

TOWN OF GROVELAND

BOARD OF SELECTMEN
MEETING MINUTES

2019 JUN -4 PM 12: 59

Tuesday, April 16, 2019 6:30 pm
Groveland Town Hall
183 Main St, Groveland, MA 01834

TOWN CLERK
RECEIVED/POSTED

ATTENDANCE: Chair Bill O'Neil and Selectmen Ed Watson, William Dunn and Michael Wood
ALSO PRESENT: Finance Director, Denise Dembkoski

CALL MEETING TO ORDER: The Chair called the meeting to order at 6:30 pm.

RESIDENT/PUBLIC COMMENTS: Written submissions for public comment must be made before the start of the meeting per the Board of Selectmen's Public Comment Policy amended November 13, 2017.

- None

APPROVE WARRANTS:

PW # 19-41 \$154,312.82

A motion was moved by Selectman O'Neil and seconded by Selectman Wood to approve PW #19-41.
Voted 4-0-0.

BW # 19-41 \$1,069,499.16

A motion was moved by Selectman O'Neil and seconded by Selectman Wood to approve BW #19-41.
Voted 4-0-0.

19-41 Bills Warrant Breakdown:

Town:	\$ 84,095.46
W/S:	\$ 33,927.84
Payroll Withholding:	\$ 17,707.10
Health Insurance:	\$ 32,986.00
Light Bills:	\$ 94,621.27
Grants & Revolving:	\$ 11,188.83
Pentucket Assessment:	\$ 794,972.66

APPOINTMENTS:

- Appointment of Robert Polizzotti, 41 School St., Groveland, to the position of Seasonal Grounds Keeper at the Cemetery. The appointment is effective April 17, 2019 at an hourly rate of \$15/hour, through November 2019.

The Chair of the Cemetery Commission was present and addressed the BOS requesting approval.

A motion was moved by Selectman Watson and seconded by Selectman Wood to appoint Robert Polizzotti, 41 School St., Groveland, to the position of Seasonal Grounds Keeper at the Cemetery. The appointment is effective April 17, 2019 at an hourly rate of \$15/hour, through November 2019. Voted 4-0-0.

- Appointment of Brad Ligols, 16 Evergreen Lane, Groveland, as an Associate Member of the Planning Board through June 30, 2019.

Selectman Wood inquired about Mr. Ligols ability to recuse himself from anything that would benefit him as an abutter or pertains to him as he has several private commercial interests in Town. Ms. Dembkoski answered in the affirmative, Mr. Ligols has had that conversation with Rebecca Oldham, Town Planner and plans to recuse himself from anything that benefits him.

A motion was moved by Selectman Watson and seconded by Selectman Dunn to appoint Brad Ligols, 16 Evergreen Lane, Groveland, as an Associate Member of the Planning Board through June 30, 2019. Voted 4-0-0.

DISCUSSION & POSSIBLE VOTE:

- Rebecca Oldham, Town Planner to present proposal for Zoning Administrator position

Ms. Oldham was present and addressed the BOS. She proposed that the Town Planner undertake the responsibilities of the ZBA Clerk and create the Town Planner/Zoning Administrator position due to a lot of overlap between the two, this will make a more efficient and effective position and consolidate resources and provide better service to the public. There currently is no one in the office and it makes it difficult for residents to obtain information and this will allow for a dedicated staff member five days a week. The Clerk position is currently vacant, and this will not cost anything additional. The position is currently funded through an expenditure line and a revolving fund. Ms. Oldham will assume the position. Ms. Dembkoski referred to a letter in the BOS packet from the Building Inspector and the Kathy, Co-Chair of the ZBA is present to address the BOS and answer questions.

A motion was moved by Selectman Dunn and seconded by Selectman Wood to accept the proposal from Rebecca Oldham for a Zoning Administrator position. Voted 4-0-0.

