

**MEETING MINUTES  
BOARD OF SELECTMEN  
January 8, 2019**

Present: John Danehey, Chairman, Maura Curran, Vice Chairman, Karen Canfield, Shawn Harris, Anthony Vegnani

Also present: James Boudreau, Town Administrator

The Meeting was called to order at 6:04 p.m.

**Acceptance of Agenda**

**Ms. Curran made a motion to accept the agenda for January 8, 2019,  
Second by Mr. Harris all in favor. Unanimous vote (4-0)**

**WALK INS** – Charles Callahan, 385 Chief Justice Cushing Highway owns the property and there is a restriction on the property. His wife is ill and he needs to build a home that would be better for her. They are researching their possibilities. It is the property near the reservoir and was previously town owned. He now wants to sub divide the property. Mr. Danehey said he has not looked into this and he will look into it further. There may be some hurdles with the restrictions. The deed was 2002. He wants to sell his home and build a different home on the property. Mr. Boudreau will have to check with town counsel to see if the town can remove the restriction. Mr. Boudreau believes it will take a town meeting vote but he will look into it. Mr. Harris recalls the restrictions were to protect the drinking water.

**REPORT OF THE TOWN ADMINISTRATOR** – The water update is in their Selectmen packet and the water treatment plant work is still on schedule. DPW will give a full update at the 1/22/19 meeting. We have reached a tentative agreement on the four union contracts. They should be before the board at the 1/22/19 meeting. Last calendar year \$5,222,855.40 is the total grant money the town has received in 2018. A ratings call took place today and the BAN's represent the water projects and we are looking at the clean water trusts for low interest loans. We are going out to bid on the 17<sup>th</sup>. The governor has signed into law the short term rental bill. Certificates will be issued to those people. A local excise tax can be implemented in the community at town meeting. Mr. Boudreau will send a memo to the Board of Selectmen and we can discuss at the next Selectmen meeting to determine how we want to move forward with this.

**SCHEDULED ITEMS:**

**PRESENTATION Report on Coastal Community Assessment**, Carri Hulet, Project Manager, CBI and Brad Washburn, Director of Planning & Development

Scituate is in an enviable position because the Town has done so much research into their coastline and what is needed. Ms. Hulet interviewed 41 adults and they represented a nice mix

of people. The report outlines the methodology used to develop the report, who was interviewed and the findings. Recommendations are included in the report.

Ms. Hulet recommends starting with the harbor area. Mr. Harris asked how long she has been working in the field. Ms. Hulet said she has been working in the field for 17 years. Mr. Harris asked if there were any surprises. Ms. Hulet said no there were no surprises. The intensity of the desire to be involved is very high. The interviewees worry about the last in their line to enjoy Scituate. Ms. Canfield said the summary was great. Ms. Canfield said we need to have the summary of the knowledge we have and that document is necessary. Ms. Curran thanked Ms. Hulet and there were a diverse group of people involved which is great. Ms. Curran said the processes need to be well documented to move on. The Coastal Advisory Council (CAC) being a new commission has struggled with moving forward with direction. Ms. Curran said we are working on being better communicators. There is a public meeting on January 30<sup>th</sup> at the Scituate Town Library.

#### **Architect Plans for proposed senior center, Joel Bargmann, Principal, Bargmann, Hendrie + Archetype**

The Council on Aging board has made and voted approval for the plan. Mr. Bargmann said that seniors will compromise more than half of the town population by 2030. The Foundation of the senior center is volunteering, lifelong learning & the arts, wellness center, information dissemination and a café. There are 6 different floor levels in the old Gates School and there is a 6 foot drop in grade. To get into the building you are 6 feet off the ground. This is a difficult starting point. There are ramps throughout the building and renovating this would be no small challenge. The windows and heating system are inadequate. It needs a tremendous amount of work. The team looked at reuse of the existing building and the conclusion of those studies ranged in the \$25-\$27 million dollar range.

