

Board of Selectmen

Tuesday, September 15, 2015
Town Hall Mayflower Room, *7:45 PM*

7:45 p.m. Call to Order

Chairman Tavares called the meeting to order at 7:49 p.m. and led the pledge of allegiance.

Present: Kenneth A. Tavares, Chairman
Anthony F. Provenzano, Jr. Vice Chairman
John T. Mahoney, Jr.
David

Malaguti (Absent)

Sean Page

Melissa Arrighi, Town Manager

Public Hearing: Portion of Ship Pond Road Article 31

was made by Sean Page and seconded by Anthony Provenzano, Jr., and the motion result was Passed.
Ayes: Page, Provenzano, Jr., Mahoney, Tavares Absent: Malaguti
Mr. Beder begins his presentation on Ship Pond Road. A copy of the presentation can be found in the weekly packet.

Mr. Kearney takes the podium: He expresses that he agrees with some of the layout but it still leaves a blind corner which is a safety hazard.

Mr. Beder responds: This is only for the layout and we will be having a larger meeting involved with all the abutters. Planning board has previously approved this intersection.

Selectman Page addresses Mr. Kearney: Why do you feel this is a safety concern? Mr. Kearney responds that he drives it every day and people come flying around that corner every day. Speed of course is the biggest issue. Selectman Page: So the safety issue is not the plan its the speed? What would you do to make it safer? Mr. Kearney: It doesn't matter what the speed limit is, people are still going to fly around the corner.

Mr. Beder: There will be a series of raised medians and the speed limits will be taken into consideration.

Selectman Mahoney: Is this new configuration 180 feet? So tonight we are just discussing the new configuration of 180 feet? Mr. Beder: Yes tonight we will just be discussing this portion. We will be back to this Board in a month with the design plans; this is just for layout.

7:55 p.m. Fall Annual Town Meeting Articles

Article 35 - Easement DCR Promenade

A motion to Approve was made by Anthony Provenzano, Jr. and seconded by Sean Page, and the motion result was Passed.

Ayes: Page, Provenzano, Jr., Mahoney, Tavares Absent: Malaguti

Mr. Beder begins his presentation on Article 35 which can be found in the weekly packet: This is all contingent on future funding from Mass Grant. If we were successful at Town Meeting it would still need to be approved by the legislature.

Article 4I - Salt Shed Repairs

A motion to Approve was made by Anthony Provenzano, Jr. and seconded by John Mahoney, and the motion result was Passed.

Ayes: Page, Provenzano, Jr., Mahoney, Tavares Absent: Malaguti

Mr. Beder presents article 4I for salt sheds; the presentation can be found in the weekly packet. The need for another salt shed is important during the winter, last winter we did not have enough salt for the Town of Plymouth with over 400 miles of road. The cost estimate would be about \$256,000.00.

Mr. Malaguti: Ironically I am in favor of this article. The lack of storage capacity for the Town of Plymouth shows that we need another shed. Mr. Beder adds that the last repair to the existing salt shed constructed in 1995 has had a new roof 2 years ago.

Article 4J - Replacemnt of H33

A motion to Approve was made by Anthony Provenzano, Jr. and seconded by John Mahoney, and the motion result was Passed.

Ayes: Page, Provenzano, Jr., Mahoney, Tavares Absent: Malaguti

Mr. Beder presents Article 4J; a copy of the presentation can be found in the weekly packet. The truck that we are looking to replace has a heavier rear end with an 11 foot front plow and 10 foot wing plow.

Chairman Tavares: Has there been any more updates with MIIA being as the insurance company wouldn't deem it a loss?

Ms. Arrighi: We would have to take this to Special Spring Town Meeting in order to get the funds.

Mr. Beder: The truck is not repairable and we wouldn't be comfortable putting someone in it.

Selectman Provenzano: How many miles does the engine have on it? Mr. Beder: Under 100,000.00

Article 9 - PSHS Premium Pay Down

A motion to Approve was made by Sean Page and seconded by Anthony Provenzano, Jr., and the motion result was Passed.