- Dr. Justin Bartholomew to discuss the proposed Middle/High School project
Dr. Bartholomew presented a PowerPoint to the BOS. He explained the process of being accepted and approved by the MSBA. Four years ago, the Town was allowed in and the process takes about seven years to be completed. If this vote does not pass it will be a long wait to be let back in. The cost of the project is \$146.3 million dollars and the State will contribute \$52.7 million dollars with a potential to receive up to \$54 million dollars. April 29th is Town Meeting and the following Monday will be the ballot question at the Town Election. Dr. Bartholomew reviewed pictures from the schools showing the reasoning behind the necessity of this project. The heating and plumbing are very old and too expensive to fix and bring up to code. There have been numerous issues with water and plumbing that occur all of the time. Windows have tarps on the inside and outside for the glare. The Middle School has also had numerous water issues; There was a classroom that had to be moved due to water damage and the concern about the asbestos tiles that are wet lifting up. The MSBA requires that science labs are set up a certain way. Exercise equipment was donated, and it sits in a hallway due to a classroom that was destroyed. The reason why we can't fix the infrastructure is this is dictated by Code of Massachusetts Regulation. Any expense over 30% of a building's value (\$3.6 million at the HS and \$1 million at MS) prevents us from making that repair or replacing unless we bring the rest of the building up to code. The cost for the HS would be over \$70 million. The HVAC system alone would be \$9-\$11 million dollars. Repairs for the Middle School only will be over \$40 million. A video was shown of what the new school would look like. Community groups will be allowed access to the building when the school is not in session. The State approves the design and the members involved tried not to go above and beyond what was needed for the teachers and students. Selectman Dunn inquired about the location of the Administrative Offices. A temporary boiler system will be put in at a \$40,000 cost. The Administrative Office cost would be \$4 million dollars to build a new one so the District Offices will remain where they are for the time being and the rest of the old school will be torn down once the students have all moved into the new school. The entire school will be ADD compliant. Dr. Bartholomew provided a breakdown on cost estimates which are based on the number of students from each town. Selectman Dunn wanted to know what was going to be put in place to stop inflation on this project and also what will prevent them from coming back down the road and saying that the Bagnall School needs to be done. Dr. Bartholomew responded that once the interest rate is locked in that is it for 30 years (life of the loan). There are checks and balances along the way and there are contingencies built into this for things that are unknown at this time, escalation has been built in. There have been two estimates from outside companies. As far as Bagnall goes, the fear would be the capacity if there is a huge increase of students. Currently there has been a drop in enrollment at Bagnall. Power currently comes from West Newbury (National Grid) and whoever is the cheapest option will be who ends up providing service. Athletic Fields are not eligible for the state grant. If this vote does not pass, they will continue to use the building until they cannot.

- Discussion and vote on the following Annual Town Meeting Warrant Articles:
 - Article 7 – Authorization to make Town Clerk position appointed
 Selectman Dunn spoke about accountability and oversight of the office. Selectman Watson stated he cannot support the article, he feels that it takes away the vote of the people, people should be comfortable with the person in the position, the Town Clerk is answerable to the voters and if things don't work out they have the option of electing someone new in three years' time. Chair O'Neil agreed with Selectman Dunn and feels there is no accountability and feels the most qualified individual should have the job. Selectman Dunn felt there should be a job description with duties laid out.
 A motion was moved by Chair O'Neil and seconded by Selectman Dunn to recommend favorable action on Article 7 for the Annual Town Meeting. Voted 2-1-1. Selectman Watson voted against and Selectman Wood abstained.
 - Article 19 – Community Preservation appropriation to acquire 3.5 acres of land at 733 Salem Street Rear
 Chair O'Neil again expressed he has no concern with this if it is a gift. Selectman Dunn asked if we are paying for this; he is not against this but does not want to see the taxpayers have to pay for a gift.
 Rebecca Oldham, Town Planner explained that there was no agreement or deal struck at the Preliminary Sub-division Hearing on this property although there was discussion about a parcel closest to the conservation land and what the developer would do with it.
 Mike Dempsey addressed the Board and explained the Article was to help to be ready to potentially buy this land if it comes down to it; he is not clear what the developer plans to do. The land is landlocked and there are wetlands.
 A motion was moved by Selectman Dunn and seconded by Selectman Wood to recommend unfavorable action on Article 19 for the Annual Town Meeting. 3-1-0 Selectman Watson voted against.