Ms. Curran said she is aware there were a lot of renditions. It is evident that the committee has really listened to the feedback from residents. They met with the historical society and they asked about the carriage house which will be incorporated. The cupola and spire will be looked at and will be replicated if they cannot salvage these things. It was a great conversation and discussion. Ms. Curran asked about the feedback from the council on aging. The COA board is very pleased and their input was considered all along. Ms. Curran needs a deeper understanding of the space being taken away from recreation at the old Gates. Mr. Bargmann said they can renovate the space under the gym and make the gym handicap accessible. Mr. Vegnani said he was shocked that the renovation cost was so high. Mr. Bargmann reviewed all the changes required for recreation. The biggest expense is to remove the lockers and bathrooms that are below the gym to make it usable space. There is no mechanical or boiler room in that building and there is cost for that. Mr. Vegnani asked if a generator was included in the senior center plans. Mr. Bargmann said yes there is a generator in the plans. The numbers include more than construction costs and include all soft costs as well. Prevailing wage is very high and can add 30% to a project. The finding of the current Gates school structurally has nothing on the building worthy of this investment. The columns are PVC and are falling off the building. The

windows need to be replaced there is no insulation; the interior mechanical systems and building envelope are in need of structural repair.

This discussion was paused at 7:33 p.m. to hold the two public hearings. The senior center discussion reconvened at 7:42 p.m.

Ms. Canfield asked what the siding on the non-brick portion would be. It is synthetic siding. Ms. Canfield thinks this version honors the historic site of the town and positions this as an anchor for our community. Mr. Harris if the tennis courts will stay. They will remain untouched. The A & B wing will be taken down except for the gym and the renovation down below. Everything else is new. They will be taking down 80,000 square feet. Falmouth is a similar project and they are building a new building on the site. Synergy between recreation and seniors is similar in Falmouth. Contingency is 10% included in the costs. The scaling is a concern and it may look dwarfed next to the gymnasium. Mr. Danehey hates to see the building go but the way it is designed it looks nice. It is a great change the way it has evolved with input from the community and committees. The gymnasium has to be handicap accessible and Mr. Danehey is concerned about the cost of the renovation under the gymnasium. Mr. Vegnani said the project is turning into more than a senior center and there is a concern. Mr. Vegnani asked if this plan meets the needs of recreation. Ms. Glancy has reviewed the project 2-3 times late in the project. It has changed quite a bit. Recreation needs to be in a place with windows. Ms. Glancy thinks it's wonderful and will meet the needs of recreation. She would like to be more educated on the project. She has been away on vacation but feels it will meet Recreation needs. The building is not usable in its current state it is not a functional building. It is a tough reality but there are too many grade levels within the building. Our hearts hate to see it go but our brain said it has to go. Knowing the columns are PVC made it feel better. Mr. Danehey asked if the recreation offices could be kept. Mr. Bargmann said the issue is the second floor doesn't line up and creates an obstacle. It would be expensive to rebuild the façade. Mr. Bargmann will look at the cost of this. The heating and ac will be on the rooftop and there is room in the basement for the utility closet. Mr. Boudreau said the intersection will be fixed also and cleaned up. Gordon Price 48 Mann Lot Road thanked the architect for listening to every concern and every suggestion and answered all the questions. It was the Selectmen's request the senior center is built here and Mr. Price thinks this plan serves a lot of need and we can't spend \$30-40M on the existing building. Mr. Price thinks we can be very successful with this building. Jean Young, Captain Pierce Road asked how we can expand if needed in the future. Mr. Bargmann showed Ms. Young how the building could be expanded in the future. Janice Lindblom, James Way said using old Gates is not feasible because there are so many problems with it and sometimes the right decision is the hardest decision. Ms. Curran wants to be sure the elevation and the size and scope of scale of those buildings. Ms. Curran would like to see the costs that Mr. Vegnani asked for earlier. Ms. Curran wants this to succeed.

**Motion to approve the schematic design of the new Senior Center building and Gymnasium building renovation for the Recreation Department as proposed motion by Mr. Vegnani second by Mr. Harris.**

**Amendment to architect contract for Council on Aging project, Jim Boudreau, Town Administrator**

The Board of Selectmen asked for a further breakdown of costs from the Town Administrator. This topic will be moved to the next Selectmen agenda.

**Generator Installation @ Scituate Town Library, Kevin Kelly, Facilities Director**

Mr. Kelly requested \$209K be released for the generator at the library. Mr. Kelly met with four generator companies to look at full coverage and the other to pick up what is needed to protect the building. The entire building quotes are \$210,000, \$195,000 and \$165,000 the partial coverage costs are \$109,000 and \$115,000.

