

**BOARD OF SELECTMEN**  
*Meeting Minutes*  
Wednesday, September 13, 2017  
Swampscott, MA 01907

Attendance: *Chairman, Naomi Dreeben, Selectman Patrick Jones, Peter Spellios, and Town Administrator, Sean Fitzgerald,*

Poet Laureate Awards: *Chairman Dreeben recognize the following and presented each with a plaque from the Town of Swampscott.*

- *Vivian Schaffnit- 2017 Swampscott Young Poet Laureate*
- *Noelle Diehl-2017 Swampscott Young Poet Laureate-Runner up*
- *Lee Eric Freedman- 2017 Swampscott Adult Poet Laureate*

*Chairman Dreeben recognized and thanked Sami Lawlor for her dedication with starting the Poet Laureate program.*

Open Discussion:

*Suggestions from Lincoln House Avenue and Puritan Road residents regarding responses to site approval application for 133 Puritan Road were discussed.*

Discussion / Presentation:

*The following Design & Engineering Firms finalist for the Swampscott's Rail Trail presented their plan to the Board and the audience present.*

- *BSC Group*
- *Howard Stein Hudson*
- *Stantec.*

*Selectman Spellios asked the Town Administrator, Sean Fitzgerald to go through the process of how the above firms were chosen.*

*List of Criteria used to grade each proposal completed by Town Administrator Sean Fitzgerald, and Pete Kane, Director of Community Development*

- *Criteria to grade each proposal*
- *Technical Expertise*
- *Experience in similar work*
- *Understanding of work to be performed*
- *Collecting and analyzing data*
- *Cost, hours to be worked, expertise in individuals hired to to complete the work*
- *Management of time*

*Town Administrator, Sean Fitzgerald gave his recommendation to the Board for the services of Howard Stein Hudson.*

- *Hard decision*
- *Team passion*
- *Engaging in the community*
- *Neighbor input / together / public engagement*
- *Stake holder meeting*
- *Details a priority*
- *Understood the challenges*

- *Great value*
- *Final design*
- *Bridge designs included*

*Selectman Dreeben stated its difficult making a choice -all firms are great, appreciates all the hard work and time from each applicant. Selectman Dreeben likes the Public involvement and the depth of Santec's proposal.*

*Selectman Spellios stated that going with any firm would not be a wrong one. Selectman Spellios choice is Santac, more experience with Rail Trails, huge company and local talent on their team, core group business compelling, comfortable with with choosing Santec*

*Selectman Jones is leaning towards Santec due to how they engaged in the process, problem solving, site view, community outreach, experience with the design of Rail Trails and their involvement with Nation Grid.*

*The Board voted unanimously on a motion by Selectman Jones to authorize Sean Fitzgerald, Town Administrator to enter negotiations with Stantec for design of the Rail Trail project, seconded by Selectman Spellios.*

*Town Administrator, Sean Fitzgerald would feel comfortable sitting down with Santec which he feels is a very relatable company with 40 years of experience, would support this choice and work with them.*

*Chairman Dreeben recognized each group for their time.*

*Town Administrator's Report: Sean Fitzgerald, Town Administrator spoke on the following:*

- *Recent visit by Governor Charlie Baker to sign the 300<sup>th</sup> Community Compact Agreement.*
- *Happy to work with a great team.*

*Town Assessment update / Presentation.*

*Town Assessor, John Spiedel / Town Accountant Ron Mendes spoke on the following:*

- *Tax FY 19 Tax Classification Hearing.*
- *Revaluation*
- *Annual Interim Adjustment of Values*
- *Residential Values past & present*
- *Property Classes*
- *Minimum residential factors*
- *Tax Burden*
- *CIP Values*
- *Small business*

*Selectman Spellios spoke on the next steps he would like to happen, engage in public dialogue, talk about the tax split, should be setting a policy to decrease the split,*

*assessments are where they are supposed to be, early in the process need to spend some time with ongoing dialogue, tax modeling, money needs to be spent on new schools, Zoning by Law changes.*

*New & Old Business / Appointments:*

*The Board voted unanimously on a motion by Selectman Spellios to appoint the following to the Rail Trail Design and Construction Advisory Committee, for a term to be for two years and or a vote at Town Meeting to disband, seconded by Selectman Jones.*

*Appointed -Ryan Conner, Marci Benson, Kim Nassar, Michael Hamilton, Mary Ann O'Neil, Alexis Runstadler, and Ralph Souppa, ex-officio Pete Kane, Town Liaisons Selectman Spathanas and Selectman Spellios.*

*Votes of the Board*

*The Board voted unanimously on a motion by Selectman Spellios for a review of Site Application for 133 Puritan Road/Response from the Town of Swampscott/ 40B Project, seconded by Selectman Jones.*

*Selectman Dreeben read aloud concerns from a letter received from Lincoln House Avenue residents regarding 133 Puritan Road.*

- *Affordable housing*
- *Describe areas of this*
- *Master Plan that have been identified for certain uses*
- *Environment/ utility concerns*
- *Historical concerns*
- *Increase the density of the neighborhoods*
- *Safety concerns*
- *Fire safety/ disability restrictions*
- *Information on proposal is inaccurate*
- *Ownership errors*

*Selectman Dreeben requested Town Administrator, Sean Fitzgerald to have the Director of Community Development Pete Kane continue to follow through to enhance the letter for the project/ with communicating from the Town's Board and Committee's*

*Resident/Abutter Ms. Cohen spoke on her concerns regarding safety, parking, extra cars in neighborhood, traffic, height of the building, young children playing, suggestion of affordable housing is not affordable.*

*Selectman Spellios made a motion that an executive letter be written and submitted by the Town on the Town's Board and Committee responses with any any concerns, to the Mass Housing regarding the proposed project, seconded by Selectman Jones.*

*The Board voted unanimously on a motion by Selectman Jones to approve the four (4) temporary lawn signs for a community event at White Court, 35 Little Point Road,*

*Swampscott, Mass-Map attached for locations in the Town of Swampscott., seconded by Selectman Spathanas.*

*The Board voted on a motion by Selectman Spellios to appoint Pete Kane, Director of Community Development to the MAPC (Swampscott's representative to the Metropolitan Area Planning Council.) with Planning Board Chair, Angela Ippolito as the Town's backup if needed, seconded by Selectman Jones.*

*The Board voted on a motion by Selectman Spellios to approve the 29<sup>th</sup> Annual Halloween witch ride to take place on Sunday, October 15, 2017, this event is to raise funds to benefit the Massachusetts Chapter of the Muscular Dystrophy –Starts @ 12 Noon in Revere should reach Swampscott around 1PM., Seconded by Selectman Jones.*

*The Board voted unanimously on a motion by Selectman Spellios to approve a request from Uno Chicago Grill, 970 Paradise Road, Swampscott, Mass for a change of Beneficial Interest / Update in ownership of the parent company known as Uno Restaurant Holdings Corporation –The ABCC has allowed Uno Chicago Grill to file in an inverse manner so that they could process all 20 Uno Filings in Massachusetts, seconded by Selectman Jones.*

*Adjournment:*

*The Board voted unanimously on a motion by Selectman Spellios to close meeting, seconded by Selectman Jones.*

*True Attest:*

*Maureen Shultz,  
Administrative Assistant*