

Memorial Town Hall, 1 Library Street, Georgetown, MA 01833
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BOARD OF SELECTMEN MEETING MINUTES
Memorial Town Hall
12/3/18
7:00PM-General Meeting~3rd floor meeting room, Town Hall

Selectmen Present: Joseph Bonavita, Chairman; Douglas W. Dawes, Clerk; Gary C. Fowler, Steven Sadler (7:20PM), and Charles Durney

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

Absent:

7:00PM Call to order

Invocation-Douglas W. Dawes
Pledge of Allegiance

OLD BUSINESS

Cultivauna, LLC/TINC-Community Host Agreement Discussion
Eric Rogers, Troy Brosnan, Co-Founders; and Matt Malander present

Mr. Bonavita stated that Mr. Dawes has been working with Cultivauna on the host agreement. Mr. Dawes stated that they have been working with changes happening from CCC. He stated that Georgetown has stayed in the 3% as is required. He stated that they had offered some community funds in the agreement and that had to be amended. He explained the changes. He stated that this is a standard agreement similar to other recreational marijuana agreements. Mr. Fowler asked if they would be able to meet minimums. Mr. Dawes and Mr. Rogers and team agreed that they would be able to.

Mr. Durney asked the location at 68 Tenney Street does not show on google maps correctly. Mr. Rogers stated that the lot is across from the Long View Apartments. He stated that the landlord will put up the shell and they will outfit the inside to CCC standards. He stated shell to be finished in March and they need 6-8 weeks to outfit the inside and they explained.

Mr. Dawes stated that a June/July start is probable.

Mr. Bonavita stated how long to get material. Mr. Rogers stated that they are coordinating machines now and keeping simple.

Mr. Dawes stated that they have a public meeting this week. Mr. Rogers stated Thursday, December 6th at 5PM at the VFW.

Mr. Dawes moved to accept the Community Host Agreement with Cultivauna, LLC/TINC as presented. Mr. Durney seconded the motion and the motion was approved by a 4-0 vote.

Park & Recreation continued discussion-Jim DiMento & Carol Jacobs to be present
Carol Jacobs, Superintendent; Mike Anderson, School Facilities Manager; and Jim DiMento, Park & Recreation Chair (Late) were present.

Mr. Bonavita stated that he had a discussion with Ms. Jacobs on the Teen Center and Park & Rec Director position and how we can join together.

Ms. Jacobs explained that the Perley School has 6 spaces upstairs that they can use. She stated that the teens feel there is not a space for the students in town. She stated that the space is used now for large groups. She stated that the Preschool Library was moved down to the Pre School area. She stated that there is a kitchen area for snacks, a game room, a craft room, tech room. She stated that Perley is a central location and is close to the downtown, M/H School, and Senior Center. She stated that there is access to the gym and fields. She stated that they can get up and going quickly and when they ask for items from parents they get good results. She stated that what they need is staff. She stated students want it open after school to 7PM, weekends 10AM to 10PM and vacations. She stated that the students that are interested where from a range of students and no one would be excluded from being involved. She stated that the PTA has some funds for 3 days a week and that this would not be a School program but a town project. She stated that they started to think who has the funds to help. She stated that in most towns the Park and Rec is the same as GAA. She stated that Park & Rec does not have a home. She stated that she has met with Newburyport and they have a teen center and they explained how their center works. She stated that the Director does not have to be there all the time. She stated that they met with Jim DiMento and John Dunlevy to discuss. She stated if they take this on they will oversee the teen center for the youth, and have the rec path trail, and parks. She stated that they are looking for the teen center to be a part of the Park & Rec. She stated that the Park & Rec has some funds and was not sure how these could be used. She stated that some are for a staff member at the park and some for a staff member who works with teens. She stated that she sees the center as a prevention, and if teens are engaged less chance to be involved in risky behavior. She stated that they may be able to use some marijuana funds.

