

**MINUTES OF BOARD OF SELECTMEN MEETING
MONDAY, JANUARY 30, 2017**

Chairman Mauceri called the meeting to order at 7:27 p.m. in Room 14 at the Town Hall in the presence of members Mr. Prisco, Mr. Yull, Mr. O'Leary, Mrs. Manupelli, and Town Administrator, Michael Gilleberto.

CALL TO ORDER OPEN SESSION

Chairman Mauceri called to order the open session at 7:27 p.m.

The Chairman States: "In accordance with the Open Meeting Law, the Board states for the record that this meeting is being recorded by NORCAM and may be recorded by other local media."

The members recited the Pledge of Allegiance.

PERFORMANCE BY THE MIDDLE SCHOOL DRAMA CLUB

The Middle School Drama Club performed a song from Alice in Wonderland, Jr. which will be presented at the High Scholl Performing Arts Center on February 3rd and 4th.

MEET WITH COMMUNITY PLANNING COMMISSION AND ECONOMIC DEVELOPMENT COMMITTEE – REVIEW RFP FOR 102 LOWELL ROAD

Economic Development Committee member Sean Delaney informed the audience of the EDC's 6-1 recommendation to encourage only commercial development of 102 Lowell Road in the RFP. He further stated that the Real Estate Consultant, Fran DeCoste advised them to omit mixed use in the RFP as he feels it would reduce the amount of commercial proposals they could potentially receive. Mr. Prisco stated that even in the past, 102 Lowell Road was always intended for commercial use. Chis Hayden, Bill Bellavance, and Jonathan Cody, members of the CPC, indicated their support of the EDC's recommendation. EDC Member Rich Wallner expressed his opposition to restricting the RFP to commercial development only. He would like to not restrict the RFP to commercial only, but let the market define what happens to the property. Mr. Prisco stated that by restricting the RFP to commercial only, the Town would be reducing the possible impact on schools and services and would allow the town to increase its economic development.

Discussion was had about a possible assisted living facility at 102 Lowell Road. Mr. Prisco stated an assisted living facility would be a great asset to the Town, but not at this site. He further stated the Town is cash poor and land rich and there are other locations for an assisted living facility. Mr. Hayden stated that the acreage at 102 Lowell Road may be too small for an assisted living facility and that the land would be better served with something else.

Mrs. Manupelli inquired about the timeline in getting the RFP out and back in order to get the extra incentive from the State. Mr. DeCoste responded that the RFP should go out in February for 60 days. The deadline for the extra incentive is December 2017. Mr. Prisco stated that the Town has exceeded their goals with Polte Homes and since 102 Lowell Road is so small that there is no need to rush, that the strategy should be making the most of time and being patient. Chairman Mauceri agrees with the EDC in restricting the RFP to just commercial and he is not concerned with missing the December 2017 deadline. Mrs. Manupelli agrees with the Chairman because of the recommendations of the EDC and CPC. Mr. O'Leary is opposed to restricting the RFP to commercial development. He stated the RFP can encourage commercial development in the language but does not want to limit the opportunities. He is not advocating for residential but he does not want to rule it out. Mr. Yull stated he wants an open RFP with strong language and he appreciates the effort of the EDC for putting this together. He further stated that the new development will drive business to Main Street.

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Mr. O'Leary inquired if the RFP will be able to convey a commercial preference along with keeping it open to mixed use. Mr. DeCoste responded that the RFP can be crafted that way, although they may not get as many commercial proposals as they would if they restricted it. Mr. O'Leary stated that an assisted living facility would work well on this site as it would not impact any neighborhoods. He further stated that if the Town does not like any proposals they receive they could have a second go at it. Mr. O'Leary asked for clarification on who the true determining body is for selling 102 Lowell Road. Mr. Gilleberto responded only the selectmen can convey town owned land.

