



TOWN OF SWAMPSCOTT  
SELECT BOARD REGULAR SESSION MINUTES  
MARCH 1, 2023 – 6:00 P.M.  
SWAMPSCOTT HIGH SCHOOL, 200 ESSEX ST.  
ROOM B129

Received by Town Clerk  
July 24, 2023, 4:42pm

**SELECT BOARD MEMBERS PRESENT:** NEAL DUFFY, MARY ELLEN FLETCHER, DAVID GRISHMAN, KATIE PHELAN, PETER SPELLIOS

**MEMBERS ABSENT:** NONE

**FINANCE COMMITTEE PRESENT:** ERIC HARTMANN, NAOMI DREEBEN, JOAN HILARIO, ERIC SCHNEIER

**FINANCE COMMITTEE ABSENT:** MATHEW KIRSCHNER, SURAJ KRISHNAMURTHI, CINDER MCNERNEY, SUNIT SHAH

**OTHER TOWN OFFICIALS PRESENT:** SEAN FITZGERALD, TOWN ADMINISTRATOR, AMY SARRO, DIRECTOR OF ADMINISTRATION & FINANCE, PATRICK LUDDY, TOWN ACCOUNTANT, ANGELICA NOBLE, SWAMPSCOTT POLICE DEPT./LIQUOR LICENSING BOARD

**OTHER:** PATRICK BURKE, COMMANDER, VFW, DAVID EMERTON, TREASURER, VFW, MALCOLM MALOON AND NELSON LEONE, VFW

**A. PUBLIC COMMENTS:** MS. HEIDI WHEAR, DIRECTOR OF AGING SERVICES, SWAMPSCOTT SENIOR CENTER, DISPLAYED A QUILT THAT THE HIGH SCHOOL ROOM OF COLOR HAS BEEN WORKING ON WITH THE SENIOR CENTER. SHE INTRODUCED TEMI BAILEY, METCO ACADEMIC COORDINATOR AND JV COACH WHO ADDED THAT THE GIRLS GROUP AND OTHER HS STUDENTS ALSO ASSISTED IN THE QUILT. A STUDENT REACHED OUT TO HIM TO DO A DEMONSTRATIONAL AND MOVING PIECE OF ART THAT REPRESENTS STUDENTS AND SENIORS IN TOWN. MR. BAILEY AND MS. WHEAR HOPE THIS QUILT WILL BE DISPLAYED THROUGHOUT THE TOWN.

AMY O'CONNOR, PRECINCT 6, SCHOOL COMMITTEE MEMBER: DISCUSSED DISPARAGING COMMENTS MADE AT THE LAST SELECT BOARD MEETING REGARDING THE SCHOOL COMMITTEE'S BUDGET. SHE IS ADVOCATING THAT THE BOARD GIVES THE SCHOOL COMMITTEE THE FUNDING THEY HAVE ASKED FOR SO THERE ARE NO CUTS. MR. DUFFY: THE BOARD WILL BE DISCUSSING THESE COMMENTS DURING THE 7:00 PUBLIC HEARING WITH THE FINANCE COMMITTEE.

**B. NEW AND OLD BUSINESS (POSSIBLE ACTION/VOTES OF THE BOARD)**

**1. PUBLIC HEARING FOR TRANSFER OF LIQUOR LICENSE:**

UPON **MOTION**, DULY MADE BY DAVID GRISHMAN, SECONDED BY MARY ELLEN FLETCHER, IT WAS UNANIMOUSLY **VOTED:** TO OPEN THE PUBLIC HEARING AT 6:07 P.M.: ALL IN FAVOR: YES. ANY OPPOSED: NO. **MOTION CARRIES.**

ANDREW INGEMI, IS APPLYING AS DOCKSIDE PUB TO TRANSFER THE LIQUOR LICENSE FROM ZESTFRIENDZ. MR. INGEMI, A RESIDENT OF SWAMPSCOTT IS IN PARTNERSHIP WITH HIS BROTHER ALEX INGEMI, IN THE VILLAGE TAVERN IN SALEM. THEY HAD A GOOD REPOUR WITH ZESTFRIENDZ, KNEW THE TOWN DOESN'T HAVE A PUB AND THOUGHT A SEAFOOD PUB WITH A TO-GO WINDOW WOULD BE A GOOD FIT IN THAT LOCATION. THEY ARE HOPING TO OPEN BEFORE JUNE 1<sup>ST</sup> AND WILL BE OPEN 11:30 AM - 1:00 PM. THEY APPLIED TO BE OPEN AT 7AM IN CASE THEY DECIDE TO OFFER BREAKFAST.

UPON **MOTION**, DULY MADE BY DAVID GRISHMAN, SECONDED BY MARY ELLEN FLETCHER, IT WAS UNANIMOUSLY **VOTED:** TO CLOSE THE PUBLIC HEARING AT 6:11 P.M.: ALL IN FAVOR: YES. ANY OPPOSED: NO. **MOTION CARRIES.**

COMMENTS: MOIRA FARRELL, 16 BLANEY CIRCLE, IS AN ABUTTER OF THE RESTAURANT, AND QUESTIONED THE HOURS OF OPERATION, STATING THAT WHEN THE BUILDING FIRST OPENED AS A RESTAURANT, IT WAS SUPPOSED TO BE 4:00 -10:00 PM. SHE HEARS NOISE FROM THE RESTAURANT, OVENS GOING, CHATTER IN PARKING LOT, DELIVERIES, ETC. AND FEELS THAT BEING OPEN UNTIL 1:00 AM WILL DIRECTLY IMPACT HER SLEEP AND WILL HAVE A NEGATIVE IMPACT.

