

Groveland Board of Selectmen
Meeting minutes
October 15, 2018

Present: Chairman Bill O'Neil, Selectman Bill Dunn and Selectman Ed Watson

Absent: Vice Chair Lisa Dube Carpenter, Selectman Mike Wood

Others present: Denise Dembkoski

The meeting was called to order at 6:30 PM.

RESIDENT/PUBLIC COMMENT

None

APPROVE WARRANTS

PW # 19-15 \$ 145,156.60

Chairman O'Neil made a motion to approve payroll warrant #19-15 in the amount of \$145,156.60; seconded by Selectman Watson; voted 3-0-0; warrant approved.

BW # 19-15 \$ 1,041,009.07

Bill Warrant Breakdown:

Town:	\$ 280,549.39
W/S:	\$ 23,781.55
Payroll Withholding:	\$ 22,002.69
Health Insurance:	\$ 31,344.88
Light Bills:	\$ 299,640.06
Grants & Revolving:	\$ 45,450.29
Chapter 90:	\$ 84,944.21
Whittier Assessment:	\$ 216,314.00
Capital:	\$ 36,982.00

Chairman O'Neil made a motion to approve bill warrant #19-15 in the amount of \$1,041,009.07; seconded by Selectman Watson; voted 3-0-0; warrant approved.

APPOINTMENTS

Appointment of Sergei Franson, Byfield, MA, to the position of Library Assistant effective October 16, 2018. The position is for 18.5 hours/per week at a rate of \$12.24/hour.

Mr. Franson was present to answer questions from the Board.

Selectman Watson made a motion to appoint Sergei Franson to the position of Library Assistant effective October 16, 2018; seconded by Selectman Dunn; motion approved 3-0-0.

Appointment of Emma Fandel, Groveland, MA to the position of Library Page effective October 16, 2018. This is a part-time position averages between 5-7 hours/week at a rate of \$11.22/hour.

Selectman Watson made a motion to appoint Emma Fandel to the position of Library Page effective October 16, 2018; seconded by Selectman Dunn; motion approved 3-0-0.

DISCUSSION AND POSSIBLE VOTE

Close the Special Town Meeting Warrant

Selectman Dunn made a motion to close the Special Town Meeting Warrant; seconded by Selectman Watson; motion approved 3-0-0.

Groveland Day Committee Candidates

Chairman O'Neil read the names of nine committee members. Seven of the nine were present- Lisa Chandler, Patricia Garzone, Beth Greenhagen, Kelly Jackson, Jill Joyce, Jean O'Neil, MJ Potter.

Ms. Dembkoski confirmed with the members that they all understood the charge of the committee.

Selectman Dunn made a motion to appoint the nine members of the Groveland Day Committee; seconded by Chairman O'Neil; motion approved 3-0-0.

Steve Sargent, Groveland's Emergency Management Director to discuss our emergency readiness

Mr. Sargent explained that the town is prepared to handle emergency situations such as the gas incident or power outage. Mr. Sargent explained that they could use the Bagnall School as a warming center but doesn't have showers so could not be used as a shelter. In response to a question from Selectman Dunn, Mr. Sargent indicated that at this time there is no grant money available for a generator in case Bagnall lost electricity. Chairman O'Neil asked if the emergency management plan could be posted on the website. Mr. Sargent explained that many parts would have to be redacted for security reasons.

Joel Kahn to discuss Sewell Street Redevelopment

Joel Kahn of Equity Alliance representing Groveland Realty Trust, spoke about having a 40B development at the Sewell Street property. Mr. Kahn explained the 40B process. He indicated there is an option for a "friendly" 40B process where they would seek the Board of Selectmen's endorsement of the project and would allow the town to negotiate a plan with the developer. The proposal is for 192 rental units, with 4 buildings that are four stories each, with twenty-five percent as affordable. There would be several amenities such as a clubhouse, gardens and fitness center and would be geared toward the over fifty-five age group and young individuals. Because this would be a rental property, all 192 units would count toward the ten percent threshold. Selectman Dunn stated that the developer originally stated the property would have a commercial development and this is a completely different proposal. In response to a question from Selectman Watson, Mr. Kahn stated they have not done a traffic study. Mr. Watson also expressed concern about the number of children that will be added to the school system. Chairman O'Neil asked about rental prices. Mr. Kahn stated today's market rate is \$1900 for one bedroom and around \$2200 for a two bedroom. Chairman O'Neil asked Rebecca Oldham, the Town Planner, to speak about the project. Ms. Oldham stated that there are some benefits to the "friendly" 40B but it all depends on what the town's vision is for the property.

Highway Superintendent position and job description

Ms. Dembkoski provided the board with a draft job description and indicated that it was compiled from job descriptions from different towns. Ms. Dembkoski also indicated she felt they should be able to attract candidates at the proposed salary. The Finance Board's goal is to move toward a Department of Public Works.

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Selectman Dunn made a motion to accept the Highway Superintendent job description as presented; seconded by Selectman Watson; motion approved 3-0-0.

