

BOARD OF SELECTMEN – June 24, 2013

The meeting of the Board of Selectmen was posted and held at the WCAT Studios, 24 Hemlock Road, Wakefield, MA, with Selectman Tiziano Doto presiding, Selectman Brian E. Falvey, Selectwoman Sheeran, Selectman Paul R. DiNocco, Selectman Patrick S. Glynn, Selectwoman Phyllis J. Hull and Selectwoman Ann McGonigle Santos in attendance. Town Administrator Stephen P. Maio, Town Counsel Thomas A. Mullen and Clerk to the Board of Selectmen Sherri Eskenas were also present.

Chairman Doto called the meeting to order at 7:30 p.m.

Selectwoman Sheeran motioned to accept the Board Minutes of June 10, 2013, seconded by Selectman Falvey and so voted.

John McCarthy Town Treasurer and Peter Frazier of First Southwest were in attendance to present to the Board the Bond and Approval for the Galvin Project and Recreation.

Town Administrator Stephen P. Maio read the following Motion:

Voted: that we hereby determine, in accordance with G.L. c. 70B, that the amount of the cost of the Galvin Middle School project authorized by votes of the Town passed on November 8, 2010 (Article 22) and May 14, 2012 (Article 5) not being paid by the school facilities grant is \$39,270,733 and we hereby approve of the issuance of notes and bonds in such amount under said G.L. c. 70B.

Further Voted: that the sale of the \$23,685,000 General Obligation Municipal Purpose Loan of 2013 Bonds of the Town dated July 11, 2013 (the "Bonds"), to William Blair & Company, LLC at the price of \$24,690,995.40 and accrued interest, if any, is hereby approved and confirmed. The Bonds shall be payable on July 1 of the years and in the principal amounts and bear interest at the respective rates, as follows:

<u>Year</u>	<u>Amount</u>	<u>Interest Rate</u>	<u>Year</u>	<u>Amount</u>	<u>Interest Rate</u>
2014	\$150,000	2.00%	2027	\$ 995,000	4.00%
2015	610,000	2.00	2028	1,035,000	4.00
2016	630,000	3.00	2029	1,025,000	4.00
2017	645,000	3.00	2030	1,065,000	4.00
2018	670,000	4.00	2031	1,110,000	4.00
2019	695,000	5.00	2032	1,155,000	4.00
2020	735,000	5.00	2033	1,200,000	4.00
2021	770,000	5.00	2034	1,250,000	4.00
2022	810,000	5.00	2035	1,300,000	4.00
2023	850,000	4.00	2036	1,355,000	4.00
2024	880,000	4.00	2037	1,410,000	4.00
2025	920,000	4.00	2038	1,465,000	4.00
2026	955,000	4.00			

Further Voted: that in connection with the marketing and sale of the Bonds, the preparation and distribution of a Notice of Sale and Preliminary Official Statement dated June 11, 2013, and a final Official Statement dated June 19, 2013 (the "Official Statement"), each in such form as may be approved by the Town Treasurer, be and hereby are ratified, confirmed, approved and adopted.

Further Voted: that the Bonds shall be subject to redemption, at the option of the Town, upon such terms and conditions as are set forth in the Official Statement.

Further Voted: that the Town Treasurer and the Board of Selectmen be, and hereby are, authorized to execute and deliver a continuing disclosure undertaking in compliance with SEC Rule 15c2-12 in such form as may be approved by bond counsel to the Town, which undertaking shall be incorporated by reference in the Bonds for the benefit of the holders of the Bonds from time to time.

Further Voted: that each member of the Board of Selectmen, the Town Clerk and the Town Treasurer be and hereby are, authorized to take any and all such actions, and execute and deliver such certificates, receipts or other documents as may be determined by them, or any of them, to be necessary or convenient to carry into effect the provisions of the foregoing votes.

Selectman Falvey so motioned, seconded by Selectman DiNocco and so voted.

Appointment to the Events Planning Committee
Diane Mulcahy – 35 Richardson Street, 1st Floor

Selectwoman Sheeran motioned to appoint Diane Mulcahy of 35 Richardson Street, 1st Floor to the Events Planning Committee, seconded by Selectman DiNocco and so voted.

Poll Worker Appointment to Precinct 4
Rosemary Robertson – 24 Crosby Road

Selectwoman Sheeran motioned to appoint Rosemary Robertson of 24 Crosby Road as a Poll Worker to Precinct 4, seconded by Selectman DiNocco and so voted.

Joint Meeting with the Board of Health for appointment to the Board of Health
Elaine Silva and Laurel Skinder Gourville from the Board of Health were in attendance to recommend Alison J. Mehlman of 78 Greenwood Avenue as a member to the Board of Health to fill the remainder term of Ann McGonigle Santos through April 2014.

Selectman Glynn motioned to appoint Alison J. Mehlman of 78 Greenwood Avenue to the Board of Health, seconded by Selectwoman Sheeran and so voted.

