

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

**Ph. (978) 352-5755 □ Fax (978) 352-5727**

**BOARD OF SELECTMEN MEETING MINUTES**

**Memorial Town Hall**

**10/3/16**

**6:00PM-Executive Session~2<sup>nd</sup> Selectmen's Office**

**7:00PM-General Meeting~3<sup>rd</sup> floor meeting room, Town Hall**

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**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:**

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**6:00PM EXECUTIVE SESSION**

To consider the purchase, exchange, lease or value of real property, if such discussion may have a detrimental effect on the negotiating position of the governmental body with a person, firm or corporation;

**7:00PM Call to order**

Invocation-Douglas W. Dawes

Pledge of Allegiance

**WARRANT & MINUTES**

*Warrant to be signed*

*Minutes Executive Session September 26, 2016*

**Mr. Dawes moved to approve the Executive Session minutes for September 26, 2016. Mr. Surface seconded the motion and the motion was approved by a unanimous vote.**

**CORRESPONDENCE**

*Resignation of Sandra Martin from the Rec Path Committee*

Mr. Surface thanked Sandra Martin for her service to the Recreational Path Committee.

*North Shore Alliance for Economic Development support letter for approval*

Mr. Surface read the support letter. Mr. Farrell stated Georgetown is a recipient of a portion of the grant.

**Mr. Dawes moved to approve the support letter for the North Shore Alliance for Economic Development and its funds. Mr. Fowler seconded the motion and the motion was approved by a unanimous vote.**

Mr. Fowler asked if have a representative on this group. Mr. Farrell stated he sent the information to the EDC.

### **OLD BUSINESS**

#### *CPC Deed Rider for First Congregational Church*

Mr. Farrell stated that just today he received some revisions to the document. He stated that the BoS are only interested in the Historic Preservation Restriction. He explained the concerns that the Church and Legal counsel had. He stated that the proposed cell tower was a concern and they have some plans to change windows and he understands that everyone is set, counsel, church and Historic Commission on the plans. He stated the document is set to be signed by the Church and Historic Commission.

Mr. Surface stated his concern was if the church is sold how does the town recoup the funds.

Mr. Farrell stated that there is no recoupment of funds.

Mr. Sadler stated that he thought the CPC had a restriction if the property was sold. Mr. Fowler stated he thought it would have wording if sold and this has some wording. Mr. Farrell stated that this document is all set with the Historic Commission. We just do not have the final document.

Mr. Sadler read from the CPC law online. Discussion on the CPC law. Mr. Farrell stated that the section relates to if the town purchases property.

Mr. Surface stated that he wants it stated that if the Church is sold then they get reimbursed funds. Mr. Dawes stated what if sold to someone for the same purpose. Mr. Surface stated that he is concerned that the town get its money back if sold to someone else. Mr. Fowler stated that the deed rider is to keep the property historic. Mr. Surface stated that this restriction stays on the building for 10 years. Mr. Bonavita stated that we voiced this concern before and not addressed. He stated that if the building is sold then part of the proceeds should be returned to the town.

Mr. Sadler asked what the cell tower had to do with the historic building. Mr. Farrell explained Historic Commission was concerned on changes to the building but they have been addressed.

Mr. Surface stated he would like to have the Church and Historic Commission come in with a final document. Mr. Fowler stated that he would like to have the Historic Commission come in.

Mr. Sadler stated that the town voted for this but where they will be taking in revenue for tower should have been known.

Hold for next meeting.

#### *Healthy Pharms Host Agreement update*

Mr. Dawes stated that he, Mr. Farrell and Town Council met and went over the draft and made changes the host agreement was sent to Healthy Pharms.

Mr. Farrell stated that he heard back from Healthy Pharms and they are not budging on dollar amount. He stated that Town Council recommends waiting for the referendum at the election which will be a game changer. Mr. Farrell stated that Healthy Pharms say they cannot wait for the letter of support for their permit.

Mr. Sadler stated that other towns have done agreements ahead and we let them get work done before finalizing an agreement. Mr. Surface stated that he does not want to discuss specifics now. He stated that the board has to have a sit down and then discuss. Mr. Farrell stated that they can issue the letter and/or wait until the election.

Mr. Surface asked to add to the next agenda.

*Special Town Meeting Warrant-Review Articles*

Mr. Farrell went over the articles with the board

(STM17-01) Adjustments to the FY 2017 operating budget

Mr. Farrell explained the budget numbers and that he is not using free cash and he explained the dollar amounts. Mr. Farrell stated that there are additional funds going to the reserve fund which will bring it up to \$125K. Discussion on Reserve Fund.

(STM17-02) Conservation Commission Revolving Fund for Camp Denison

Mr. Farrell stated that the Camp Denison committee request to increase the amount that they can spend. He stated that we have not received a recommendation from the ConCom as they are a subcommittee of the ConCom. Mr. Farrell stated that funds are raised by the Camp Denison Committee by fundraising and rentals of the facilities.