Ayes: Page, Provenzano, Jr., Mahoney, Tavares Absent: Malaguti

Ms. Barrett takes the podium to discuss PSHS Premium Pay Down: Ms. Barrett explains the logistics of the pay down. Because it is a debt exclusion, the state allows this kind of loan.

Article 11 - PILOT

A motion to Approve was made by John Mahoney and seconded by Sean Page, and the motion result was Passed.

Ayes: Page, Provenzano, Jr., Mahoney, Tavares Absent: Malaguti
Chairman Tavares states he will be hearing PILOT agreements 11 and 12 together.

Ms. Barrett explains that these are 2 PILOT agreements for two different parcels of land of Herring Pond Road. One of the parcels is a land swap parcel.

Article 12 - PILOT

A motion to Approve was made by John Mahoney and seconded by Sean Page, and the motion result was Passed.

Ayes: Page, Provenzano, Jr., Mahoney, Tavares Absent: Malaguti

Article 5 - Town Wharf Project

A motion to Approve was made by Anthony Provenzano, Jr. and seconded by Sean Page, and the motion result was Passed.

Ayes: Page, Provenzano, Jr., Mahoney, Tavares Absent: Malaguti

Ms. Arrighi presents the Town Wharf Project in David Gould's absence. We are asking Town Meeting to give \$750,000 in conjunction with the Sea Port Grant.

Selectman Mahoney: So the Sea Port Grant is capped at 1 million? The estimated cost of the project is 4 million dollars.

Ms. Arrighi: Yes that is correct. No matter what we will have to go back and apply for more grants. It extends much more than the first phase. We'll apply for Sea Port Grants every year.

Selectman Page: If we are short with money will it hold anything up or will we still be open for business? Ms. Arrighi responds we will still be open for business.

Article 8 - Amend 2012FATM4A Airport

A motion to Approve was made by Sean Page and seconded by Anthony Provenzano, Jr., and the motion result was Passed.

Ayes: Page, Provenzano, Jr., Mahoney, Tavares Absent: Malaguti

Article 4A - North Plymouth Fire Station

A motion to Approve was made by John Mahoney and seconded by Anthony Provenzano, Jr., and the motion result was Passed.

Ayes: Page, Provenzano, Jr., Mahoney, Tavares Absent: Malaguti

Mr. Bradley takes the podium to discuss the North Plymouth Fire Station.

Ms. Arrighi: States that the Town is asking for \$25,000.00 in order to have as a down payment in the event we find a piece of land for a Fire Station.

Mr. Bradley takes the podium and gives his presentation.

Chairman Tavares: In the report to the Board, it stated that Town Meeting action will and should be used to decide this.

Mr. Bradley: We've already missed out on a few locations.

Selectman Mahoney: Is this something that could be developed residentially? How big is lot?

Mr. Bradley: Yes I believe it could be developed. The lot is .4 acres.

Article 4B - Police Study of Department

This article has been previously heard.

Article 4C - Corrosion Repair Engines

A motion to Approve was made by John Mahoney and seconded by Anthony Provenzano, Jr., and the motion result was Passed.

Ayes: Page, Provenzano, Jr., Mahoney, Tavares Absent: Malaguti

Mr. Bradley reports on corrosion repair for engines.

Mr. Malaguti takes the podium: I'm wondering if the what's causing the damage to these vehicles is being done to residential vehicles with the chemicals on the roads.

Mr. Bradley: We started to get erosion on the trucks because of the areas that they are traveling. Residential cars aren't kept as long as fire apparatus's are.

Article 16A- Simes House

A motion to Approve was made by John Mahoney and seconded by Sean Page, and the motion result was Passed.

Ayes: Page, Mahoney, Tavares Nays: Provenzano, Jr. Absent: Malaguti

Mr. Keohan takes the podium to review articles 16A and 16B: The copy of the presentation can be found in the weekly packet.

Simes House: Building was built in 1965 and came into the Town ownership in 2011. Since the Town has taken ownership of the building, the Town's Procurement and Building department has worked hard to keep the historic aspect of the house. The house has worked as a focal point for Manomet. The lawn is acting as focal green for Manomet. The costs I have provided is relevant and I didn't want to under budget.