The \$210,000 includes everything out to a 1000 gallon diesel tank to stay on the property. The \$165,000 did not carry the excavation fees or a diesel tank. The \$195,000 did not include the tank. Mr. Kelly will look into using natural gas rather than diesel fuel. Ms. Curran is inclined to partially protect the building and Mr. Danehey is inclined to fully protect the library. Generators of this size are funning about 6 months out. Mr. Kelly said this is very involved for engineering. The Selectmen asked for the cost to change to a natural gas system. Mr. Kelly will obtain the costs and return to report at the 1/22/19 meeting. There was no vote taken this evening. This item will be postponed to the next Selectmen meeting.

**Grateful Haven, Inc. Liquor License, Transfer of Stock & Change of Beneficial Interest**

Ms. Tondorf was not able to attend the meeting tonight. This change was before the Selectmen in the past and approved but the applicant filled out the application incorrectly and this is a revision to include the transfer of stock and change of beneficial interest which required a public hearing notice.

**Move that the Board of Selectmen approve a transfer of stock and change of beneficial interest for the restaurant On Premise Common Victualler and All Kinds of Alcohol Beverages Annual License held by Grateful Haven, Inc. d/b/a Rivershed, 17 New Driftway, Scituate, MA to the ownership of Kara Bilodeau-Tondorf.**

**Motion by Ms. Curran second by Mr. Vegnani Unanimous Vote (4-0) Mr. Danehey abstained from voting.**

**Transfer of Liquor License Front Street Liquors to Kishen Inc. dba Scituate Package Store, Attorney John Mooradian**

Mr. Mooradian's client is purchasing the building and business. Today they are seeking approval of the transfer of license. This is the first business in Scituate but they have owned other liquor stores. Mr. Danehey explained the violations that have occurred and the board would like the owner to install a scanner in the business so they are successful. The board does take it very seriously. The business owner does not take out of state identification as another safety measure. In the Hanover store they had one violation due to an out of state ID and since

that time they have not allowed any out of state identifications. After this incident they bought the scanning machine. They will have a scanner at the new location. Mr. Harris asked how they will handle employees. Everyone is tips certified.

**Move that the Board of Selectmen approve the transfer of the Common Victualler's /All Kinds of Alcoholic Beverages License, change of manager, pledge of inventory, and pledge of collateral to Kishen, Inc. d/b/a Scituate Package Store for the premises located at 184 Front St, Scituate, MA. Motion by Ms. Canfield second by Mr. Harris Unanimous Vote (5-0)**

Mr. Danehey took a break at 8:35 p.m.

Mr. Danehey resumed the meeting at 8:45 p.m.

### **FY20 Budget Review**

#### ○ Scituate Community Television (SCTV) (159)

Seth Pfeiffer does not need a lot but they work on content. The challenges are visibility and scheduling. SCTV uses the website and social media. There are compatibility issues they encounter due to old equipment. There is a great crew who works with Seth. Andrew Connolly the Qualk man channel is Andrews. Access to filming all the sporting events is a subscription service that the school uses. It is not used by the town but Mr. Pfeiffer will look into the cost. Ms. Canfield asked Mr. Pfeiffer to work with Jessi Finnie on the library goals. The Comcast contract is a huge get for the Town of Scituate. The presentation and our channels were great so Comcast signed the contract.

#### ○ Facilities (440)

Mr. Kevin Kelly has brought the three new buildings online. He is looking at preventative maintenance contracts. The budget is up \$21,000 higher than last year and this is due to the management of the old Gates school. When it is extremely cold the heat needs to be put on to protect the pipes, etc. The actual of FY18 was \$63,000 for heat at Gates and Mr. Kelly is working on trying to get the number down. There is only one boiler for the whole building now. Mr. Kelly secured green community funding to replace one of the boilers. We received bills from Spark energy that we were not expecting for over \$7,000 over the last two months.

#### ○ Information Technology (155)

Mr. Bill Sheehan is tasked with the confidentiality of all our systems and his budget ties into all of that. He is focused on security and training. A lot of items were centralized under the IT budget and that's why there is an increase over last year. Our core infrastructure will need a new maintenance contract for approximately \$26,000 under IT technical services. Ms. Canfield is excited about the online permitting. Mr. Sheehan has been here for eight years now and said we are state of the art.

#### ○ Recreation (630)

Maura Glancy and Nick Lombardo attended the budget meeting. The Mr. C award was given to Ed Gibbons of the police department this year. Ms. Glancy thanked Officer Gibbons and is their honor to recognize him. The part time budget was moved to the revolving fund. The fees paid

for all the counselors. The fees stayed with the revolving fund. Beach sticker sales were below the trend of the last few years. Ms. Glancy said they are being conservative. The Beach Commission has requests to do some small projects. Ms. Glancy said there are funds available and she is working with the Beach Commission on their requests. Mr. Danehey said the shade structures in Quincy are very nice. Ms. Glancy said the Beach Commission has some great ideas.