Ms. Dembkoski stated that the legislation was approved so at the next meeting the Board will need to appoint Bob Arakelian as the first Highway Superintendent, even though he will be retiring shortly thereafter.

Approve and sign the Amendment to the Conservation Restriction for the Meadow Pond Reservation – approved at Town Meeting on April 24, 2017 under article 39

Mike Dempsey of the Conservation Commission explained that the amendment will cover additional parcels that were acquired after the original restriction was recorded. Chairman O’Neil stated that this is just a formality and everything has already been approved.

Selectman Dunn made a motion to approve and sign the Amendment to the Conservation Restriction for the Meadow Pond Reservation approved at town Meeting on April 24, 2017 under Article 39; seconded by Selectman Watson; motion approved 3-0-0.

VOTES OF THE BOARD

Minutes from September 10, 2018

Selectman Watson made a motion to approve the minutes of September 10, 2018; seconded by Selectmen Dunn; motion approved 3-0-0.

Minutes from September 17, 2018

Selectman Watson made a motion to approve the minutes of September 17, 2018; seconded by Selectman Dunn; motion approved 3-0-0.

OLD OR UNFINISHED BUSINESS

Selectman Dunn stated that the person at the EPA suggested sending a certified letter to the owner demanding the building on Washington St. be boarded up and that the EPA has been in the building and it is clean of hazardous waste. The EPA is in the process of cleaning up the land. The Building Inspector asked the Fire department to mark the building as abandoned and if the roof collapsed, it would not be an issue because it would fall inside the building and not push out walls.

Selectman Dunn asked about the land deals. Ms. Dembkoski stated that the attorneys are still working out the deeds for the land swap.

Selectman Dunn stated that the town almost had a big problem and was possibly going to lose the Finance Director to another town. He wants to move the process along regarding a Town Manager position and wants the Board to get going on the town survey/census. Chairman O’Neil, agreed and stated that the town dodged a bullet, and he is grateful that the Finance Director is still working in Groveland and that she has been an true asset to the Town. Board members should bring their questions for a town survey to the next meeting to discuss and narrow down.

Chairman O’Neil asked about the personnel handbook. Ms. Dembkoski stated that the committee is having a meeting next Monday to finalize a draft to present to the Board. Mr. O’Neil asked about the Pines bathrooms. Ms. Dembkoski stated they will not be opened this year as it doesn’t make sense to turn the water own now but they will have everything installed and ready to go for the spring. Mr. O’Neil also asked about the concrete sidewalks around the bathrooms that are not ADA accessible. Ms. Dembkoski stated that it will be done as part of the upcoming paving work. Ms. Dembkoski will follow up on the speed bumps. Chairman O’Neil asked about live streaming the meetings. Ms. Dembkoski stated that there is a company (Earth Channel) that can do it but

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the cable advisory committee would need to implement it. Chairman O'Neil asked Selectman Dunn to reconsider marijuana businesses. Chairman O'Neil stated they have not had any responses to the Capital Improvement Committee. In the absence of a committee of three, the Board would be responsible for going through the process. Chairman O'Neil suggested the Board does it this year so they know the process.

OTHER ITEMS NOT REASONABLY ANTICIPATED AT TIME OF POSTING

None

SELECTMEN REPORTS

Chairman O'Neil stated there was a meeting of the building committee and they are still on schedule. October 31st is the day the MSBA votes on the project.

CORRESPONDENCE

Executive Session Minutes from October 1, 2018

Minutes from October 1, 2018

Letter from Building Inspector regarding 64 Washington Street

Email from Selectwoman Carpenter to Lori Bentsen, Board of Health Clerk, regarding statements made

Letter regarding the 2018 Veterans Day Ceremony (to be held Saturday, 11/10/18 at 10:30am)

Letters, and attachments, from the Department of Housing and Urban Development to the Groveland Housing Authority regarding concerns HUD has relative to "a number of issues that relate to the management of the federal public housing program in Groveland"

Draft November 26, 2018 Special Town Meeting Warrant

FINANCE DIRECTOR'S TIME

Ms. Dembkoski reminded everyone that Pumpkin Fest is Thursday, October 25th and residents can drop off pumpkins from the 19th until the 25th. The Board needs to pick a date to meet with the consultants for the Fire Department. The vendor that provided holiday flowers is no longer in business so Ms. Dembkoski is looking for suggestions for a vendor. They are also looking for two trees to be donated for the holidays.

SELECTMEN'S TIME

Selectman Watson asked for an update on the cost to renovate old electric company building. Chairman O'Neil asked for all documents regarding the discussion with the Board of Health to be posted on the website. Mr. O'Neil also indicated the Groveland Housing Authority letters are problematic and would like the housing authority on the next agenda to discuss how they plan on addressing the issues.

Selectman Dunn made a motion to adjourn at 8:40PM; seconded by Selectman Watson; motion approved 3-0-0.

The next regular meeting will be held on **Monday, October 29, 2018** at 6:30PM.

Respectfully submitted by: Laurie Burzlaff, minutes clerk.

*** Approved on November 26, 2018 with a vote of 3-0-1, with Selectman Wood abstaining ***