Dr. Curtin takes the podium: This property in Manomet is eligible for listing on the History Registry. Although the sticker price here is hard to swallow, there a lot value here as it has a diversity of uses.

Mr. Keohan: This property could bring in 7 to 10 thousand dollars a year with just weddings.

Mr. Lyden: 1620 courthouse was a fire suppression system ever installed? Mr. Keohan: The alarm system can be reused. Mr. Lyden: One thing Dr. Curtin said and I agree with is this is tough to swallow because it's 4 million dollars. I'm looking at the million we already spent and it's too much money to spend because the business plan doesn't support it.

Mr. Malaguti: I have the same concerns regarding the amount of money being spent on this. The amount being requested is too much. I don't think the income that could be generated from this would be able to support the cost of this.

Mr. Keohan: I just want to stress that it isn't 4 million dollars its 3.4. It's important to recognize that the village of Manomet has come together to do something incredible.

Selectman Mahoney: If this article were to get to Town Meeting does, would it have to go to Beacon Hill or would we be green lighting it right now?

Mr. Keohan: It would be a green light right now.

Selectman Mahoney: To hear the Pros and Cons its almost as if this article is referendum of Manomet. Dr. Curtin referenced the price tag and sure it may be an overreach but this village has been under referenced for years. I support the article and the village of Manomet.

Selectman Provenzano: Please help me with my simple math. We have \$750,000 left in the pot and your asking for \$3.4, how is that not 5 million dollars? How much is allocated toward 2 affordable units.

Mr. Keohan: The \$1.5 has already been approved previously so we are asking now for \$3.4. It could be anywhere from a \$100,000 to \$300,000.

Selectman Provenzano: I voted not to take this property back because I was afraid this day would come. This proposal is off the charts. I could not support additional funding for this property unless you scaled it back. I don't know how you can come before this Board and say this does not come from tax payers. It does, it is not magic money. I cannot support this.

Selectman Page: How can you state that none of this money comes from tax payers? What are you paying someone to write grants? Mr. Keohan: What I did state is that you wouldn't be raising the tax rate. I'm sorry it was misunderstood, what my point was is that it wouldn't increase resident taxes. No we do not pay someone \$500,000 to write grants that is how much the grant is she is applying for. Each application gets about \$2,400.00.

Selectman Page: Why is it now that all the renovations have to be done now instead of step by step? You previously stated that you were going to renovate the first floor to pay for the second floor renovation. Mr. Keohan: The plan is to get the building on track as soon as possible so we can start renting the units and having events. These things were all analyzed and it wouldn't have made sense to do it in pieces.

Selectman Page: How long would it take us to start seeing revenue from this building. Mr. Keohan: 2 years.

Mr. Parker takes the podium: I have been through the estimate that has been provided and I had no idea that so many things included in this price tag. Looking at the figures, it says to me that the CPC aren't taking any chances and they want to get this project completed. We need to finish what we have started. Manomet pays some of the highest taxes and many of those residents don't draw on services year round as it is just the summer season. It is possible we could get some grants.

Selectman Page: I agree with Mr. Parker that you don't start something and not finish it. It has to be done and done right.

Selectman Mahoney: I agree with Mr. Parker that some of the numbers are on the high side.

Selectman Provenzano: I don't care how much money is matched, none of it is an excuse to waste money.

Chairman Tavares: I have been inside the building and I was shocked at the amount of work that needed to be done. I told the Town Manager that we really needed to be realistic with the costs for the renovations of the Simes House. I am not shocked by the position that the Town is in now, we had to take the building back. I do think that this needs to go to Town Meeting. I am not happy with this figure, but it is a historical structure.

Article 16B - Open Space

A motion to Approve was made by Sean Page and seconded by Anthony Provenzano, Jr., and the motion result was Passed.

Ayes: Page, Provenzano, Jr., Mahoney, Tavares Absent: Malaguti

Mr. Keohan takes the podium to present Little Herring Pond: The appraisal came in at \$830,000 and we told them we would not pay that. After re-engaging we found out that the owner could take advantage of tax credits. We have a donation of \$125,000 for this acquisition.