(STM17-03) Purchase of Real Estate

Mr. Farrell stated that this is for the purchase of 45 Central Street. He stated that there will be no burden on taxes for this purchase.

(STM17-04) New Water Storage Tank and Water Main Improvements

Mr. Farrell stated that the amount has changed to \$3,600,000 and there is new wording approved by Town Counsel and Bond Counsel. He stated that the timing may not be the best for borrowing as he has discussed with the Treasurer. He stated that if we go out to bond have to go out on a bond call and rating call. He stated will have to do again in the spring for the school. He stated may just get a note for immediate costs and only go out once in the spring.

Mr. Sadler stated do not want the residents to think we are taking more funds.

Mr. Farrell stated that the school project will not have the final approval from MSBA until January or March and they are holding funds until that time.

Mr. Fowler stated that the Water will be paying for the \$3.6M. Mr. Farrell stated that they would be from retained earnings. Mr. Fowler asked where Elm Street will fit in with this. Mr. Farrell stated that we have not gone out to bid so this may also be done in the spring.

Mr. Farrell stated we can get the authorization now at the STM but want to do bonds at the same time to save costs.

(STM17-05) For Ground Water Protection District Bylaw Amendment

Mr. Farrell stated that the Planning Board requests this article be placed on the warrant which is against the board's policy so it is their decision.

Mr. Fowler stated that if we have a policy for STM we could still add. Mr. Farrell stated our policy stated that we would not do any bylaw changes.

Board requested a copy of the BoS policy on STM.

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

**TOWN ADMINISTRATOR'S REPORT**

Mr. Surface stated Mr. Farrell went to the ICMA conference last week and he asked if he had any updates. Mr. Farrell stated that he did some sessions on social media and an alternative to

strategic planning. He gave an update on the conference. He stated See Click Fix is an international software now and explained the program.

*Senior Center Update*

Mr. Farrell stated the construction is moving along and they have to move a couple doors and the Whittier crew is smaller than was in the spring and they will not get everything done as anticipated. But he stated that the school janitorial staff is doing work on weekends and after hours and are paid out of the project funds

*Community Sign*

Mr. Surface asked when the sign would be up and running. Ms. Pantano stated that the Kiwanis are working with Light Department to connect power. Mr. Farrell thanked the Light Department for waiving the connection fee.

Mr. Fowler stated that we should move the policy forward and if need to change later we can.

**Mr. Fowler moved to approve the Community Sign policy. Mr. Dawes seconded the motion.**

Mr. Sadler stated that he would feel more comfortable with having safety concerns addressed. He asked if the program would be in front of the firewall or behind. Mr. Surface asked about security protocols.

Mr. Fowler stated he wants to see the policy move along. Mr. Surface stated he wants to see their security protocols. Mr. Sadler asked if this is a hosted solution and protected.

Mr. Bonavita asked if they could have the information at the next meeting. Mr. Farrell stated he will talk with our IT on the security.

**The motion was not approved by a unanimous vote.**

Mr. Surface asked if Mr. Farrell could forward his list of projects to the board.

**APPOINTMENTS & APPROVALS**

*Request for appointment to the Rec Path from Ian DeWeese-Boyd*

Mr. Surface stated that Mr. DeWeese-Boyd has been vetted by the RecPath Committee.

**Mr. Dawes moved to approve the appointment of Ian DeWeese-Boyd to the Rec Path Committee term to expire June 30, 2017. Mr. Fowler seconded the motion and the motion was approved by a unanimous vote.**

*Communications Committee*

Mr. Sadler stated that he is meeting tomorrow with the group to see how they want to move forward.

*Winter Meeting Schedule*

Board went over the dates: October 17; November 7, 21 and STM November 14; December 5, 19, 2016.

Board was okay with dates.

BoS Minutes  
October 3, 2016

Mr. Sadler asked about new businesses and hours if the Planning Board would set hours. Mr. Surface stated any Common Victualler, Alcohol, or Entertainment would be given by the BoS and they would set hours.

Mr. Surface read letter from Fire Department on Hero ceremony for 2 young girls reporting a fire. He stated the ceremony is October 18<sup>th</sup> at 6:30PM.

### **NEXT MEETING**

*Monday, October 17, 2016 at 7:00PM, 3<sup>rd</sup> floor meeting room, Town Hall*

### **ADJOURNMENT**

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

Meeting adjourned at 8:25PM.

Minutes transcribed by J. Pantano.

Documents used in this meeting:

- North Shore Alliance for Economic Development support letter for approval
- Resignation of Sandra Martin from the Rec Path Committee
- CPC Deed Rider for First Congregational Church
- Special Town Meeting Warrant
- Winter Meeting Schedule
- Request for appointment to the Rec Path from Ian DeWeese-Boyd