.

Mr. Surface stated that no matter what happens the Archery will still be moved. Mr. Enos stated that he has a 5100sq. ft. building that he has to fill. He cannot say if the lease will be renewed. He asked GreenBridge to help her to relocate.

Fall Special Town Meeting-October 30, 2017 at 7PM-Warrant discussion

Police Department Radio Funding-Chief Cudmore to be present

Mr. Farrell stated that if they looked at the draft warrant and he explained new growth. He stated that the Police Chief has asked for \$10K and the Assessors is asking for \$20K for their assessing software. He stated that he has asked to hire a Health Care Consultant and to utilize \$39,800.

He stated that there would be \$30,037 that would go into the Reserve Fund and then the \$100K into the Stab or Capitol Fund. He explained the assessor can explain these funds.

Mr. Bonavita stated that the Chief can discuss the radio funds.

Chief Cudmore stated that he does communication for the whole town. He stated that Verizon is getting rid of the copper lines and going to T1 for 2018. He stated that they have a patch to move forward and will come back for the \$40K in the spring. Mr. Bonavita stated that this is very important.

Mr. Berube stated that he is here to request the funds to upgrade the software and he explained the system and what it does. He stated that he is confident that this platform has a low risk. He stated that it takes a few months to convert and January would be a good time to install and test. He stated an optimum time to do this as we have the excess funds.

Mr. Sadler stated that this will be with the same company. Mr. Berube stated that it is and property cards are now under MIMAP.

Mr. Bonavita stated a lot of information in old system how do we dispose of that information.

Mr. Berube stated all information is public information except for exemptions. Discussion

Mr. Farrell asked Mr. Berube to explain new growth and how it is figured. Mr. Berube explained the process to come up with new growth.

Mr. Surface asked about Free Cash. Mr. Farrell stated that they do not have Free Cash certified.

Mr. Fowler asked for these funds to go to Capitol Fund. Discussion

Mr. Fowler read from a KP Law update on Stab Fund and how to put funds into account.

Mr. Farrell asked the board to approve the articles and how they want to distribute the funds. He stated two articles 2 and which one they want to vote on. Board stated to add both articles.

Mr. Surface moved to accept Article 1, Article 2, Article 3, and Article 4 as discussed. Mr. Fowler second the motion and the motion was approved by a unanimous vote.

TOWN ADMINISTRATOR'S REPORT

Insurance Consultant update

Mr. Farrell stated that the board has discussed hiring an insurance consultant and we are appropriating the funds. He stated that he has an estimate for \$9,800.

Mr. Bonavita stated any questions from the board on a consultant to send them to Mr. Farrell.

NEXT MEETING

October 16, 2017 at 7:00PM, 3rd floor meeting room, Town Hall

ADJOURNMENT

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

Meeting adjourned at 10:05 PM.

Minutes transcribed by J. Pantano.

Minutes approved on October 16, 2017.

Documents used in this meeting:

BoS Minutes
September 25, 2017

- Change of Manager/Another Spot, Inc., dba The Spot, 19 West Main Street
- Healthy Pharms, Inc.-Community Benefit Agreement letter
- GreenBridge Health, Inc.-Host Agreement & Letter of Non-Opposition
- Fall Special Town Meeting-October 30, 2017 at 7PM-Warrant discussion
- Insurance Consultant update
- Request for appointment to RecPath Committee Craig Mabius to expire 6/30/2018
- Reappointment of Bill Hastings to RecPath Committee to expire 6/30/2018
- Approval of a Class II Used Car Sales License to expire 12/31/2017