Mr. Lyden: I support this acquisition. This land has an immediate affect.

Mr. Malaguti: With the appropriation of this, how much will be left in the fund if both pass for Town Meeting. Mr. Keohan: The open space will be depleted.

Selectman Mahoney: Have we changed our internal procedure for this? Ms. Arrighi: Yes it has to come through the Town Manager's office. I believe our process is working well.

9:00 p.m. Licenses and Administrative Notes

One Day All Alcohol Liquor License - Cynthia Snow - September 19 2015 Memorial Hall

A motion to Approve was made by Sean Page and seconded by John Mahoney, and the motion result was Passed.

Ayes: Page, Provenzano, Jr., Mahoney, Tavares Absent: Malaguti

Administrative Note - Revise Article 4F to reflect 4E for pressure washer

A motion to Approve was made by John Mahoney and seconded by Sean Page, and the motion result was Passed.

Ayes: Page, Provenzano, Jr., Mahoney, Tavares Absent: Malaguti

9:05 p.m. Public Comment

No public comment

9:10 p.m. Town Manager's Report

Town Manager's Report:

Budget Guidelines

We have officially begun the FY17 budget process. The first step in that process is that the Town Manager and Finance Director establish the budget guidelines for the Dept. Heads to

have direction for building next year's budget. In order to get feedback and general consensus from the start of the budget process, about seven years ago, we began to invite the Chairman and Vice Chairman of the Selectmen, School Committee, and Advisory and Finance Committee, as well as the School Superintendent and the School Business Officer to that meeting. At this meeting we discuss revenues, changes in law, unfunded mandates, needs/programs that the public or professionals have requested, overall financial condition of the Town, and the basic budget calendar in order to meet the requirements of the Charter and Town Meeting. Through those discussions, we determine the Budget Guidelines that will then be distributed to staff. Please find attached the Budget Guideline meeting discussion points and the budget calendar. The general feeling was that the School and Town Departments should move forward with a level service budget and if there is something that deviates from last year, that the Dept. Head would like to add, s/he may make a case for it with his/her submission. At that time, the Town Manager should do preliminary review and send those compelling requests forward to the Selectmen and then through the Finance Committee's budget process. All requests should contain a cost amount including any benefits (if applicable), any impact on OPEB, and an explanation of any occurrence if the initiative was not funded.

Veterans Park

I have spoken with Bill Keohan, Chairman of the Community Preservation Committee, Pam Hagler, Procurement Officer, and Ted Bubbins (Parks Superintendent and the OPM on this project). The project design, selected by the North Plymouth Steering Committee, has gone out to bid and the results show that the project has some funding challenges. We have met internally on numerous occasions and staff members have tried to reach consensus on what can be reasonably removed from the Design so that we still end up with a Park in which we can all take pride. Last evening, both Mr. Bubbins and Mr. Keohan attended the North Plymouth Steering Committee to discuss possible reductions in order to get a shovel in the ground in the very near future. The North Plymouth Steering Committee is anxious to see the project start and they were presented with the following plan:

1. The Design will be adjusted to DEFER lighting until later when funds can be secured.
2. The Design WILL contain bringing an electrical/power source to the site to plan for that future lighting that is necessary.
3. There will be temporary safety/emergency lighting installed in the interim to illuminate the Park.

At this point, the NPSC has approved the plan with the deferring of lighting and they understand that the funds for lighting could take some time. They support the park being unlit for a period of time and know that we will work diligently to secure further funding.

Our Procurement Officer has also indicated that she can have a contract for the work ready for signature this week. At this suggestion of Mr. Keohan, I will ask Mr. Bubbins to setup a photo opportunity with the NPSC and the contractor when we do put a shovel in the ground.

Selectman Mahoney: Are you asking input tonight for the budget? Ms. Arrighi: If there is a consensus from you that you agree I will distribute it to staff tomorrow.

