

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

3/11/19

6:00PM Executive Session~2nd floor meeting room

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

Town Hall

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

6:00PM EXECUTIVE SESSION

(2) To conduct strategy sessions in preparation for negotiations with non-union personnel, or to conduct collective bargaining sessions or contract negotiations with non-union personnel;

7:00PM PUBLIC HEARING

Public Hearing-SQF, LLC/Tilson Request to place a new utility pole for an AT&T Small Wireless Facility in the public right-of-way

Mr. Bonavita read the Public Hearing notice.

Mr. Dawes moved to open the public hearing for SQF, LLC/Tilson on a request to place a new utility pole for an AT&T Small Wireless facility in the public right of way hearing today Monday, March 11, 2019. Mr. Sadler seconded the motion and the motion was approved by a unanimous vote.

Tuck O'Brien came forward representing Tilson and stated that SQF, LLC is the installation company. He stated that they are doing this in all New England states and 25 other states. He stated that SQF will be the owner of the pole and AT&T will be placing their technology on the pole. He stated that tonight he is hear to answer questions on aesthetics, location, and health concerns. He stated that their goal is to have all poles blend into the community goals and maximize service. This is to address gaps in service and the increase in cell phones. He explained the need for this service. He stated that the goal tonight is not to get approval but to get out information, answer questions, and they hope to keep the hearing open while we work on this and hope to start installation this spring. He stated that they are aware that there are light groups working on regulations.

Mr. O'Brien had a PowerPoint presentation showing location near King Davis Building. He showed some pole options.

Mr. Dawes asked if the lights on a couple poles could be changed to match the lights in the downtown. Mr. O'Brien stated that the lights can be changed to match what the town has.

Mr. Sadler asked where the wires for these poles would be. Mr. O'Brien stated that the wiring would be from below as that is where the wiring is. Mr. Sadler asked if only AT&T would be on the pole. Mr. O'Brien stated that there could be two providers on these shorter poles and would be stacked. Mr. Sadler asked who is this going to benefit the residents? Mr. O'Brien stated is the residents, commuters, businesses, and the municipality.

Mr. Durney asked about the different poles and why are some narrower and can they make more decorative.

Edward Perry, Counsel for AT&T stated that tradeoffs on different poles, whether narrow or wider and where the components are located. He stated that the poles can be designed in different ways.

Mr. O'Brien stated that they want to see what the board is looking at as far as esthetics. Mr. Dawes asked about range. Mr. O'Brien explained the difference between Macro and Small Cell. Discussion on 5G.

Mr. Perry handed out a report on the poles and the signal and emissions to the public. He stated that they are very low power.

Mr. Dawes asked how many poles they are looking to put in Georgetown. Mr. O'Brien stated just one.

Mr. O'Brien stated that another question they had was is there another location to put the pole. He stated that the alternative location is diagonally across the street. He stated that they are looking at some other locations also. He stated that these are the two top locations.

Mr. Fowler stated that they brought a lot back tonight and thanked them. He stated that maybe they could move the pole by the Park & Ride and put on a shelter. He stated maybe a shelter closer to the square. He stated that the FCC did not give them much. He stated liked that they opened with not needing a vote tonight and continuing the hearing. He stated that the Light Manager is here tonight and would like to hear from him and also the Town Planner. He stated what benefit can come to the town.

Mr. Durney asked to look at the poles again. He asked about the designs. Mr. O'Brien stated that these poles are not designed for numerous carriers. He stated what they are hearing across the country is to make them less visual.

Mr. Bonavita stated that his concerns are improving downtown and they do not contain adding more poles. He stated that he is not sold. He stated that if this is just for the commuters through town he is not in favor. He asked why they can not focus near the Park & Ride as Mr. Fowler suggested. Mr. O'Brien stated that they would look at the Park & Ride.

Mr. Sadler stated if you allow one pole you may have to add others.

Mr. Farrell stated that this may segway to Dave Schofield, Light Manager who has been working with other light departments on regulations.

John Cashell, Town Planner and Dave Schofield, Light Manager came forward.