- Beautification (650)

Donna Bangert said she is proud of the dedicated volunteers and the 25 adopt a lots and the support of the merchants. Beautification is working with DPW to do some better work at Town Hall and hopes to get to that this year. Mr. Danehey asked with the golf committee being put together it would be nice to have input from the Beautification Commission. Ms. Bangert said she was happy to help out. She will support them in any way she can. There are a couple of members very interested in that area. The Board does not get to see them but their work is very much appreciated.

- Historical (691)

David Ball represented the Historical Society. They are getting the Bates House ready with some carpentry, heating system, etc. The house is opened five times a year and he would like to open it up for school field trips, etc. It was built in 1665. Mr. Danehey would like to see it set up like it was back in history. Mr. Ball said the society is thinking about that. The Board of Selectmen thanked the Historical Society for their work. There is backroads of the South Shore that some of the members are involved with.

- Waterways Enterprise (66)

Stephen Mone is closing out the Cole Parkway Marina project is a priority right now. They are in mediation to get the positioning of the docks issue resolved. Next fall they hope to be able to leave everything in the water. Dredging permits are challenging to track. He is trying to get one comprehensive dredge permit in place to dredge as needed and not have to wait for the individual permits. The Harbormaster finalized the bid documents for the boat and it is going out to bid.

- Shellfish (295)

Stephen Mone said the budget is level spending and no other questions on this budget.

- Treasurer Collector (145) will be moved to a future meeting

- Police (210)

Chief Michael Stewart and Deputy Chief Mark Thompson attended the meeting. Chief Stewart said a priority is the security of all town buildings and this is a continuing process. The School Resource Officer Sara Arsenau does a tremendous job. It is what we hoped it would be and more. She spends 95% of her time on campus at the middle and high school. Other officers walk a couple of schools a day. Each day there is a cruiser outside of every school and walk around inside the school so the kids get used to seeing them. The police department gets reimbursed for that time. In all the cruisers on the laptops we can pull up floor plans, doors

locked & unlocked, evacuation sites and management, etc. With all the public walking trails we have now, we need to work with Conservation and they are putting identifiers and they need to be mapped out in the computers in the cruisers. Ms. Canfield commended the department and chief for the mental health training for the officers. Chief Stewart said that Mental Health will be the next epidemic that we deal with. The Board of Selectmen thanked Officers Drew and Stenbeck with the attempted murder and they were able to assist. Chief Stewart awarded them department recognition this week.

- Fire (220)

Chief John Murphy attended the meeting. After the gas explosions on the North Shore Chief Murphy is working with Columbia Gas to develop a plan for Scituate. Emergency Management reviewed the Coastal Community Assessment and is working on volunteers for the shelter. A training session will be held in January. Ms. Curran asked who will be documenting all the processes. The shelters will now be run by the police and fire department rather than the Health Director. After a few days the shelter needs to be cleaned and he is working on a contract for this service. Work will be done in the Humarock fire station this year. Shelter sandbag and dewatering improvements are three priorities. They are working on two links one for people who need a place to stay and other people who have a place for people to stay rather than going to a shelter. The budget is level funded. We hired three paramedics this fall and hired three more this month. It is challenging to have paramedics. We have four vacancies and six out on leave. By August Chief Murphy expects we will have a full staff. We are running two full time ambulances 24 x 7. Our goal down the road is to add a third ambulance. The Board thanked firefighters for their assistance with the attempted murder and they were able to assist. The budget is level funded.

- Public Safety Communications (230)

Barbara would like to hire 2-3 dispatchers in the near future. Mr. Vegnani asked how all the equipment is working. The radio is challenging at 2 pm every day and we are working on this problem to find a solution. AllCom is working on the radios. The budget is level funded.

- Finance Director/Town Accountant (135) will be moved to a future meeting.