Chairman Tavares: If any of the Board members have questions or concerns regarding the budget do not hesitate to contact the Town Manager.

Ms. Arrighi: You'll have the budget before December 8th when we will do our presentation. You will vote on the budget in February.

9:15 p.m. Committee Liaison/Designee Updates

Selectman Provenzano: Mr. Chairman you and I had the pleasure of attending the Annual 400 Meeting and I congratulate you on becoming the president of the Plymouth 400. The Board echoes the same sentiment toward Chairman Tavares.

9:20 p.m. Old Business/Letters/New Business

On a motion by Selectman Mahoney, seconded by Selectman Provenzano the Meeting adjourns: at 9:58 p.m.

Meeting minutes recorded by: *Annikka Bernabe* (Administrative Assistant to Board of Selectmen)

9:25 p.m. Executive Session

The Selectmen will hold an Executive Session pursuant to M.G.L. Chapter 30A, Section 21, Paragraph 6, to consider the purchase, exchange, lease, or value of real property, as an open meeting on these matters may have a detrimental effect on the negotiating position of the body. Following executive session, the Board will not reconvene in open session.

On a motion by Selectman Provenzano seconded by Selectman Mahoney the Board voted to enter executive session pursuant to Massachusetts General Laws, Chapter 30A, Section 21, Paragraph 6, to consider the purchase, exchange, lease, or value of real property, as an open meeting on this matter may have a detrimental effect on the negotiating position of the body. By roll call: Tavares – yes, Provenzano – yes, Mahoney – yes, and Page – yes.

Agenda Item

Tuesday, 9/15/2015

Call to Order

Agenda Item

Tuesday, 9/15/2015

Public Hearing: Portion of Ship Pond Road Article 31

Agenda Item

Tuesday, 9/15/2015

Fall Annual Town Meeting Articles

Agenda Item

Tuesday, 9/15/2015

Article 35 - Easement DCR Promenade

Agenda Item

Tuesday, 9/15/2015

Article 4I - Salt Shed Repairs

Agenda Item

Tuesday, 9/15/2015

Article 4J - Replacemnt of H33

Agenda Item

Tuesday, 9/15/2015

Article 9 - PSHS Premium Pay Down

Agenda Item

Tuesday, 9/15/2015

Article 11 - PILOT

Agenda Item

Tuesday, 9/15/2015

Article 12 - PILOT

Agenda Item

Tuesday, 9/15/2015

Article 5 - Town Wharf Project

Agenda Item

Tuesday, 9/15/2015

Article 8 - Amend 2012FATM4A Airport

Agenda Item

Tuesday, 9/15/2015

Article 4A - North Plymouth Fire Station

Agenda Item

Tuesday, 9/15/2015

Article 4B - Police Study of Department

Agenda Item

Tuesday, 9/15/2015

Article 4C - Corrosion Repair Engines

Agenda Item

Tuesday, 9/15/2015

Article 16A- Simes House

Agenda Item

Tuesday, 9/15/2015

Article 16B - Open Space

Agenda Item

Tuesday, 9/15/2015

Licenses and Administrative Notes

Agenda Item

Tuesday, 9/15/2015

One Day All Alcohol Liquor License - Cynthia Snow - September 19 2015 Memorial Hall

Agenda Item

Tuesday, 9/15/2015

Administrative Note - Revise Article 4F to reflect 4E for pressure washer

Agenda Item

Tuesday, 9/15/2015

Public Comment

Agenda Item

Tuesday, 9/15/2015

Committee Liaison/Designee Updates

Agenda Item

Tuesday, 9/15/2015

Old Business/Letters/New Business

Agenda Item

Tuesday, 9/15/2015

Executive Session

SUMMARY:

The Selectmen will hold an Executive Session pursuant to M.G.L. Chapter 30A, Section 21, [Paragraph 6, to consider the purchase, exchange, lease, or value of real property](#), as an open meeting on these matters may have a detrimental effect on the negotiating position of the body. Following executive session, the Board will [not](#) reconvene in open session.

BACKGROUND:

Agenda Item

Tuesday, 9/15/2015

Town Manager's Report