UPON **MOTION**, DULY MADE BY PETER SPELLIOS, SECONDED BY MARY ELLEN FLETCHER, IT WAS UNANIMOUSLY **VOTED:** TO REOPEN THE PUBLIC HEARING AT 6:20 P.M. SO THAT MS. FARRELL'S COMMENTS WILL BE INCLUDED IN THE PUBLIC RECORD: ALL IN FAVOR: YES. ANY OPPOSED: NO. **MOTION CARRIES.**

MR. SPELLIOS TO MR. INGEMI: BARS ARE NOT ALLOWED IN SWAMPSCOTT SO THEY HAVE TO SERVE FOOD WHEN THEY ARE OPEN. HE ALSO ASKED IF THEY UNDERSTAND THE IMPACT ON NEIGHBORS? MR. INGEMI HAS BEEN A RESIDENT FOR 5 YEARS AND HAS A YOUNG SON IN SCHOOL. HE UNDERSTANDS MS. FARRELL'S CONCERNS, ESPECIALLY WHERE SHE MENTIONED THE VILLAGE TAVERN IN SALEM BUT THE TAVERN IS A 14,000 SQUARE FOOT FACILITY THAT FITS 400 PEOPLE. THERE HAVE ONLY BEEN 5 INCIDENTS SINCE THEY OPENED WHICH THEY LEARNED FROM & CORRECTED SO IT DOESN'T HAPPEN AGAIN. MS. NOBLE STATED THAT MISSION, HAWTHORNE, ZEST, & THE YACHT CLUB ARE THE ONLY ESTABLISHMENTS ALLOWED TO STAY OPEN UNTIL 1:00 AM.

UPON **MOTION**, DULY MADE BY DAVID GRISHMAN, SECONDED BY MARY ELLEN FLETCHER, IT WAS UNANIMOUSLY **VOTED**: TO CLOSE THE PUBLIC HEARING AT 6:25 P.M.: ALL IN FAVOR: YES. ANY OPPOSED: NO. **MOTION CARRIES**.

UPON **MOTION**, DULY MADE BY DAVID GRISHMAN, SECONDED BY KATIE PHELAN, IT WAS UNANIMOUSLY **VOTED**: TO APPROVE THE TRANSFER OF LICENSE FROM ZESTFRIENDZ LLC TO DOCKSIDE PUB INC.: ALL IN FAVOR: YES. ANY OPPOSED: NO. **MOTION CARRIES**.

MS. FLETCHER'S ONLY RESERVATION IS HER CONCERN FOR THE NEIGHBORS BUT ANTICIPATES THEY'LL HAVE GREAT SUCCESS. MR. INGEMI AND HIS BROTHER WILL WORK WITH MS. FARRELL.

2. **APPOINTMENTS:** MS. CHERYL MOSCHELLA IS HERE TO BE APPOINTED AS THE PART-TIME ASSESSOR. SHE COMES TO TOWN WITH A LOT OF EXPERIENCE, INCLUDING AS A REAL ESTATE APPRAISER AND READING BOARD OF ASSESSORS MEMBER. TA FITZGERALD RECOMMENDS THAT THE BOARD APPOINT MS MOSCHELLA AS THE TOWN'S ASSESSOR.

UPON **MOTION**, DULY MADE BY DAVID GRISHMAN, SECONDED BY MARY ELLEN FLETCHER, IT WAS UNANIMOUSLY **VOTED**: TO APPROVE TA FITZGERALD'S RECOMMENDATION AND APPOINT CHERYL MOSCHELLA AS THE DIRECTOR OF ASSESSING: ALL IN FAVOR: YES. ANY OPPOSED: NO. **MOTION CARRIES**.