## **NEW BUSINESS:**

### **1. Community Choice Aggregation Committee Charge**

**Move to approve the charge for the Community Choice Aggregation Committee as written. Motion by Ms. Curran second by Mr. Vegnani Unanimous Vote (5-0)**

### **2. Drain Layers License Renewals**

**Move to approve a renewal of a Drain Layers License to the following businesses:  
Cobra Enterprises, Inc.**

**Dandel Construction, Inc.**  
**McEachern Contracting, Inc.**  
**P.F. Spencer Jr., Inc.**  
**Ringler Excavating Corp.**  
**Sean Farrell Excavation, Inc.**  
**Spirito**  
**Totman Enterprises, Inc.**  
**SLT Construction Corp.**  
**Motion by Ms. Curran second by Mr. Harris Unanimous Vote (5-0)**

**3. New Drain Layer License Application**

**Move that the Board of Selectmen vote to approve the drain layers license for D'Allessandro Corp. Motion by Ms. Canfield second by Mr. Harris Unanimous Vote (5-0)**

**OTHER BUSINESS:**

**1. Liaison Reports**

Ms. Canfield said the planning board will hold a public meeting this Thursday at the PSC regarding the Greenbush area. The library has self-service holds and checkouts.

Mr. Vegnani met with the Sister City Ireland Committee and one of the women from the cultural committee was there. Mr. Vegnani wondered if there was money budgeted for this. Mr. Boudreau will have a better sense mid-January if money is available to fund this.

Ms. Curran said the Affordable Housing Trust is meeting and looking for a CPC grant.

Mr. Danehey would like to touch base with the Scituate Housing Authority about swapping land from the Driftway to the land behind the Central School.

**2. Correspondence**

Chamber of Commerce Event 1/17/2019

Film Festival The Matchmaker 1/10/2019 St. Mary's Parish Center @ 7 p.m.

Letter to Secretary Heffernan looking for financial support to address "brown water"

National Grid letter and notification of work in the area

DPW public meeting Managing Scituate's Water for Droughts Public Meeting 1/15/2019 @ 7 p.m. Public Safety Complex

Sucy en Brie spring exchange adult and teenagers

SSVT public hearing budget 1/23/2019 7 p.m. at Brass Lantern

Resident John Star letter to thank Patrick Kelly who works at the Transfer Station. The Selectmen thanked Mr. Kelly and the resident for sending the letter.



### **3. Approval of Meeting Minutes**

**Move to accept the meeting minutes for the Board of Selectmen meeting held on December 18, 2018. Motion by Ms. Canfield second by Ms. Curran Unanimous Vote (4-0) Mr. Vegnani abstained since he was in attendance at that meeting.**

### **4. Adjournment and Signing of Documents**

Motion to adjourn the meeting at 10:25 p.m. by Mr. Vegnani second by Mr. Harris Unanimous Vote (5-0)

Respectfully Submitted,

Lorraine Devin, Recorder

### **List of Documents for January 8, 2019 Board of Selectmen Meeting**

- Agenda
- Coastal Community Assessment
- Architect Plans for Proposed Senior Center
- Amendment to architect contract for Council on Aging project
- Generator Installation for Library backup
- Grateful Haven, Inc. Liquor License, Transfer of Stock & Change of Beneficial Interest
- Transfer of Liquor License Front Street Liquors to Kishen Inc. dba Scituate Package Store
- FY20 Budget Proposal (in binders)
  - Scituate Community Television (SCTV) (159)
  - Facilities (440)
  - Information Technology (155)
  - Recreation (630)
  - Beautification (650)
  - Historical (691)
  - Waterways Enterprise (66)
  - Shellfish (295)
  - Police (210)
  - Fire (220)
  - Public Safety Communications (230)
- Community Choice Aggregation Committee Charge
- Drain Layers License Renewals
- New Drain Layer License Application
- Correspondence
  - Chamber of Commerce Event 1/17/2019
  - Film Festival The Matchmaker 1/10/2019 St. Mary's Parish Center @ 7 p.m.
  - Letter to Secretary Heffernan looking for financial support to address "brown water"
  - National Grid letter and notification of work in the area
  - DPW public meeting Managing Scituate's Water for Droughts Public Meeting 1/15/2019 @ 7 p.m. Public Safety Complex
  - Sucy en Brie spring exchange adult and teenagers
  - SSVT public hearing budget 1/23/2019 7 p.m. at Brass Lantern
  - Resident John Starr thank you letter regarding Patrick Kelly at Transfer Station
- Meeting Minutes for approval December 18, 2018

Board of Selectmen Meeting Minutes for January 8, 2019

BOARD OF SELECTMEN

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John F. Danehey, Chairman

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Maura C. Curran, Vice Chairman

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Karen B. Canfield, Clerk

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Shawn Harris

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Anthony V. Vegnani