Mr. Fowler stated do they see some of the Marijuana funds could be used for a salary for education. Mr. Dawes stated recently that the CCC says for education as we have done with Georgetown Cares.

Ms. Jacobs stated that they want to get going staffing for few days and a Friday but not start if it would not work.

Mr. Fowler asked if the position would include benefits.

Mr. Farrell stated that after 20 hours have to offer benefits. Mr. Fowler asked if we could use some cannabis funds and Mr. Farrell would have to track this use of funds. Mr. Farrell stated that he would and a youth diversion would fall under the marijuana funds. He stated may not see funds right away. He stated that right now we have not budgeted any funds.

Mr. DiMento stated that there is \$40K in their budget and it is not allocated. He stated that it is under purchase of services. Ms. Jacobs stated that maybe some funds could be allocated. Mr. Farrell stated that a lot of funds go to watering West Street. Mr. DiMento stated that he would have to talk to Dave Schauer on the budget as he handles the budget.

Mr. Fowler stated that there will be more administrative work. Ms. Jacobs stated that the director would be like her that she works for the School Committee and they would work for the Park & Rec.

Mr. Dawes stated that we tried to do this years ago. He stated that he would like to see a full scale plan with priorities, staff, plan, etc. He stated a full time and some part time staff. He stated a breakdown on utilities, etc. Mr. DiMento stated Juliette has been scheduling for GAA for a while and that could be taken over by a director.

Ms. Jacobs stated should they have a plan with a Park & Rec director that would handle the parks and then also work for the rec center. Mr. Dawes stated shoot for the moon.

Mr. Farrell stated that the Park & Rec does not charge user fees and all other towns do. Mr. DiMento stated that they do not but the GAA gives funds for the Turf Field. Discussion on the different organizations that use the fields and no charging.

Mr. DiMento stated that they would need staff to collect fees. Mr. Bonavita stated that he does propose a fee for parking at the park. Ms. Jacobs stated that a lot of the youth centers charge a one-time fee \$100 a year.

Mr. Fowler asked Mr. Farrell if he sees this as viable and if two part time positions. Mr. Farrell stated could have seasonal help and no benefits. Mr. Farrell stated a good position for a teacher as full time in summer and part time in school year. Mr. Farrell stated that have to be careful not to have overtime. Discussion

Mr. Dawes stated if an exempt employee then would not have to get overtime.

Mr. Dawes asked Mr. DiMento his opinion of this proposal. Mr. DiMento stated that it would get kids out to socialize more and not be home alone.

Mr. Bonavita stated that they also proposed some basketball courts, and a bocce court to get kids outside. Mr. Fowler stated that the Library has been looking for hours for Thursdays as they have a lot of students after school. Ms. Jacob stated it would be good for the teen center to be open on Thursday.

Mr. Sadler stated that doesn't the Library have a teen room. Ms. Jacobs stated that they do and they received a grant for the room. Mr. Sadler stated that they should see if the kids are socializing in this room and look at the hours of the teen center and the Library.

Ms. Jacobs stated that they have to see if viable. Mr. Dawes asked how this would affect Mr. Anderson's staff. Mr. Anderson stated that he does not see any issues. He stated that they put a placeholder for the basketball court with CPC and the courts have been approved by the Conservation Commission.

Mr. Bonavita stated that there is an issue with roots at the basketball courts at ALP. Mr. DiMento stated that the tree came down so that will help and they need to work on the courts. Discussion on the basketball courts and how it would be built, funds for paving and Highway, Light Department, and Schools to help.

Mr. DiMento stated that they need more help and wish people would volunteer.

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

TOWN ADMINISTRATOR'S REPORT

New Fire Truck

Fred Mitchell, Fire Chief was present

Mr. Farrell handed out the specs on the new Fire Truck and explained that the Chief has had a team working to choose the truck, company, and what they need. He stated that KME makes the truck that they have chosen and is a company in Pennsylvania.

Mr. Bonavita asked the cost.