3. **AFFORDABLE HOUSING OPPORTUNITIES:** MR. GRISHMAN – THE TOWN HAS BEEN REACTIVE RATHER THAN PROACTIVE AND HASN'T DONE MUCH TO ADDRESS AFFORDABLE HOUSING OTHER THAN THE MACHON. NOR HAVE WE DONE MUCH TO SUPPORT VETERANS. HE IS HOPING WE CAN START TO RECTIFY THESE SITUATIONS. THE TOWN HAS AN AGREEMENT TO PURCHASE 12-24 PINE ST., ADJACENT TO THE VFW WHICH IS ON TOWN OWNED LAND. MR. SPELLIOS & I HAVE MET WITH THE LEADERSHIP OF THE VFW TO DISCUSS THE POSSIBILITY OF CONSTRUCTING 30-40 UNITS OF AFFORDABLE HOUSING FOR VETERANS WHICH WILL INCLUDE A NEW VFW POST AND A SPACE TO OFFER SERVICES ON SITE. MR. SPELLIOS ADDED THAT MR. GRISHMAN HAS BEEN CONSISTENT ON TWO TOPICS: AFFORDABLE HOUSING AND VETERANS SERVICES. WE SPEND \$55,000 ANNUALLY OUT OF A \$79.0M BUDGET ON VETERANS. THE PROBLEM IS EVERYWHERE. THE MACHON IS TREMENDOUSLY SUCCESSFUL AND GAVE US A ROAD MAP ON HOW TO CREATE AFFORDABLE HOUSING. THE HOPE HERE IS TO RECREATE THE SUCCESS OF THE MACHON AND TAKE A PARCEL THAT WAS ALREADY APPROVED FOR 21 LARGER UNITS, A BLIGHTED COMMERCIAL BUILDING IN A RESIDENTIAL NEIGHBORHOOD, AND CONTROL THE DEVELOPMENT OF IT. THE BOARD IS ALSO COMMITTED TO PROVIDING THE VFW SPACE AND OFFICE SPACE FOR SERVICES. THERE HAS BEEN AN IMPRESSIVE REEMERGENCE OF THE VFW, THANKS TO THE REPRESENTATIVES HERE NOW. MR. SPELLIOS ANTICIPATES SIGNING THE P&S AT OUR NEXT MEETING AND USING ARPA FUNDS AND AFFORDABLE HOUSING TRUST (AHT) FUNDS. THE TOWN WILL ISSUE A RFP FOR A NONPROFIT HOUSING PARTNER TO DO THE DEVELOPMENT SIMILAR TO WHAT B'NAI BRITH DID WITH THE MACHON. MR. DUFFY ECHOES YOUR SENTIMENTS; THIS IS REALLY EXCITING FOR THE TOWN AND THE COMMUNITY. PATRICK BURKE, COMMANDER, VFW, STATED THAT THIS IS AN UNBELIEVABLE OPPORTUNITY FOR THE VETERAN COMMUNITY AND THEY ARE LOOKING FORWARD TO THE PROCESS. MR. MALOON SAID IT BEST – THIS IS UNPRECEDENTED AND EXCITING. MR. DUFFY: SOMETHING LIKE THIS IS ALWAYS GREAT TO SHARE WITH THE PUBLIC AND THE BOARD IS READY TO ANSWER YOUR QUESTIONS AND CONCERNS. MR. GRISHMAN THANKED MR. BURKE FOR MEETING WITH THEM, ACKNOWLEDGED THAT THE RELATIONSHIP HAS BEEN CONTENTIOUS AND HE HOPES THEY CONTINUE TO MOVE FORWARD. THE BOARD IS HERE TO HELP. KIM EPSTEIN, AHT CHAIR, IS TASKED WITH HELPING THE TOWN MEET AFFORDABLE HOUSING

GOALS. THIS IS THE EXACT PROJECT WHERE THE COMBINATION OF SPECIALIZED HOUSING, AFFORDABLE HOUSING, AND SUPPORTIVE SERVICES WILL BE FINANCED IN A WAY THAT WILL MAKE IT HAPPEN.

#### **4. JOINT MEETING WITH FINANCE COMMITTEE/DISCUSSION OF FY24 BUDGET:**

FINANCE COMMITTEE CHAIR, ERIC HARTMANN OPENED THE FINANCE COMMITTEE MEETING AT 7:09 PM.

