

Groveland Board of Selectmen  
Meeting minutes  
October 29, 2018

Present: Vice Chairwoman Lisa Dube-Carpenter, Selectman William Dunn, Selectman Edward Watson and Selectman Michael Wood

Absent: Chairman William O'Neil

Others present: Denise Dembkoski

The meeting was called to order at 6:31 PM.

**RESIDENT/PUBLIC COMMENT**

Vanessa Lopez of Veasey Park invited everyone to the Art Festival at Veasey Park on Saturday, November 3<sup>rd</sup> and Sunday, November 4<sup>th</sup>.

**APPROVE WARRANTS**

PW # 19-17                      \$ 158,722.64

Selectman Wood made a motion to approve payroll warrant #19-17 in the amount of \$158,722.64; seconded by Selectman Dunn; voted 4-0-0; warrant approved.

BW # 19-17                      \$1,337,992.47

Bill Warrant Breakdown:

Town:	\$ 56,759.73
W/S:	\$ 66,077.06
Payroll Withholding:	\$ 31,817.08
Light Bills:	\$ 312,473.69
Grants & Revolving:	\$ 75,892.25
Pentucket Assessment:	\$ 794,972.66

Selectman Wood made a motion to approve bill warrant #19-17 in the amount of \$1,337,992.47; seconded by Selectman Watson; voted 4-0-0; warrant approved.

**APPOINTMENTS**

Appointment of Robert Arakelian as the Highway Superintendent effective October 29, 2018 through the expiration of his elected term unless he chooses to vacate sooner

Selectman Watson made a motion to appoint Robert Arakelian as the Highway Superintendent effective October 29, 2018; seconded by Selectman Wood; motion approved 4-0-0.

**DISCUSSION AND POSSIBLE VOTE**

**Sewell Street Redevelopment**

Joel Kahn with Equity Alliance on behalf of Groveland Realty Trust spoke about the 40B proposal. Mr. Kahn stated they are looking to establish a collaborative effort between the Board and the developer to move forward with a friendly 40B project. If the Board would like to go the friendly 40B route, a working group would be formed to address the issues. The application would still need to go in front of the Zoning Board.

Selectman Wood stated that there are many questions such as fire safety, police response, sewer, traffic and school impact, but he would prefer going the friendly 40B route.

Selectman Dunn stated he'd like to see a mixed use development and would want to have a working group.

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Selectman Watson asked about the number of 3 bedroom units. Mr. Kahn stated the law requires ten percent of the units to be 3 bedrooms which would be 19 units. The remaining units would be split equally between 1 and 2 bedroom units. Mr. Kahn stated that according to the Rutger's study, there would be approximately 90 children. Mr. Watson believes it will be closer to 125 students. Selectman Watson stated that the current zoning is only 3 stories, not 4.

Rebecca Oldham, Town Planner, stated there are a lot of benefits to going the friendly 40B route and in her experience having the ability to sit down with the developer to address the Board's concerns and ways to mitigate the concerns is a lot easier than the developer just going the regular 40B route. Selectman Watson was concerned that if there were too many restrictions the developer would just do the "unfriendly" 40B anyway.

Selectman Wood made a motion to develop a working group in order to have discussions with the developer for a friendly 40B at the Sewell Street project; seconded by Selectwoman Dube-Carpenter; voted 4-0-0.

#### Police Department's Capital Improvement Request

Chief Gillen made a request for a new cruiser. Every year the department requests a new cruiser to replace an older one.

#### Special Town Meeting Article Discussion and Vote

Ms. Demboski stated the Special Town Meeting is Monday, November 26<sup>th</sup> at 7:00PM at the Bagnall School.

Article 1 is to create the revolving fund for the Pines maintenance.

Article 2 is standard transfers that are done every year.

Article 3 is request by Captain Santapaolo to allow him to continue to work until age 70.

Articles 4 and 5 are for the civil fingerprint bylaw.

Article 6 is a request by Deb Webster to put parameters on sewer extensions.

Articles 7, 8 and 9 are relative to recreational marijuana prohibition. Article 7 is the zoning bylaw, Article 8 is to extend the moratorium and Article 9 is to put the general bylaw in place.

Ms. Demboski explained this is just for recreational and prohibits all sales in town. There is already a bylaw allowing medical marijuana sales in certain areas.

Deb Webster, 45 Wood Street, explained Article 6 was proposed twelve years ago and the water department was opposed to it. Ipswich has had this bylaw since 1994 and it has worked well for them. They use it as a tool to control development. Ms. Webster stated that without some control, more dense developments will occur.

Selectwoman Dube-Carpenter asked if a 40B was denied for a sewer would they not be able to move forward or would they be exempt. Ms. Webster stated she was unsure but this article is for a general bylaw, not a zoning bylaw.

Selectman Dunn made a motion to approve all the Town Meeting articles as written, seconded by Selectman Watson; motion approved 4-0-0.

#### Town Manager Discussion

Selectwoman Dube-Carpenter stated that they should wait for Chairman Bill O'Neil to discuss this matter.