Mr. Mitchell stated that the cost is \$555K and if we prepay they will take \$10K off and we will only have to pay \$16K. He stated that we have \$530K from the fire truck that burnt.

Mr. Farrell stated that we have the funds from the insurance company.

Mr. Bonavita asked Mr. Mitchell to explain the vehicle.

Mr. Mitchell explained all the equipment that will be on this truck. He stated that this will be the first truck out the door on a call. He explained the design and features. Mr. Bonavita asked life expectancy. Mr. Mitchell stated 20 years. Mr. Dawes asked warranty. Mr. Mitchell stated 10-year on most items and this is explained in the specs. Mr. Bonavita asked why this truck. Mr. Mitchell stated price and the design, the generator location, and compartment space. He stated that the cab is a little bigger on this one and the visibility is a little better. He stated that this truck will be named Empire #2 to keep some history. Mr. Bonavita asked about the funds to pay the balance.

Mr. Farrell stated that this is one of the FinCom top priorities. He stated \$15K could come from the Reserve Account, or from the Fire Department budget, or from the ATM. Mr. Dawes asked when they need the final funds for the equipment. Mr. Mitchell stated when built in a year. He explained the process to build and that they will go out and see the truck at the factory twice and then shipped to Hopkinton and delivered from there.

Mr. Sadler asked what the plan now is without the truck. Mr. Mitchell stated they have a mutual aid agreement. He stated that they are asking Bull Dog if they have a spare on the lot they may be able to borrow for a year.

Mr. Dawes moved to accept the proposal and agreement for the new fire truck from KME as presented. Mr. Sadler seconded and the motion was approved by a unanimous vote.

National Ave-Invitation for Proposals

Mr. Bonavita stated that the board wanted to discuss the National Ave property. He stated that John Cashell has done a great job and now it is the board's job to decide what to do with the lots. He stated they have to decide whether we go out to bid or what other options there are for the property. He stated that they can wait for the EDC to vote first.

Mr. Dawes asked Mr. Sadler as Chair if the EDC if the board had a recommendation.

Mr. Sadler read Mr. Cashell's email on the recommendations of the board. He stated that he asked for something in the proposal to save some land for the town.

Mr. Farrell explained that this is a sale and development agreement. He stated we want to get the highest and best use. He explained how the proposals would be scored and points are spelled out in the proposal.

Mr. Sadler stated that the EDC did not have a recommendation and the final decision is up to this board.

Mr. Dawes asked if the subdivision of the land is it up the middle. Mr. Farrell stated that the wetlands self-divide the property into two lots. He stated that there is an ANR and is still one lot and a subdivision plan was not done. He stated that the proposal asks for developers to also look at adjacent lots.

Mr. Sadler asked if we have to accept a proposal. Mr. Farrell stated that they can reject any proposal.

Mr. Fowler stated that he does not want to vote tonight as this is a draft and would like to have a recommendation from the EDC. He stated he would like to have a deadline for approval. He stated that the board needs answers on the ANR and subdividing the lot, and Mr. Farrell is going to training on this subject this week that will help. He stated that this lot is in an expedited permitting area. Mr. Farrell stated some of this in the draft. Mr. Fowler asked if we need the consultant. He stated on page 10 #4 has to be filled in more.

Mr. Durney asked if the Recreational Fields study is part of this and if we know when the study will be done. Mr. Farrell stated not sure when the study will be done.

Mr. Fowler stated that they need to have a look at the fields and there should be a needs study done at the same time and that was how the recreational fields study presented at town meeting. He stated that he wants answer on that before we go forward. He stated that he feels we need to hear from the study committee.

Mr. Durney stated he had some of the same questions.

Mr. Dawes stated that he agrees with Mr. Fowler that EDC has to look at the draft and approve the concept.

Mr. Bonavita asked what the board wants from EDC.

Mr. Dawes stated a recommendation from the EDC and that they review the draft. Mr. Sadler stated that the EDC is an advisory committee and if they don't advise then why have the committee.