THE TOWN ADMINISTRATOR AND THE FINANCIAL TEAM HAVE BEEN PULLING THE FY24 BUDGET TOGETHER SINCE THE FALL. THIS BUDGET CONFORMS TO SELECT BOARD FINANCIAL POLICY. THERE WILL BE NO CANNABIS IMPACT FEES, \$90,000 REDUCTION, AND CUTS COSTS TO ENSURE ADEQUATE RESOURCES FOR MAINTAINING SERVICES. IT INCLUDES UTILITY EXPENSES, PREVENTATIVE MAINTENANCE AGREEMENTS AND FUNDING FOR ALL COLLECTIVE BARGAINING AGREEMENTS. MR. LUDDY & MS. SARRO SHOWED A PRESENTATION: THIS IS A \$79M BUDGET, BROKEN OUT INTO SEVERAL CATEGORIES WITH THE LARGEST BEING EDUCATION. THE TOWN BENEFITS FROM AN EXCELLENT FINANCIAL RESERVE POSITION, HAVING REACHED THE HIGHEST LEVEL THE TOWN HAS EVER HAD (EXCESS LEVY CAPACITY ISN'T A RESERVE BUT IS AN UNTAXED AUTHORIZATION). WE CAN ONLY TAX 2.5% OVER LAST YEAR. THIS SHOWS WE'RE TRYING TO BE CAREFUL. QUESTIONS FROM THE BOARD: IS FREE CASH & STABILIZATION AVAILABLE FOR OPERATING BUDGET? NO AS IT IS NOT A RECURRING REVENUE SOURCE BUT IS A PRODUCT OF REVENUES IN EXCESS OF ESTIMATES AND UNDER EXPENSES WHICH DWINDLES AS REVENUE STREAMS GET TIGHT. WHERE ARE WE IN RELATION TO POLICY? MS. SARRO WILL DISCUSS IN A LATER SLIDE. MR. SPELLIOS: STATE AID IS PROVIDED THROUGH THE GOVERNOR'S BUDGET PROCESS AND LEGISLATIVE STEPS. OVER THE YEARS WE HAVE SEEN A 3.3% INCREASE IN STATE AID. WHEN THIS BUDGET WAS DEVELOPED, WE USED CONSERVATIVE ESTIMATES. THE GOVERNOR'S BUDGET HAS SINCE BEEN RELEASED. THERE IS A 7.14% DECREASE PARTIALLY DUE TO THE REMOVAL OF CANNABIS IMPACT FEES. THERE ARE TWO REVENUES THAT WE ANTICIPATE FROM CANNABIS BUSINESSES: 3% LOCAL OPTION TAX, COLLECTED QUARTERLY AND 2) CANNABIS COMMUNITY IMPACT FEES – AGREEMENTS WRITTEN AS PERCENTAGE OF SALES. THERE HAS BEEN CONTENTION & LITIGATION AT THE STATE LEVEL THAT QUESTIONS THAT PRACTICE. THE ABILITY TO COLLECT IS UNCERTAIN SO WE ASSUME 0 % TO BE CONSERVATIVE. LEGISLATION PASSED IN 2022 THAT THE TOWN HAS TO PROVE AN IMPACT AND CAN'T ASSESS A FLAT FEE WITH THE CANNABIS COMPANY. AT THE ADVICE OF THE MMA AND OTHER COMMUNITIES, WE'RE ASSUMING 0%. MS. SARRO DISCUSSED THE FY2024 BUDGET PROCESS: DEPT HEADS HAD TO COME UP WITH 2 SCENARIOS: LEVEL FUNDED AND 10% REDUCTION, A WORST-CASE SCENARIO IN CASE OF AN UPCOMING RECESSION. THE FINANCE TEAM AND DEPT. HEADS THEN MET TO DISCUSS BUDGETS. THERE WERE SOME REDUCTIONS BUT THE BUDGET FOLLOWS THE 2% + \$425,000 OF NEW GROWTH POLICY. MS. FLETCHER ASKED ABOUT THE CHANGE FROM A SENIOR PLANNER TO ASSISTANT DIRECTOR (IT WAS RECOMMENDED THAT WE MAKE THE POSITION MORE ATTRACTIVE AS A NUMBER OF COMMUNITIES ARE LOOKING FOR A SENIOR PLANNER. THERE ARE A # OF CANDIDATES AND WE SHOULD BE FILLING THAT POSITION SHORTLY). THERE WAS A BRIEF DISCUSSION ABOUT FACILITIES AND THE NEW SCHOOL BUILDING PROJECT, WHICH IS OVERSEEN BY FACILITIES DIRECTOR MAX KASPER. PUBLIC SAFETY INCLUDES AN INCREASE DUE TO THEN COLA INCREASES AND THE LYNN DISPATCH CONTRACT (WHICH IS STILL IN NEGOTIATIONS). HUMAN SERVICES INCLUDES AN INCREASE OF 1.42%. PUBLIC & REGIONAL SCHOOLS INCLUDE 2.6% INCREASE IN PUBLIC SCHOOLS AND 5% INCREASE OF VOCATIONAL SCHOOL BUDGET BUT DOES NOT INCLUDE FUNDING TO THE DISTRICT FOR NON-RESIDENT TUITION. THE SCHOOL DEPT. BUDGET WAS IN LINE BUT THE SCHOOL COMMITTEE INCREASED IT. PUBLIC EDUCATION ACCOUNTED FOR 64% OF ALL GENERAL FUND SPENDING WITH THE REMAINING 36% SHARED AMONG THE REST OF GOVERNMENT FUNCTIONS. MR. SPELLIOS: THESE ARE GROSS COSTS NOT NET AND THERE ARE SOME INDIRECT COSTS THAT WE HAVE DEDICATED REIMBURSEMENT FOR THAT HE WOULD LIKE TO SEE. MS. SARRO: STATE AID DOES NOT HAVE A CLEAR REVENUE LINE FOR VOCATIONAL SCHOOL REIMBURSEMENT. THERE WAS A DISCUSSION ABOUT THE SCHOOL BUDGET, INCLUDING SCHEDULE 19 ADJUSTMENTS, CATEGORIES THAT THE TOWN PAYS FOR VS. WHAT THE SCHOOL DEPT. PAYS FOR AND BREAKING SPENDING OUT BETWEEN TOWN AND SCHOOL, CHARTER SCHOOL ASSESSMENTS. MR. LUDDY DISCUSSED THE DEBT SERVICE COST CENTER WHICH GREW SIGNIFICANTLY FOR FY23 FOR CAPITAL NEEDS, SPECIFICALLY DUE TO THE NEW SCHOOL PROJECT. THE SCHOOL'S PORTION OF THE DEBT SERVICE IS OVER \$3MM OUT OF \$7MM. LONG-TERM DEBT IS MATURING FOR A 5% REDUCTION IN PRINCIPLE PAYMENTS, EMPLOYEE BENEFITS HAVE INCREASED 4% DUE TO THE INCREASE IN PAYROLL TAX AND HEALTH INSURANCE HAS INCREASED BUT WE WON'T KNOW HOW MUCH UNTIL OPEN ENROLLMENT, AND THERE IS AN