Selectman Watson made a motion to table the Town Manager discussion; seconded by Selectman Wood; motion approved 4-0-0.

#### Approval and signing of real estate documents (Salem/Uptack land sale and Wood Street land swap)

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Ms. Dembkoski stated these pertain to the land sale and land swap with the Dehullu's. The plan is to close on November 1<sup>st</sup>.

Selectman Dunn made a motion to approve the signing of the purchase and sale agreement for the Salem Street and Uptack Street property shown on Assessors Map 48 as Plots 9, 10, 14, 15 and 16; seconded by Selectman Wood; motion approved 4-0-0.

Selectman Dunn made a motion to approve and sign the deed to Saj Realty Trust, the deed acceptance from Saj Realty Trust and the compliance agreement for the Wood Street land swap; seconded by Selectman Wood; motion approved 4-0-0.

Selectman Wood made a motion to authorize Denise Dembkoski to sign all necessary documents to complete the Wood Street land swap and the Salem/Uptack land sale, and to authorize Selectman Wood to execute the deed relative to the Salem/Uptack land sale, on behalf of the Board upon approval as to form of Town Counsel if there are any changes; seconded by Selectman Dunn; motion approved 4-0-0.

Selectman Wood made a motion to sign the deed for the Salem/Uptack land sale; seconded by Selectman Watson; motion approved 4-0-0.

#### Discuss resident survey

Selectwoman Dube-Carpenter proposed that they do one survey that includes both the Town Manager question and other questions.

Selectman Watson stated in addition to the question about whether they should have a Town Manager, they should also ask if the Town Manager should be an attorney to cut down on legal costs. Ms. Dube-Carpenter suggested each board member submit questions to Ms. Dembkoski and she could compile them and they can review at the next meeting.

Selectman Wood made a motion to table the discussion on the resident survey; seconded by Selectman Watson; motion approved 4-0-0.

#### **VOTES OF THE BOARD**

##### Minutes from October 1, 2018

Selectman Watson made a motion to approve the minutes of October 1, 2018; seconded by Selectman Wood; motion approved 3-0-1. Selectwoman Dube-Carpenter abstained.

##### Executive Session Minutes from October 1, 2018

Selectman Wood made a motion to approve the Executive Session minutes of October 1, 2018; seconded by Selectman Watson; motion approved 3-0-1. Selectwoman Dube-Carpenter abstained.

##### Accept the resignation of Patricia Garzone from the Groveland Day Committee effective October 20, 2018

Ms. Garzone is unable to commit the time to the Groveland Day Committee.

Selectman Wood made a motion to accept the resignation of Patricia Garzone from the Groveland Day Committee effective October 20, 2018; seconded by Selectman Watson; motion approved 5-0.

##### Approve and sign the November 6, 2018 State Election Warrant

Selectman Watson made a motion to approve and sign the November 6, 2018 State Election Warrant; seconded by Selectman Wood; motion approved 4-0-0.

**OLD OR UNFINISHED BUSINESS**

None

**OTHER ITEMS NOT REASONABLY ANTICIPATED AT TIME OF POSTING**

None

**SELECTMEN REPORTS**

Selectman Wood stated he met with police and fire chiefs. Everything is going well with both departments and he said Chief York is doing a great job.

Selectman Dunn thanked everyone that came out to Pumpkin Fest.

**CORRESPONDENCE**

Response from the Groveland Housing Authority regarding a request to attend the Board of Selectmen's meeting to discuss the packet sent to the town by HUD

23 School Street remodeling cost spreadsheet

Selectman Watson questioned the amount since it was \$68,000 higher than the \$200,000 approved at Town Meeting.

**FINANCE DIRECTOR'S TIME**

Ms. Dembkoski stated Pumpkin Fest was a huge success and thanked everyone that helped with the event.

Ms. Dembkoski thanked the town accountant for getting everything into the state and getting free cash certified. There will also be an additional \$42,000 in Chapter 90 funding. The Zoning Board of Appeals asked for either Selectman Dunn or Selectman Wood to attend their meeting on November 7<sup>th</sup> so they will have a full board for an application they are hearing.

Selectman Dunn made a motion to temporarily appoint Michael Wood to the Zoning Board for the meeting on November 7, 2018; seconded by Selectwoman Dube-Carpenter; motion approved 4-0-0.

Ms. Dembkoski state that Chairman O'Neil apologized for not being at the meeting and asked her to remind everyone that next Tuesday is the state election and that Wednesday is Halloween so please drive careful.

**SELECTMEN'S TIME**

Selectman Wood asked for an agenda item for discussion on the Comcast cable contract.

Selectwoman Dube-Carpenter stated she supports voting yes on Question 3 and that since 2016 these protections have existed and there has been no increase in incidents.

Selectman Wood made a motion to adjourn at 7:53PM; seconded by Selectman Dunn; motion approved 4-0-0.

The next regular meeting will be held on **Tuesday, November 13, 2018** at 6:30PM.

Respectfully submitted by: Laurie Burzlaff, minutes clerk.

\*\*\* Unanimously approved on November 26, 2018 \*\*\*