Mr. Schofield stated that he just got a draft today on standards and application process. He stated that we should all review and will need two sets one for light department and one for town. He stated that he would be happy to review again now and still has an issue with a foreign product in your right of way. He stated can work with what they have proposed and just need some time. He stated that they do not want to rush this and want good standards and this is the way of the future so need to take our time. Mr. Dawes asked Mr. Schofield if these antennae could be put on existing poles. Mr. Schofield stated that he feels that they could be. He stated that he has been looking at other towns and poles and some antennae are

small and would not be noticed. Mr. Durney asked the height of poles in town. Mr. Schofield stated that the poles range from 35ft to 70ft. He stated that he would like to take the decision on this off the Selectmen but this is something new and we should agree on process, esthetics, etc.

Mr. Bonavita asked the timeframe for the board to make a decision. Mr. Farrell stated that there was a 150-day window to open the hearing and we have met that. He stated that the hearing will go beyond that and he is not sure on what this means. He stated under the FCC the local regulations must be approved by April 1st and published by April 15th. He stated that will not have regulations by April 1st maybe by April 15th. He stated can continue the hearing until April 8th. He stated that regulations if done on time would be retroactive.

Mr. Sadler stated that the process started with attorneys and wants to stay in timeline. He asked if applicant if they can deny the application and ask them to file a new application.

Mr. O'Brien stated that they filed under old FCC and would like to keep that but want to get this right and asked to keep hearing open under mutual agreement and extend as long as needed.

Mr. Cashell stated that we have come a long way since this was first introduced. He stated that the pole is not going away or underground and there are a lot of existing poles in the downtown that would be perfect for antenna. He stated that the whole country is going with these antennae. He stated the way to go is for Mr. Schofield to continue working on the regulations. He stated that this will benefit the town and better communication is best for the town. He stated we need to stay up to date with the rest of the country.

Mr. Fowler stated that wireless is everywhere and the future.

Mr. Cashell stated that there is an EDC value with better service.

Mr. Sadler stated that this about what the telecommunications companies are telling us what we need.

Mr. Bonavita thanked all for attending.

Mr. Fowler moved to continue the public hearing for SQF, LLC/Tilson on a request to place a new utility pole for an AT&T Small Wireless facility in the public right of way to Monday, April 8, 2019 at 7:00PM. Mr. Dawes seconded the motion and the motion was approved by a unanimous vote.

OLD BUSINESS

Close the Annual Town Meeting and Special Town Meeting Warrants-Discussion and vote on articles

Mr. Farrell stated the board should vote to close the warrants.

Mr. Fowler moved to close the Annual and Special town Meeting Warrants for May 6, 2019. Mr. Durney seconded the motion and the motion was approved by a unanimous vote.

Mr. Farrell stated that the board should vote on the articles now. He stated that Mr. Cashell is here tonight to discuss the Planning Board articles.

Mr. Cashell gave 3 handouts to the board and had a PowerPoint presentation.

- **ATM19-17 - Chaplin Hills Road Street Acceptance (Highway/Planning Bd)**

Mr. Cashell stated that Chaplin Hills is ready to be resolved and the other three, Longview Way, Martel Way, and Maureen Lane are not ready for approval this year but the Planning Board will work on the others for next year.

- **ATM19-23 - Amendments to Zoning Bylaws Article XVIII: Marijuana Businesses, Section 165-161 (H) and (I) (recommended by Planning Board)**

Mr. Cashell stated that what the Planning Board is finding out is that the separation between residential and Marijuana of 300ft. He stated that this width around the overlay marijuana district limits quite a few properties. He stated that his bylaw would be from the nearest marijuana building to nearest residential property/or other use property. He stated now property line to property line. Mr. Sadler stated would still be 300ft. Mr. Cashell stated that it will still be 300ft. Mr. Sadler stated that the State requirement is 500ft and the town is shrinking down the limit making it less restrictive. Mr. Cashell stated that the Planning Board is holding a public hearing on March 27th.

- **ATM19-22 - Amendment of Article I-General Provisions-§165-7 Definitions and word usage (recommended by Planning Board)**

Mr. Cashell stated that this is dealing with cleaning up the definition of building height and the public hearing on this will also be March 27th.