INCREASE IN PENSION CONTRIBUTIONS. THIS BUDGET IS GOING TO BE VERY TIGHT AND WE MAY HAVE TO REALLOCATE FUNDS FOR HEALTH CARE COSTS, WHICH ARE PREDICTED TO BE SIGNIFICANT. WE WERE IN A SIMILAR SITUATION LAST YEAR, ONE OF THE ASSESSMENTS CHANGED FAVORABLY, NETTING US MORE MONEY, WHICH WAS APPLIED PROPORTIONATELY TO THE SCHOOLS. THE STATE BUDGET HAS ALREADY BEEN ANALYZED AND SHOWS A NET INCREASE OF \$274,945 OR 5% ON RECEIPTS AND 2.8% ON ASSESSMENTS OVER WHAT WE BUDGETED. THE FINANCE TEAM REDUCED THE BUDGET BY \$500,000 AND FEEL THIS IS A GOOD BUDGET AS IT FUNDS OUR RESPONSIBILITIES. WE HAVE GOOD CONTRACTS IN AN INFLATIONARY ECONOMY ALTHOUGH THEY'RE MORE EXPENSIVE THAN THEY SHOULD BE. DISCUSSED COSTS, MANAGING THEM, AND KEEPING THE TOWN AFFORDABLE AS WELL AS LINE-ITEMS THAT ARE PERPETUALLY UNDERFUNDED. COMPARATIVE ANALYSES WITH PEER COMMUNITIES HAVE BEEN CONDUCTED TO SEE WHERE THE TOWN FITS. THERE HAS BEEN A 22.5% INCREASE IN STATE AID ASSESSMENTS IN THE PAST 3 YEARS. STABILIZATION ACCOUNTS WILL NOT BE INCREASED THIS FISCAL YEAR AS THESE NUMBERS ARE DROPPING DUE TO A STRESSED BUDGET. WE HAVE SOME CHALLENGES — OPERATING COSTS, HEALTH CARE AND RETIREMENT COSTS ARE INCREASING AND WE ARE PAYING A DISPROPORTIONATE SHARE. WE HAVE TO GROW THE TAX BASE. THE TOWN IS INVESTING IN EXPENSIVE CAPITAL PROJECTS AND TWO BUDGETS IN A ROW HAVE INCREASED TAXES. MS. FLETCHER WOULD LIKE TO SEE CONVERSATIONS WITH THE SCHOOL DEPT. ABOUT SHARING DEPARTMENTS SUCH AS FACILITIES AND HR. MR. LUDDY WILL BE PUTTING FORTH A COMPREHENSIVE CAPITAL IMPROVEMENT PROJECT LIST SOON. MR. SPELLIOS, REGARDING SCHOOL COMMITTEE COMMENTS: THE SCHOOL COMM. HAS AN IMPORTANT JOB FOR STUDENTS BUT SELECT BOARD'S JOB IS FOR ALL TOWN RESIDENTS IN ADDITION TO STUDENTS. WE SUCCESSFULLY PARTNERED WITH THE SCHOOL COMM TO BE ABLE TO PUT FINANCIAL CONTROLS IN PLACE FOR A \$100M SCHOOL. WE WON'T BE ABLE TO DO THE NEXT PROJECT IF WE CHANGE OUR BEHAVIOR AND RETURN TO OUR PRE-DISCIPLINED WAYS, WE WON'T BE ABLE TO DO ANYTHING. WE HAVE TO FIND A WAY TO DO EVERYTHING AND HAVE TO RETURN TO FINANCIAL DISCIPLINE, INCLUDING THE SUPERINTENDENT. COSTS ARE RISING AND WE NEED TO INVEST IN THE MIDDLE SCHOOL, EVERYONE HAS TO STRIKE THE BALANCE.

UPON **MOTION**, DULY MADE BY NAOMI DREEBEN, SECONDED BY JOAN HILARIO, IT WAS UNANIMOUSLY **VOTED**: TO ADJOURN THE FINANCE COMMITTEE MEETING AT 8:42 P.M.: ALL IN FAVOR: YES. ANY OPPOSED: NO. **MOTION CARRIES**.

5. **NOTE SALE:** TOWN TREASURER/COLLECTOR, PATRICK LUDDY, HAS BEEN WORKING WITH BOND COUNSEL GOING THROUGH THE LIST OF PROJECTS AND HAD A NOTE SALE OF \$4.4M TO FINANCE PROJECTS FROM 2020, 2021 AND 2022 AS APPROVED BY TOWN MEETING AND TO COVER A NOTE MATURING THIS YEAR. THERE WERE FIVE BIDS AND THE WINNER IS FIDELITY CAPITAL MARKETS WITH A 3.51% NET COST. THE HIGHEST BID CAME IN AT 4.1%. THE BOARD IS BEING ASKED TO VOTE ON THE FINAL APPROVAL AND SALE OF THE NOTES. MR. LUDDY ALSO NEEDS SIGNATURES FROM THE MAJORITY OF THE BOARD. HE DID NOT ASK FOR A NEW RATING AS THE FEE OUTWEIGHED THE BENEFIT BECAUSE THE TOWN IS AT THE HIGHEST S&P FOR SHORT-TERM (1-YEAR) BORROWING NOW. MS. FLETCHER ASKED ABOUT BORROWING AGAIN FOR A NOTE FROM LAST YEAR THAT IS GOING TO MATURE. PER MR. LUDDY, HE DOES AN ANALYSIS AFFORDS US A YEAR FOR ADDITIONAL DEBT TO MATURE SO WE DON'T HAVE TO MAKE ADDITIONAL PRINCIPLE PAYMENTS. FUNDS WILL BE INVESTED. MS. FLETCHER STATED THAT SHE IS CONCERNED AND DISAPPOINTED THAT THIS IS 2 YEARS WITHOUT PAYING PRINCIPLE, BORROWING AND PAYING FOR PROJECTS WE HAVEN'T STARTED.

UPON **MOTION**, DULY MADE BY PETER SPELLIOS, SECONDED BY DAVID GRISHMAN, IT WAS UNANIMOUSLY **VOTED**: THAT THE WRITTEN VOTES PRESENTED IN THIS MEETING IN CONNECTION WITH THE TOWN'S SALE OF ITS NOTES BE ADOPTED AS WRITTEN AND INCORPORATED INTO THE MINUTES OF THIS MEETING IN FULL: ALL IN FAVOR: YES. ANY OPPOSED: NO. **MOTION CARRIES**.