Re-Appointment to the Board of Appeals with terms expiring May 31, 2016
Richard O. Bayrd – 28 Yale Avenue
James H. McBain – 23 Cordis Street
Michael L. Pierce – 16 Elm Square
Kimberly Hackett – Alternate – 21A Summer Street

Selectman Falvey motioned to re-appoint Richard O. Bayrd of 28 Yale Avenue, James H. McBain of 23 Cordis Street, Michael L. Pierce of 16 Elm Square and Kimberly Hackett as an Alternate of 21A Summer Street to the Board of Appeals, seconded by Selectman Glynn and so voted.

Selectwoman Hull expressed her concern about the lack of advertising for potential new members to committees when terms are expiring.

At 7:45 p.m. Selectwoman Sheeran motioned to enter into the Public Hearing for Verizon to place a new jointly-owned pole no. 215/7 for service to a new house at 24 Morgan Avenue, seconded by Selectman Falvey and so voted.

Roll Call:

Selectwoman Hull – yes

Selectwoman Santos – yes

Selectman DiNocco – yes

Selectman Glynn – yes

Selectwoman Sheeran – yes

Selectman Falvey – yes

Chairman Doto – yes

Everette Bryan from the Rights of Way Dept. of Verizon was not in attendance. The Real Estate Broker Rose Preece from Rose Real Estate gave the Board a brief overview of the petition with the help from Eugene Sullivan of the Wakefield Municipal Gas & Light Department. Chairman Doto asked if there were any comments from the public. No comments were made.

Selectwoman Sheeran motioned to approve the Petition to place a new jointly-owned pole no. 215/7 for service to a new house at 24 Morgan Avenue, seconded by Selectwoman Santos and so voted.

At 7:48 p.m. Selectman Glynn motioned to close the Public Hearing, seconded by Selectman DiNocco and so voted.

Roll Call:

Selectwoman Hull – yes

Selectwoman Santos – yes

Selectman DiNocco – yes

Selectman Glynn – yes

Selectwoman Sheeran – yes

Selectman Falvey – yes

Chairman Doto – yes

Michael Collins Town Engineer and Michael Myers from Mass DOT were before the Board to present the Dolbeare Elementary School Safe Routes to School project Easements. Mr. Collins stated that this is a 3-year temporary construction easement. Thomas Mullen Town Counsel drafted the easements and said that the State finances public way improvements to and from public schools and the town requires some permanent temporary easements around the Dolbeare School. There are two permanent easements and both are on public school property. The temporary easements are on some public property and some private property and they are construction related 3 year easements. For the temporary privately owned easements the town will be

awarding damages in the amount of \$7,500.00

Selectman Falvey motioned that the Board approve the Order of Taking by Eminent Domain of Permanent Public Access Easements, Public Ways and Temporary Construction Easements off Lowell Street, Vernon Street, Sesame Street and Woodcrest Drive in Wakefield, Massachusetts and that the Board award damages to the owners of properties affected thereby in the amount of \$7,500 as set forth on page 4 of the said Order, seconded by Selectwoman Sheeran and so voted.

Board of Selectmen Liaisons/Committee Assignments for 2013-2014

Department of Public Works

Phyllis Hull

Ann Santos

Library

Paul DiNocco

Phyllis Hull

Fire Department

Pat Glynn

Tiziano Doto

Police Department

Pat Glynn

Betsy Sheeran

Permanent Building Committee

Pat Glynn

Economic Development Committee

Paul DiNocco

Event Planning Committee

Paul DiNocco

Traffic Advisory Committee

Brian Falvey

FOLQ/WMGLD

Brian Falvey

Cable

Betsy Sheeran

School Department
Ann Santos
Brian Falvey

Revenue Enhancement
Paul DiNocco
Brian Falvey
Ann Santos

Selectwoman Sheeran motioned to approve the request from Sharon Gilley Director of the Lucius Beebe Memorial Library to expend a gift or gifts to the Lucius Beebe Memorial Library in the amount of \$325.00 with thanks, seconded by Selectman Glynn and so voted.

Selectwoman Sheeran motioned to approve the new application from Maria Jzabel Vidal Demoura Donald for a Class II Dealer License, seconded by Selectwoman Santos and so voted.

Selectman Falvey motioned to approve the request from Sheila Leavitt from St. Joseph Church to obtain a One Day Liquor License for an event to be held at the Church on July 27, 2013 from 7:00 p.m. until 11:00 p.m. and to waive the fee, seconded by Selectman DiNocco and so voted.

