

BOARD OF SELECTMEN

Wednesday, April 5 2017

Swampscott, MA 01907

Attendance: *Chairman, Naomi Dreeben, Vice Chair, Laura Spathanas, Selectman Don Hause, Patrick Jones, Peter Spellios, and Town Administrator, Sean Fitzgerald.*

Appointment:

The Board voted unanimously on a motion and on the recommendation of Selectman Spathanas to appoint Jessica Bombardier and Carolina Valasquez to the Disability Commission, seconded by Selectman Jones.

The Board voted unanimously on a motion and recommendation of Selectman Spellios to appoint John Graff to the Renewable Energy Committee, seconded by Selectman Hause.

The Board voted unanimously on a motion by Selectman Spellios to appoint Steve Speranza and Larry Sweazy to the Harbor and Waterfront Advisory Committee, seconded by Selectman Jones.

Lease Agreement / Reach Arts at the former Senior Center, Community Developer, Pete Kane spoke.

- *Town will cover utilities cost, snow removal, lawn care.*
- *Programs in the building*
- *Other Board and Committees can request to use space with notice.*
- *Specific out line of activities in the first two years*
- *Lower level work , mold abatement,*
- *Lower level handicapped assessable, heating system, repainting, raccoon issues, bathroom issues, hall and ceiling repairs, porch, handicapped accessibility , all the main improvements completed by the end of the summer 2017.*
- *Second floor repairs*
- *Volunteers being requested for help with updating and repairs /community services*
- *Meet all Building Department and Fire Department permit requirements.*

The Board voted on a motion by Selectman Spellios to approve and authorize Seam Fitzgerald, Town Administrator to sign on behalf of the Board for a two year lease with Arts Resources for the Town of Swampscott, INC. d/b/a Reach Arts, seconded by Selectman Hause.

New and Old Business:

Discussion on upcoming meetings dates for June and July.

Review and Action / Schematic Plans- Machon School redevoplmnts were discussed by the Director of Community Development, Pete Kane /B'nai B'rith Developer.

- *Review -38 affordable units from B'Nai Brith development*
- *Handicapped space*
- *'trash area*
- *View up Burpee road*
- *Retaining wall*
- *Main entrance will be at the grown level –down a ramp*
- *Floor plans were mentioned*
- *Trash totes*
- *Computer rooms. elevator for all three levels.*
- *Fitness room , shared laundry facilities*
- *Social spaces*
- *General public forum had been held / comments were discussed*
- *Heat detectors are needed per Fire Department*
- *Parking –on street*
- *Snow removal*
- *Concerns with blasting with neighbors*
- *Non smoking building*

Selectman Jones spoke on following general comments:

- *Site plan standpoint –property line at the edge –light pollution shining in mature landscaping.*
- *Two separate building*
- *Suggested stone, coloring does not seem to blend in –in the community*
- *Go back and suggest other ideas consistent within a 1920's building*
- *Elevator override*
- *Venting stacks on the roof are the organized*
- *Window proportions –larger vs smaller*
- *Roof utilities –venting on the roof –need a roof plan.*
- *Competing entrances / front entrance canopy*
- *Questioned new windows*

Selectman Spellios asked about the stone and what was the name of it.

- *Storm water questioned*
- *Permit with the ZBA*
- *No run off from the property*
- *Jackson forest sign*

The Board at their next meeting will hear from B’Nai B’rith on current suggested changes and concerns.

Town Warrant Review:

- *Article 30 was discussed –Pete Kane discussed rezone district A-2*
- *Article 31 Tourist lodging overlay district –Selectman*
- *Article 32—affordable housing on or off site.*
- *Demo Delay Article –not vote to support Article 26 –which will end up being a modified Article 27. Selectman Hause spoke with the Historical Committee which will end up amending Article 27 as modified.*

Greenwood Avenue Review & Discussion, RFP Agreement:

Director of Community Development, Pete Kane spoke and presented an overview.

Selectman Dreeben would prefer a smaller building including smaller units at the site. Worked many years on this project and feels a decision needs to be made.

Selectman Spathanas spoke on her feelings over the last three years that they have addressed the neighbors’ concerns Laura-has listened to neighbors for the last three years and feels the residents and neighbors

Selectman Spathanas questioned the citizens petition Article3.

Selectman Hause stated the Board is not know just doing something due to pending litigation, trying to protecting the neighbors not turning a blind eye to the neighbors and believes further delay is not going to come to a better outcome, the board does not control the building.

Selectman Jones spoke on time and money, site litigation three separate votes at town meeting has asked that this be developed.