6. **HADLEY/HAWTHORNE REUSE DISCUSSION:** MR. DUFFY: AT THE LAST MEETING WE DISCUSSED FUTURE USES OF THE HADLEY AND THE SENSE OF URGENCY IN MOVING THIS PROJECT ALONG AS WELL AS THE NEED TO WORK ON A TRACK WITH THE HAWTHORNE AND HADLEY. HE WOULD LIKE INDIVIDUAL BOARD MEMBERS AND THE BOARD AS A WHOLE TO DISCUSS THEIR THOUGHTS.

- **MR. GRISHMAN** — THE BUDGET CONVERSATION IS EYE-OPENING, WE NEED TO TALK ABOUT HOW TO EXPAND REVENUE WITHOUT TAXING AND CUTTING SERVICES FURTHER. IT'S OBVIOUS THAT ONE OF THESE PROPERTIES HAS TO BE REVENUE GENERATING. BASED ON FEEDBACK FROM THE HADLEY REUSE COMMITTEE, A HOSPITALITY ASPECT WILL BRING ROOM & MEALS TAXES AND BRING PEOPLE TO HUMPHREY STREET. A BOUTIQUE HOTEL WILL BE SUCCESSFUL.
- **MS. FLETCHER** — FEELS THAT THE HADLEY & HAWTHORNE NEED TO BE LOOKED AT TOGETHER AND AGREE THAT BUDGETS AREN'T GOING TO GET BETTER. WE COULD USE A REVENUE GENERATING PROJECT AND SOMETHING COMMUNITY ENHANCING SUCH AS GROTON'S BEAUTIFUL SMALL BOUTIQUE HOTEL. SHE ALSO DOESN'T SUPPORT FULL OPEN SPACE AT THE HAWTHORNE AND FEELS SOME OF IT HAS TO BE REVENUE GENERATING.
- **MS. PHELAN** — IS ENVISIONING MIXED USE COMMERCIAL, A CENTRAL LOCATION WHERE COMMUNITY EXISTS, A SPACE FOR COMMERCIAL TENANTS AND AN EVENT SPACE FOR PEOPLE TO RENT, AS WELL AS A COMMUNITY SPACE — BIG BLUE BARGAINS, ANCHOR FOOD PANTRY — CREATE A HUB FOR PEOPLE WHO WANT TO UTILIZE COMMUNITY SERVICES.
- **MR. DUFFY** — AGREES GENERALLY WITH A HOSPITALITY USE AND A BOUTIQUE HOTEL. HOSPITALITY IS A NEED BUT A SIGNATURE OPEN SPACE AREA ACROSS THE STREET WOULD BRING PEOPLE TO THE AREA. IMPORTANT TO KNOW HOW A MIXED USE WOULD DO IN THAT SPACE.
- **MR. SPELLIOS** — APPRECIATE WHAT EVERYONE'S SAYING AND FEELS THE HAWTHORNE NEEDS TO BE PREDOMINANTLY OPEN SPACE. THE OTHER STUFF WILL CORRUPT THE PURITY OF THE PUBLIC SPACE AND WILL SACRIFICE THE SPACE (1.5 ACRES). HE'S COMFORTABLE DOING AFFORDABLE HOUSING, NOT COMFORTABLE WITH EXECUTING REVENUE GENERATING SPACE. WHEN IT COMES TO HADLEY, MR. SPELLIOS AGREES WITH MS. PHELAN. IF WE CAN'T USE IT IN THE CONDITION IT IS IN NOW, WE'RE GOING TO HAVE TO USE CAPITAL WHICH MEANS HAVING TO INVEST IN IT. AGREE WITH A BOUTIQUE HOTEL BUT IT'S A VERY COMPLICATED REAL ESTATE DEAL AND HE FEELS IT IS IN THE TOWN'S BEST INTEREST TO DO A FEASIBILITY AND MARKETING STUDIES FOR THE LOCATION TO SEE IF THERE IS EVEN A MARKET HERE. WE NEED CONSULTANTS TO DETERMINE IF A BOUTIQUE HOTEL IS ADVISABLE. THE TOWN MAY HAVE TO CONTRIBUTE SOMETHING. MS. FLETCHER ASKED IF WE CAN DO A STUDY FOR WHAT THE BEST USE IS? MR. SPELLIOS STATED THAT MARKET RATE CONDOS ARE THE BEST USE. I'VE TALKED TO SEAN ABOUT HIRING PINNACLE TO DO A MARKET STUDY AND WOULD LIKE TO GIVE SEAN THE BOARD'S OK TO MOVE AHEAD WITH A MARKET STUDY. TA FITZGERALD LIKES THE IDEA OF A COMMUNITY AND CIVIC CENTER.
- THE BOARD GAVE UNANIMOUS CONSENT TO HAVE TA FITZGERALD REACH OUT TO PINNACLE ADVISORY GROUP.