- **ATM19-25 - Amendment to Chapter 29-Building Construction-“Stretch Energy Code” (recommended by Planning Board)**

Mr. Cashell stated that the Planning Board had a two-hour presentation from Green Communities of Massachusetts this program has been around since 2010 and out of 350 communities 250 are Green certified communities. He stated a huge carrot part of this program are the grants are available and by becoming a green community makes the town eligible for \$140,000 and \$250,000 next year. To get the funding there is 5 criteria and Mr. Cashell went over these and most the town already has in place. One is updating energy data for town buildings. One is on energy efficient vehicles, but excludes emergency, highway trucks, etc. He stated that the town does not have cars for staff. He stated would have to adopt Stretch Energy Code and he stated that in talking with the building inspector developers are already building to these codes and maybe more stringent. Mr. Farrell stated that the building office stated that when a builder comes to the office first thing they ask is if we have Stretch Energy Code as other communities around us have this and they are following already.

Discussion

Mr. Sadler asked if more communities join will the grant amount go down. Mr. Cashell stated that the State is talking about adding more funds not reducing. Mr. Fowler asked if we can opt out if they wanted. Mr. Cashell stated that the board would be able to. He stated that this is a Board of Selectmen issue to approve. Mr. Fowler stated that we are only working on this section the Stretch Energy Code. Discussion

- **ATM19-24 - Amendment to Zoning Bylaws Marijuana Retail Businesses limit to 10% of Section 15 Alcohol licenses (recommended by Planning Board)**

Mr. Farrell stated that he and Mr. Sadler discussed with counsel and they recommend just say 1 if that is what you want and if the law changes would then have more. Mr. Bonavita stated that he recommends to go to one.

Mr. Sadler moved to amend ATM 19-24 Amendments to Zoning Bylaws Marijuana Retail Businesses limit to 10% of Section 15 Alcohol licenses to

replace the 10% to 1 (one). Mr. Durney seconded the motion and the motion was approved by a 3-2 vote.

- **ATM19-21 - Acceptance of MGL c.90, §17C Reducing Speed Limit to 25MPH in Thickly Settled or Business Districts (recommended by Selectmen)**

Mr. Farrell stated that the board was all set with this article. Discussion on thickly settled streets.

- **ATM19-03 - Stabilization Fund**
- **ATM19-04 - Capital Fund**

Mr. Farrell stated that there are competing articles on the ATM and STM warrants. He stated on the ATM -ATM19-03, 04, and 05 compete with STM warrant which invokes the new law that allows the town to allocate a percentage of the Adult Use Marijuana Excise Tax not less than 25% and for at least 3 years to a fund. He stated that if the articles in the STM do not pass then you could transfer funds at the ATM but you would not want to vote on both. He stated that usually we only use free cash in the spring for snow & ice and he stated part of the new board policy is to leave some funds in free cash and not drain the account. Discussion on options.

Mr. Farrell stated that free cash has \$600K and snow & ice will be around \$200K so we will have \$400K left. Mr. Dawes asked if the FinCom has made a recommendation on the percentages for the STM articles. Mr. Farrell stated that the FinCom will be looking at the warrant articles and will make a recommendation at one of their next meetings.

- **ATM19-07 - Fire Department Ambulance Operating Budget**

Mr. Farrell stated that the FinCom voted to fund 4 full time firefighters not 6. He stated the 2 we just added and then 2 more. He stated that their reasoning was by taking 50% of the salary from the ambulance fund would take the fund down too low. He stated that the account has been being depleted over the last few years and they will need funds to replace an ambulance in a few years. Mr. Dawes asked why it was going down. Mr. Fowler stated that the Medicare costs are down.

- **ATM19-08 - Access Programming**

Mr. Farrell stated that we get \$100K from cable companies and this covers cost for the cable studio and staff.

Begin Consent Calendar

- **ATM19-09 - Municipal Light Department Continuation of Operation**
- **ATM19-10 - Chapter 90 Reimbursement, Transportation Bond**

- **ATM19-11 - Revolving Funds**

End Consent Calendar

Mr. Farrell stated that the consent calendar is the same as usual. He stated that in Chapter 90 we received maybe \$1,000 more than last year. He stated revolving funds staying the same as last year.