Mr. Fowler asked if the State EDC came in and what did they say. He stated that he wants their opinion and if they need to change any zoning. He stated any zoning change should be done before we go forward. Mr. Farrell stated that if we do any zoning changes you would not be able to go out to bid until August.

Mr. Fowler stated that maybe a better proposal if zoning is done.

Mr. Sadler stated that in the beginning the Town Planner did not see a rush.

Mr. Fowler stated that may need to change the zoning for the best proposal. Mr. Farrell stated that he wants spot zoning.

Mr. Bonavita stated does not see a change before a proposal. Mr. Fowler explained the different options. Mr. Bonavita stated that the report that came out from the State recommended industrial. He stated that we are in a situation that interest rates are climbing and if right industrial fit we benefit if we don't like a proposal we can reject. He stated he does not see waiting 6 months as rates are going up and the town will benefit less.

Mr. Dawes stated that the State has said industrial is best use and asked if we have had any other interest.

Mr. Bonavita stated that he has met with Mr. Cashell and interested parties and they are looking at industrial. Mr. Farrell stated recommendation is Industrial/Commercial and has had this information for a year. Mr. Bonavita stated that John Cashell has fielded most calls and has at least 2 interested bidders.

Mr. Dawes stated that he wants to see the lot sold but is not ready to vote tonight.

Mr. Sadler stated that he commends Mr. Bonavita for going out and looking for developers. Mr. Bonavita asked when the EDC will meet as we need to move forward and bidders are out there and will move on. Mr. Bonavita stated that he does not want to lose the opportunity.

Mr. Dawes stated with the holidays asked if we can have the document completed the end of January.

Mr. Bonavita stated that he would like to see EDC meet next week. Mr. Sadler stated they could see if they could meet. Mr. Fowler stated he wants to hear from the Recreational Study Committee also.

Mr. Bonavita asked Mr. Sadler to see if he can get an EDC meeting next week and then report back at the next meeting.

APPOINTMENTS and APPROVALS

Liquor License Approvals

Mr. Dawes moved to approve the liquor license for: *All Alcohol Package Store: Georgetown Liquors, Inc. and C J Liquors, Inc./The Liquor Barn (Johnnies Place)* to expire December 31, 2019. Mr. Durney seconded the motion and the motion was approved by a unanimous vote.

Mr. Dawes moved to approve the liquor license for: *Wine & Malt Package Store: Crosbys Markets, Inc.* to expire December 31, 2019. Mr. Durney seconded the motion and the motion was approved by a unanimous vote.

Mr. Dawes moved to approve the liquor license for: *All Alcohol Club: Georgetown Post 7608 VFW of US, Inc.* to expire December 31, 2019. Mr. Durney seconded the motion and the motion was approved by a unanimous vote.

Mr. Dawes moved to approve the liquor license for: *All Alcohol Restaurant: Another Spot, Inc.; Georgetown Flatbread, LLC* to expire December 31, 2019. Mr. Durney seconded the motion and the motion was approved by a unanimous vote.

Mr. Dawes moved to approve the liquor license for: *All Alcohol Restaurant: Rybo's Bistro II, Inc. /Black Swan Country Club* to expire December 31, 2019. Mr. Durney seconded the motion and the motion was approved by a 4-1 vote.

Business License Approvals

Mr. Dawes moved to approve the business licenses for:

Automatic Amusement: Georgetown Post 7608 VFW; Bowling: Georgetown Bowling Lanes Class II-Used Car Sales: B & B Auto Clinic, Inc.; Common Victualler: Crosby's Marketplace; Mystra, LLC/Dunkin Donuts; Georgetown Post 7608 VFW; Charles C DAME Lodge; Rybos Bistro II, Inc.; Georgetown Flatbread; The Spot; The Liquor Barn/Johnnies Place; Second Hand Shop: Pratt Hobby Shop; Vintage Vault; Sunday Live Entertainment: Georgetown Post 7608 VFW; Rybos Bistro II, Inc.; Georgetown Flatbread; The Spot; Trap Shooting: Georgetown Fish & Game Assoc. Inc.; Weekly Live Entertainment: Georgetown Post 7608 VFW; Rybos Bistro II, Inc.; Georgetown Flatbread; The Spot; to expire December 31, 2019.