### C. VOTES OF THE BOARD

1. APPROVAL OF THE CONSENT AGENDA: MR. DUFFY IS REMOVING THE ONE DAY LIQUOR LICENSE REQUEST FROM BENT WATER, ITEM #3. THE APPLICATION IS CORRECT BUT THE AGENDA HAS AN INCORRECT DATE. GARGI COOPER IS ORGANIZING AN EVENT AT THE HIGH SCHOOL — THERE WILL BE A LOT OF GREAT ITEMS UP FOR AUCTION, BEER & WINE, AND APPETIZERS FOR \$35. THERE WAS A BRIEF DISCUSSION ABOUT SERVING ALCOHOL IN A SCHOOL (THE SUPERINTENDENT APPROVED THIS EVENT). OTHERS HAVE APPROACHED TA FITZGERALD ABOUT HAVING A CONCERT AT THE HS WITH ALCOHOL.

UPON **MOTION**, DULY MADE BY PETER SPELLIOS, SECONDED BY MARY ELLEN FITZGERALD, IT WAS UNANIMOUSLY **VOTED**: TO APPROVE A ONE DAY LIQUOR LICENSE FOR BENT WATER BREWING CO.: ALL IN FAVOR: YES. ANY OPPOSED: NO. MOTION CARRIES.

### D. CONSENT AGENDA

*THE CONSENT AGENDA IS DESIGNED TO EXPEDITE THE HANDLING OF ROUTINE AND THE MISCELLANEOUS BUSINESS OF THE BOARD. THE SELECT BOARD MAY ADOPT THE ENTIRE CONSENT AGENDA WITH ONE MOTION. AT THE REQUEST OF ANY BOARD MEMBER, ANY ITEM(S) MAY BE REMOVED FROM THE CONSENT AGENDA AND PLACED ON THE REGULAR AGENDA FOR DISCUSSION.*

### **CONSENT AGENDA ITEMS:**

- 1.** VOTE TO APPROVE APPLICATION FOR HAWKING & PEDDLING AND DOOR TO DOOR SOLICITATION FOR EMPLOYEE, COREY SAPIENZA, OF SUNRUN (SOLAR PANELS) LOCATED AT 240A CHERRY STREET, SHREWSBURY, MA 01545
- 2.** VOTE TO APPROVE CHANGE OF MANAGER APPLICATION FOR BERTUCCI'S RESTAURANTS, LLC, (APPLICANT: GARRETT CARMEN) LOCATED AT 450 PARADISE RD.
- 3.** VOTE TO APPROVE ONE-DAY LIQUOR LICENSE FOR GARGI COOPER FOR EVENT AT SWAMPSCOTT HIGH SCHOOL, 200 ESSEX ST., FRIDAY, MARCH 31, 2023, 4:00 PM – 10:00 PM – SEE MOTION ABOVE.
- 4.** VOTE TO APPROVE MINUTES OF THE REGULAR MEETING OF 2/15/23

UPON **MOTION**, DULY MADE BY DAVID GRISHMAN, SECONDED BY MARY ELLEN FLETCHER, IT WAS UNANIMOUSLY **VOTED** TO APPROVE THE CONSENT AGENDA ITEMS 1, 2 & 4: ALL IN FAVOR: YES. ANY OPPOSED: NO. **MOTION CARRIES.**

### **E. TOWN ADMINISTRATOR'S REPORT**

- i.** THANKED FINANCE TEAM AND DEPARTMENT HEADS FOR THEIR WORK ON THE BUDGET. THEY ALL WORKED HARD PUTTING THEIRS TOGETHER. I FEEL WE HAVE A SOLID BUDGET.
- ii.** TOWN CLERK IS BUSY WITH CENSUS, DOG LICENSES.
- iii.** PUTTING PLANS TOGETHER FOR FIRST ANNUAL ST. PATRICK'S DAY LUNCHEON. PROCEEDS WILL BENEFIT JULY 4<sup>TH</sup> FIREWORKS EVENT. WE'RE ON A TWO-YEAR SCHEDULE WITH TODISCO COUNTRY CLUB. MR. SPELLIOS WOULD LIKE TO GIVE TA FITZGERALD PERMISSION TO WRITE A VERY STRONGLY WORDED LETTER EXPRESSING THE BOARD'S DISSATISFACTION. HE WILL LOOK INTO IT. MS. FLETCHER WILL GIVE THEM THE BENEFIT OF THE DOUBT AND REQUEST THAT TA FITZGERALD HAVE A DIRECT CONVERSATION WITH THEM.
- iv.** THANKED THE BOARD FOR APPROVING THE HIRING OF CHERYL MOSCHELLA AND RECOGNIZED DICK SIMMONS FOR HIS ASSISTANCE OVER THE LAST 6 MONTHS. I WOULD LIKE TO HAVE HIM BACK BEFORE THE BOARD TO TALK ABOUT HIS PERSPECTIVE AND POSSIBLE CHANGES.
- v.** LIBRARY DIRECTOR JONATHAN NICHOLS HOSTED THE VETERANS' GROUP AND IS WORKING WITH SURE CAPTURING RESIDENTS' UNIQUE HISTORIES.
- vi.** MIKE SWEENEY HAS BEEN INVITED TO DO STORY TIME AT THE LIBRARY TOO.
- vii.** ASKED POLICE AND FIRE TO WORK WITH SWAMPSCOTT HOUSING FOR ADDITIONAL HANDICAPPED PARKING SPACES AROUND THEIR CAMPUSES.
- viii.** THANKED EVERYONE WHO PARTICIPATED IN THE SURE EVENT CELEBRATING BLACK HISTORY MONTH MONDAY NIGHT. THOSE WHO ARE PULLING THESE EVENTS TOGETHER ARE DOING A WONDERFUL SERVICE FOR EVERYONE.