VOTES OF THE BOARD

- Minutes from March 4, 2019
 A motion was moved by Selectman Wood and seconded by Selectman Watson to approve the minutes from March 4, 2019. Voted 4-0-0.
- Minutes from March 18, 2019
 A motion was moved by Selectman Dunn and seconded by Selectman Wood to approve the minutes from March 18, 2019. Voted 3-0-1. Selectman Watson abstained.
- Certificate of Achievement to Jeremy Scanlan for attaining the rank of Eagle Scout
 Chair O'Neil read a statement by the BOS.
 A motion was moved by Selectman Watson and seconded by Selectman Wood to approve the Certificate of Achievement to Jeremy Scanlan for attaining the rank of Eagle Scout. Voted 4-0-0.

SELECTMEN'S TIME & REPORTS

Selectman Watson: none

Selectman Dunn:

Asked if anything has been heard from the Board Ramp group and the answer was no. Asked if the Fire Chief posting was out. Ms. Demboski responded that yes it was and there are several applicants.

Selectman Wood:

Will be contacting Senator Tarr later this week to discuss options for the Valley Screw building on Washington Street. The line painting on Main Street is due to be complete by the end of May. Will be speaking at the upcoming Candidates Night about the school project.

Selectman O'Neil: none

OLD OR UNFINISHED BUSINESS:

Selectman Dunn talked about the Washington Street old DPW building and the possibility of using it for storage. He visited the building and reported on what he found. The BOS talked about air quality and security. The building is mostly empty; Selectman Dunn will follow up. The Board will add this to the next regular BOS meeting for a vote.

Selectman Dunn asked about the bathrooms at the Pines. Ms. Dembkoski reported that the plumbing is done, and they are waiting on partitions that are on back order. The electrician is coming in at the end of the week.

Chair O'Neil asked if there was a response from the Town Clerk to the request by the BOS to allow the candidates for the position to shadow the Town Clerk. Ms. Dembkoski did not receive anything. The Town Clerk was present and addressed the BOS. One of the candidates Kate Young has been volunteering in her office since August filing and scanning, not learning the job according to the Town Clerk. She shared a document with the BOS that has been going around. Selectman Dunn asked if the Town Clerk would be willing to allow accessibility to anyone who wishes to come in and shadow. The Town Clerk did not feel coming into the office for one day would teach them everything they needed to know about the job; she will gladly open her door to all five of the candidates.

Chair O'Neil addressed complaints about Candidate signs on residential and town owned property. No one has taken out a required permit for placing signs on town property and the BOS is requesting the police take them if they are on town property. Ms. Dembkoski will also ask Highway to take them.

OTHER ITEMS NOT REASONABLY ANTICIPATED AT TIME OF POSTING:

FINANCE DIRECTOR'S TIME:

Ms. Dembkoski reported: Town Meeting will be April 29, 2019. Candidates night is April 24, 2019 and there will be another forum about the school project on April 25, 2019.

CORRESPONDENCE:

- FY18 Audit Financial Statements and Management Letter
- FY2018 Annual Town Report
- Notice from the Town Clerk as to when the new Town Clerk would begin
- Invitation to participate in Haverhill's Memorial Day Ceremony.

ADJOURNMENT:

A motion was moved by Selectman Wood and seconded by Selectman Dunn to adjourn the meeting at 9:20 pm. Voted 4-0-0.

The next regularly scheduled meeting of the Board of Selectmen will be Monday, April 29, 2019 at 6:30 P.M. at Bagnall School.

Respectfully submitted,

Katherine T. Ingram

Documents presented at this meeting:
Town Planner/Zoning Administrator Proposal
Troop 87 Letter
Certificate of Achievement

**** Approved on May 28, 2019 by a vote of 4-0-1, with Selectman Kastrinelis abstaining ****