Residents who spoke on their concerns / questions:

- Sylvia Belkin
- Robert Benson
- Robin Slavin
- Bill Quinn
- Ellie Miller
- Justine Oliver

Former Middle School (Greenwood Avenue)

The Board voted unanimously on a Motion by Selectman Hause to authorize the Town Administrator Sean Fitzgerald, in consultation with Town Counsel to negotiate the terms of and execute , on behalf of the Board of Selectman , the purchase and sale agreement, including the Land Development Agreement attached as an exhibit thereto, for the Middle School Property, located on Greenwood Avenue, with Groom Construction Co., Inc., said purchase and sale agreement to reflect the terms and conditions of the request for proposals and proposals submitted by groom construction Co, Inc. in response to the request for proposals consistent with the recommendation of the review committee seconded Selectman Spellios.

Vote of the Board:

The Board voted unanimously on a motion by Selectman Jones to approve an Entertainment license for Bertucci's Restaurant, 450 Paradise Road, Swampscott, Mass from Monday-Sunday until 10PM and Friday & Saturdays until 11PM, seconded by Selectman Spellios.

The Board voted on a motion by Selectman Spathanas to approve all of a one day liquor license for wine from the Senior Center to be used on Wednesday, April 26, 2017 from 6-8PM for a fundraising event to benefit the Senior Center, seconded by Selectman Jones.

The Board voted on a motion by Selectman Spathanas to approve meeting minutes from March 15, 2017, seconded by Selectman Jones.

Statement of Interest vote by the Board of Selectman.

The Board voted unanimously on a motion by Selectman Jones in accordance with its charter, by-laws, and ordinances, has voted to authorize the Superintendent to submit to the Massachusetts School Building Authority the Statement of Interest Form dated March 9, 2017, for the Hadley Elementary School located at 24 Redington Street, Swampscott, MA, which describes and explains the following deficiencies and the priority category(s) for which an application may be submitted to the Massachusetts School Building Authority in the future replacement of or addition to obsolete buildings in order to provide for a full range of programs consistent with state and approved local requirements. The Hadley School was built in 1911 and does not currently meet the educational needs of students; and hereby further specifically acknowledges that by submitting this Statement of Interest Form, the Massachusetts School Building Authority in no way guarantees the acceptance or the approval of an application, the awarding of a grant or any other funding commitment from the Massachusetts School Building Authority, or commits the City/Town/Regional School District to filing an application for funding with the Massachusetts School Building Authority, seconded by Selectman Spathanas.

The Board of Selectman voted unanimously on a motion by Selectman Jones in accordance with its charter, by-laws, and ordinances, has voted to authorize the Superintendent to submit to the Massachusetts School Building Authority the Statement of Interest For dated March 9, 2017, for the Swampscott Middle School located at 207 Forest Avenue, Swampscott, MA, which describes and explains the following deficiencies and the priority category(s) for which an application may be submitted to the Massachusetts School Building Authority in the future replacement of or addition to obsolete buildings in order to provide for a full range of programs consistent with state and approved local requirements. The Swampscott Middle School with the current configuration of middle school students, central office, and preschool classroom has overcrowded conditions and there is not significant education spaces to deliver instruction; and hereby further specifically acknowledges that by submitting this Statement of Interest Form, the Massachusetts School Building Authority in no way guarantees the acceptance or the approval of an application, the awarding of a grant or any other funding commitment from the Massachusetts School Building Authority, or commits the City/Town/Regional School District to filing an application for funding with the Massachusetts School Building Authority, seconded by Selectman Spellios.

Town Administrator's Report:

Sean Fitzgerald, Town Administrator spoke on the following:

- *Recognized and thanked Director of Community Development, Pete Kane for all his work on producing the Town Warrant.*
- *Size of the new Town Warrant was discussed / possibly in future PDF form.*
- *Resignation of former Town Accountant, Dave Castellarin.*

EXECUTIVE SESSION:

- *“The Board voted unanimously on a motion by Selectman Spellios to enter executive session on M.G.L. Ch. 30A, Section 21 (2) – To discuss strategy with respect to contract negotiations with non- union personnel – Treasurer-Collector; M.G.L. Ch. 30A, Section 21 (3) – To discuss strategy with respect to collective bargaining or litigation since an open meeting may have a detrimental effect on the position of the Town if so declared by the Chair; and M.G.L. Ch. 30A, Section 21 (7) - To comply with, or act under the authority of, any general or special law – specifically G.L. .c 214, § 1B.” seconded by Selectman Spathanas.*
- *Roll Call vote was taken –the board will not go back in to open session.*

True Attest:

*Maureen Shultz
Administrative Assistant*