### **F. SELECT BOARD TIME**

**MR. DUFFY:** READ DEBORAH NEWMAN'S COMMENT THAT WAS EMAILED TO HIM EARLIER TODAY RE: THE WELL-ATTENDED DISCUSSION ON COYOTES.

**MS. FLETCHER:** 1) SWAC IS AMAZING. I'LL GET HIGHLIGHTS FROM THE MEETING. 2) THE COYOTE ISSUE IS SOMETHING I'M CONCERNED ABOUT. I WOULD LIKE A REAL PLAN FROM THE POLICE CHIEF AND ANIMAL CONTROL OFFICER. TA FITZGERALD: IF RESIDENTS HAVE CONCERNS, THEY SHOULD REACH OUT TO THE ACO. I DON'T EXPECT THAT WE ARE GOING TO BE EUTHANIZING COYOTES. MS. FLETCHER: WHAT ARE WE DOING PROACTIVELY? PEOPLE ON THE PRESENTATION WERE TRYING TO UNDERSTAND WHAT THEY SHOULD DO SHOULD THEY BE APPROACHED? TA FITZGERALD WILL REACH OUT TO THE ACO AND RECOGNIZED THE WORK OF THE SWAMPSCOTT CONSERVANCY IN EDUCATING RESIDENTS. MR. SPELLIOS: RESIDENTS SHOULDN'T HAVE TO CALL THE POLICE. WE HAVE TO BE PROACTIVE. 3) THANKED SURE FOR THEIR WORK MONDAY NIGHT AT THE BLACK HISTORY MONTH EVENT. THE HIGH SCHOOL CHOIR IS VERY IMPRESSIVE.; 4) THE BOARD HAD A HEATED CONVERSATION LAST MEETING. THE POLICE CHIEF SAID HE WOULD LIKE TO HAVE A MEETING WHICH SHE WOULD LIKE TO FACILITATE IF EVERYONE ELSE IS OPEN TO IT. MR. DUFFY RESPONDED THAT HE & MR. GRISHMAN HAVE PLANS TO MEET WITH THE CHIEF. WE WANT TO HAVE THESE CONVERSATIONS BUT THERE IS A BIG CHALLENGE IN HAVING IT PUBLICLY. MR. SPELLIOS ALSO STATED THAT THE BOARD WON'T BE ABLE TO SPEAK FREELY DUE TO LAWS. HE ALSO CONTENDS THAT THE CHAIN OF COMMAND IS WITH THE TOWN

ADMINISTRATOR. MR. DUFFY AGREES THAT THIS IS A SLIPPERY SLOPE AS IT IS A PERSONNEL/TOWN MANAGEMENT ISSUE. DEPARTMENT HEADS REPORT TO THE TA WHO REPORTS TO THE BOARD. THIS IS NOT SPECIFIC TO THE POLICE DEPT. BUT IT OPENS UP A DOOR THAT WILL LEAD TO DYSFUNCTION. TA FITZGERALD FEELS THE DYSFUNCTION HAS TO DO WITH THE SIGNIFICANT CHANGE POLICE AND FIRE HAVE HAD TO DEAL WITH. IF EVERYTHING BECOMES POLITICAL, IT HANDICAPS THE TOWN ADMINISTRATION. MS. FLETCHER DISAGREES THAT THE ISSUE IS ABOUT CHANGE AND FEELS WE HAVE ISSUES DUE TO LACK OF COMMUNICATION. SHE IS LOOKING FORWARD TO THEM HAVING A CONVERSATION.

**MR. GRISHMAN:** NOTHING TO ADD.

**MS. PHELAN: 1)** ACKNOWLEDGED THE HARD WORK OF THE PTOs IN ANTICIPATION OF BECOMING ONE SCHOOL, ESPECIALLY IN MAKING SURE THAT THE EXPERIENCE AT EACH ELEMENTARY SCHOOL IS SIMILAR. **2)** THERE IS A SOMEONE SPECIAL DANCE THIS WEEK AT THE HIGH SCHOOL FOR ELEMENTARY SCHOOL CHILDREN.

**MR. SPELLIOS: 1)** THANKED MS. PHELAN AND THE PTOs FOR HOLDING A SOMEONE SPECIAL DANCE; **2)** THANKED CHARLIE PATSIOS FOR BEING IN OUR EAR AND ADVOCATING FOR SOMETHING THAT HAS SIMILARITY TO WHAT WE ARE DOING (BUILDING AFFORDABLE HOUSING).

UPON **MOTION**, DULY MADE BY DAVID GRISHMAN, SECONDED BY KATIE PHELAN, IT WAS UNANIMOUSLY **VOTED:** TO ADJOURN AT 9:45 P.M.: ALL IN FAVOR: YES. ANY OPPOSED: NO. MOTION CARRIES.

TRUE ATTEST,

*Dianne Marchese*

DIANNE MARCHESE, ADMINISTRATIVE ASSISTANT TO THE TOWN ADMINISTRATOR & SELECT BOARD

MINUTES APPROVED BY THE SELECT BOARD ON XXXX

MINUTES APPROVED BY THE FINANCE COMMITTEE ON 06/22/2023.

ATTACHMENTS:

DEB NEWMAN'S EMAIL TO MR. DUFFY  
TRANSFER OF LICENSE  
BUDGET PRESENTATION  
NOTES DOCUMENTATION  
ONE DAY LIQUOR LICENSES  
HAWKING & PEDDLING APPLICATION  
TA REPORT