Correspondence:

The Board received the following correspondence:

- 4th of July Schedule
- 4th of July invitation
- Massachusetts State Lottery
- The Angel Fund invitation
- Law Enforcement Conference
- World War II Memorial Restoration Committee letter

Comments:

Town Administrator – Setting the water and sewer rates will be on the agenda for the July 15, 2013 meeting. The combined increase presented will be less than 2% which will be the lowest increase since 2001; Kevin Gill and the Town Administrator will be going in front of the Finance Committee regarding Reserve Fund Transfers. Steve mentioned that the Town will finish up the year in good shape and he anticipates through all the Town Departments returning close to a million dollars to the town;

At 8:00 p.m. Selectwoman Sheeran motioned to enter into the Public Hearing for Wakefield Municipal Gas & Light Department to relocate Pole 80/1 six feet (6') Westerly of its present location on Armory Street on the Northerly side; also from Pole 80/1, proceed Easterly to Main Street to Electric Manhole and then across Main Street to driveway next to 460-472 Main Street with electric and fire alarm conduits; also on sidewalk in front of 460-472 Main Street to remove one (1) steel guy Pole, seconded by Selectman DiNocco and so voted.

Roll Call:

Selectwoman Hull – yes

Selectwoman Santos – yes

Selectman DiNocco – yes

Selectman Glynn – yes

Selectwoman Sheeran – yes

Selectman Falvey – yes

Chairman Doto – yes

Eugene Sullivan from the Wakefield Municipal Gas & Light Department gave a brief overview of the Petition in which the Wakefield Municipal Gas & Light Department would like to relocate Pole 80/1 six feet (6') Westerly of its present location on Armory Street on the Northerly side; also from Pole 80/1, proceed Easterly to Main Street to Electric Manhole and then across Main Street to driveway next to 460-472 Main Street with electric and fire alarm conduits; also on sidewalk in front of 460-472 Main Street to remove one (1) steel guy Pole.

Selectman Falvey questioned what kind of pole was going to be used. Mr. Sullivan answered that it would be just a regular pole and that it would be 10 feet higher than the existing pole.

Chairman Doto asked if anyone from the public had any comments. No comments were made.

Selectwoman Sheeran motioned to approve the Petition as presented, seconded by Selectman DiNocco and so voted.

At 8:01 p.m. Selectwoman Sheeran motioned to close the Public Hearing, seconded by Selectman Glynn and so voted.

Roll Call:

Selectwoman Hull – yes

Selectwoman Santos – yes

Selectman DiNocco – yes

Selectman Glynn – yes

Selectwoman Sheeran – yes

Selectman Falvey – yes

Chairman Doto – yes

Karen A. Sunnarborg from Housing, Planning and Community Development along with David Pollock an architect for Abacus and Paul Reavis the Town Planner were before the Board to give a progress report on efforts to update Wakefield's Housing Plan. Ms. Sunnarborg said that if the town adopts a housing production plan according to state guidelines and can document that 0.5 percent of its year round housing stock is affordable based on the state's requirements then the town can obtain a 12 month period when it can deny unwanted 40B Comprehensive Permit Applications without the developer having the ability to appeal the decision. If the town produces 1 percent of its year round housing stock it can deny Comprehensive Permit Applications for two years. She also said that there will be a number of public hearings because they want to have a transparent and inclusive process. David Pollock showed a PowerPoint presentation in which he discussed and showed slides of some of mixed used commercial/residential models that he said were designed to build vitality into districts like the downtown, Greenwood center and the North Avenue area.

Selectman Falvey asked whether the town would be able to use the 128 unit 40B development at 101 Hopkins Street. Mr. Reavis answered no because the town does not yet have a Housing Production Plan in place. Selectman DiNocco mentioned bringing property owners whose sites were being considered in the Housing Production Plan into the process as soon as possible.

Comments:

Town Administrator - the West Side Social Club has invited the selectmen to march in the Independence Day Parade and if anyone wants to march to please let him know.

Selectwoman Hull – spoke again about the Sign By-laws and how they need to be changed. She also said that there needs to be a committee formed. Selectman Falvey commented again that he has formed a committee regarding this and that Selectwoman Hull is welcomed to come to any and all meeting and that he would personally make sure that she gets invited.

Selectwoman Santos – spoke about the 4th grade Hartshorne House Essay Ceremony.

Selectman DiNocco – attended the MAPC forum in Beverly; Festival Italia tickets are on sale for the August 16th event; happy 75th birthday to John Encarnacao.

Selectman Glynn – Happy Independence Day; agreed with Selectwoman Hull regarding the signage problems in particular the old CVS building.

Selectwoman Sheeran – Please remember the Food Pantry; Happy 4th of July; agrees with the look of downtown; would like rules and regulations for Peddlers at a future meeting; please remember to Vote.

Selectman Falvey – Sign By-law Committee is to simplify the By-law and make it easier to understand. Two other big issues would be proper outreach and then the final piece would be enforcement.

Chairman Doto – if any Board members have anything that they would like to add to future agendas to please call him; please remember to vote.

Board Members signed weekly warrants; Galvin Project and Recreation Bonds; Order for Joint or Identical Pole Locations; Safe Routes to School Program Easements

Selectwoman Sheeran motioned to adjourn at 8:35 p.m., seconded by Selectman Glynn and so voted.

Sherri A. Eskenas, Clerk