- **ATM19-12 - Supplement prior borrowing votes to permit the application of sale premium to pay project costs (Treasurer)**

Mr. Farrell stated that this is for the bonding of the Water Department and this is a housekeeping article.

- **ATM19-13 - New Water Storage Tank and Water Main Improvements (Treasurer)**

Mr. Farrell stated that this will be taken off the warrant as it is not needed, this was voted on last year.

- **ATM19-14 - National Ave (Selectmen)**

Mr. Farrell stated that this article is to authorize the town to sell the National Ave property.

- **ATM19-15 - Light Department Water Department Merger (Light/Water Commissioners)**

Mr. Farrell stated that this is for the merger and has the legislature language.

Mr. Sadler asked if the independent study was done and if it would be done by town meeting.

Mr. Bonavita stated that he has not heard but it is supposed to be done.

- **ATM19-16 - Community Preservation Committee** (Submitted by CPC)

- **Community Preservation Requests**

Mr. Farrell stated that he has received the final list from Harry LaCortiglia, CPC chair and will update the warrant. He stated that some were just placeholders.

Mr. Fowler updated that board on the changes. Mr. Sadler asked about funds spent at Trestle Way and it is State Property. Mr. Fowler stated that this was not a unanimous vote and the CPC have funds for Affordable Housing and Trestle Way falls under that criteria. Discussion

Mr. Farrell stated that they can vote tonight or next meeting. He stated that he would have a clean document with all changes at the next meeting. Mr. Bonavita stated that they will wait for next meeting to vote on the articles.

TOWN ADMINISTRATOR'S REPORT

Budget 2020

Mr. Farrell stated that he had a quick update on the budget. He stated that they will finalize on Wednesday night. He stated that what they did to make up the deficit was under School up to department to make changes with one exception. He stated that budgeting \$200K of medical marijuana funds coming in 2020. He stated snow & ice back to \$104K and then vote \$75K out of School request, \$52K from Fire Department request, \$20K from Tree Warden Account, \$20K from Library, and \$6K from Treasurers and this allowed to balance budget. Mr. Bonavita asked if there was any way to lessen the School cut as they have the special ed costs. Mr. Farrell stated he will

have final numbers on property insurance next week. Mr. Bonavita asked about using some Free Cash for Schools. Mr. Farrell stated that doing that is what we got dingd on our Bond rating. Mr. Fowler stated that even taking this cut the Schools still have a 4% increase over last year.

Mr. Fowler asked about new revolving accounts handout that he presented to FinCom. Mr. Farrell had a handout and stated that this is something they may need to look at for Special Ed. He explained the fund and how it would work.

Christmas Tree Lighting Ceremony Committee Charge

Mr. Bonavita stated that we will continue this until the next meeting.

CORRESPONDENCE

Humboldt East, LLC-Community Outreach Meeting 3/15 at 4PM

Mr. Bonavita read the meeting notice.

WARRANT and MINUTES

Minutes of February 25, 2019

Mr. Dawes moved to approve the minutes of February 25, 2019. Mr. Durney seconded the motion and the motion was approved by a unanimous vote.

In Plain Sight

Mr. Dawes stated that there will be a presentation sponsored by Georgetown Cares on a how to spot signs of risky behavior in teens. This will be held on March 19th at Perley School from 6:30PM to 8:30PM. He stated that there will be a set up of a teen's bedroom.

NEXT MEETING

Monday, March 25, 2019 at 7:00PM, 3rd floor meeting room, Town Hall

ADJOURNMENT

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

Meeting adjourned at 10:30PM.

Minutes transcribed by J. Pantano.

Minutes approved April 8, 2019.

Documents used in this meeting:

- Public Hearing-SQF, LLC/Tilson Request to place a new utility pole for an AT&T Small Wireless Facility in the public right-of-way
- Minutes of February 25, 2019
- Humboldt East, LLC-Community Outreach Meeting 3/15 at 4PM
- Close the Annual Town Meeting and Special Town Meeting Warrants-Discussion and vote on articles
- Christmas Tree Lighting Ceremony Committee Charge