Mr. Fowler seconded the motion and the motion was approved by a unanimous vote.

WARRANT and MINUTES

Minutes of November 26, 2018

Ms. Pantano asked to hold until next meeting as she had to review the tape for a couple of requested changes.

Town Administrator's Report

Gale Associates

Mr. Farrell explained that he talked to Gale Associates about the boards concerns on the low bid estimate and stated that they were aware of the low numbers and pointed it out to the Park & Rec and they still went forward. He stated that the Park & Rec thought they would have some local competitive bids. He stated that the Park & Rec can use him for bids and he is free. Mr. Bonavita asked if the Park & Rec is aware of that. Mr. Farrell stated that they should be.

SELECTMEN'S REPORT

Mr. Bonavita stated that the board sends condolences to Senator Tarr and his family on the passing of his brother.

Mr. Dawes asked to discuss the tree lighting and that he would like to make a motion.

Mr. Dawes moved to make the Holiday Tree Lighting a town event. Mr. Durney seconded the motion.

Mr. Sadler asked for feedback. Mr. Dawes stated we used to have a tree lighting and people would like to see this again. He stated so that we have no issues he feels we should have the tree lighting as a town event. He stated that we use to do this at the Civil War Memorial in front of town hall and this a good community event and helps to keep the small town feel. He stated he would like to declare a town sponsored event.

Mr. Fowler asked if we have a legal opinion. Mr. Farrell stated that Mr. Sadler and Mr. Bonavita have talked to counsel about any issues brought up. He stated making a town event will allow for public spending. He stated that installing the tree cost \$75 with three Highway employees for a half hour and the tree was going to be chipped and had no value. He stated that the use of town resources are minimal. He stated that the lights from the Light Department would be no question on them donating as a public ceremony takes from a private realm to public. He has not talked to police but they can use on duty officers and the Chief has some discretionary spending that could be used. He stated this neatens things up and includes town liability coverage. He stated that he did receive a liability certificate from the organizers.

Mr. Sadler stated that he is in favor of that. He asked if we have to have a committee and a historical committee member had an issue with the use of the park though other members may not.

Mr. Fowler asked if this event has always been sponsored by the town. He stated this may need more study.

Mr. Bonavita stated that will be on the next agenda for next year.

Mr. Fowler stated that there are questions that needed to come out. He stated the Mr. Bonavita was the driving force and if he had anything to say.

Mr. Dawes stated a public event and then the board has a year to discuss and have a policy. Mr. Bonavita stated that the tree lighting will be tomorrow night and they are still putting pieces together and will come up with a plan for next year.

Mr. Durney stated he is glad it will happen.

The motion was approved by a unanimous vote.

Cell Pole

Mr. Fowler stated that he asked Mr. Cashell about the cell tower and if the town can ask for proposals and ask proposers what else they could do for the town. He stated that the EDC was looking for a structure for the Park & Ride and maybe they could provide this. He stated still need an answer if this is a formal application. He stated looking to see what we can do to get better service in the downtown.

Mr. Dawes stated that there is a question on if the 150 days has started, and if this pole qualifies for tower. He stated that we have to see if we can put our own pole up and solicit carriers. He stated the board has to talk to the Light Department and Planning Board and have a plan.

NEXT MEETING

Monday, December 17, 2018 at 7:00PM-3rd floor meeting room

ADJOURNMENT

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

Meeting adjourned a 9:55PM.

Minutes transcribed by J. Pantano.

Minutes approved December 17, 2018.

Documents used in this meeting:

- Minutes of November 26, 2018
- Cultivauna, LLC/TINC-Community Host Agreement Discussion
- National Ave-Invitation for Proposals
- Liquor License Approvals
- Business License Approvals