MR. CHAIRMAN, I MOVE TO APPROVE THE RFP FOR THE SALE OF 102 LOWELL ROAD AS PROPOSED BY THE ECONOMIC DEVELOPMENT COMMITTEE

MOTION BY: MRS. MANUPELLI
SECONDED BY: MR. PRISCO
VOTED: 3-2 (MR. O'LEARY AND MR. YULL OPPOSED)

Mr. O'Leary informed the audience the reason item number 4, Meet with the CAS Foundation, was removed from the agenda. He stated that the Board formed a sub-committee consisting of himself, Mr. Yull and the Town Administrator to determine what kind of an agreement could be made with the CAS Foundation before issuing them a letter of non-opposition for a medical marijuana dispensary on Concord Street. It was determined that before making a determination on issuing the letter, public input was needed, therefore a Public Hearing is scheduled for Monday, February 6th.

Mr. Prisco stated that since item number 4 was crossed off the agenda, it should not be discussed at this meeting. He further stated that there are people who are not here that would have liked to discuss this topic. Rita Mullin, Abbott Road addressed the Board regarding her displeasure at agenda item 4 being off the agenda. Mrs. Manupelli stated that people are allowed to have public comment and there are people in attendance who should be allowed to speak. Chairman Mauceri responded that this meeting is a special meeting and public comment is not on the agenda. He further stated that item 4 is off the agenda, therefore off the table to discuss.

MEET WITH COMMUNITY PLANNING COMMISSION – DISCUSS RECREATIONAL MARIJUANA BY-LAW

Town Counsel, Jonathan Eichman was in attendance to advise the Board and the CPC how to prohibit or restrict the sale of recreational marijuana. He relayed to the Board that the Attorney General's office said prohibiting the sale of recreational marijuana would require a zoning bylaw which would require a 2/3's vote at a Town Meeting. Chairman Mauceri suggested putting a zoning bylaw on the Special Town Meeting Warrant and have a hearing before the meeting. Discussion was had regarding having 2 articles on the Special Town Meeting warrant, a zoning bylaw and a general bylaw. Mrs. Manupelli inquired about the ability of the CAS Foundation to sell recreational marijuana, rules about the delivery of recreational marijuana, and the sale of paraphernalia. Attorney Eichman will look further into these scenarios.

Dr. Falzone, 39 Willow Street addressed the Board regarding his medical and scientific reasons for opposing a medical marijuana dispensary on Concord Street. Deanna Castro, 9 Bridle Way requested the Police Chief, Fire Chief and Health Inspector be invited to the Public Hearing on February 6th. Rita Mullin of Abbott Road asked if the Board could hold the Public Hearing in two

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weeks rather than next week due to a conflict with a School Committee Meeting. Chairman Mauceri stated that Public Hearing will remain scheduled for February 6th. Mr. Prisco would like Senator Tarr, Representative Jones and local public safety officials to attend the public hearing to address questions and get more information. Mrs. Manupelli stated that it was never her intent to push anything along without public hearings and input from the public, she further stated there is no reason to delay recreational marijuana prohibitions. It is the consensus of the Board to have CPC to prepare a zoning bylaw article for March special town meeting to zone out recreational marijuana. Mr. Bellavance stressed that a 2/3's vote is needed to make sure it passes. Mr. Prisco stated there is a lot of work to be done in 6 weeks to educate voters to say no to recreational marijuana.

MR. CHAIRMAN, I MOVE TO REQUEST THE CPC TO CONSTRUCT A ZONING ARTICLE FOR THE MARCH 13, 2017 SPECIAL TOWN MEETING TO PROHIBIT THE SALE OF RECREATIONAL MARIJUANA.

MOTION BY: MRS. MANUPELLI
SECONDED BY: MR. YULL
VOTED: 5-0 (UNANIMOUS)

Mr. Prisco again voiced his concern about agenda item number 4 and the possibility of the Board voting on something so important without the public's input.

REVIEW LIST OF SPECIAL TOWN MEETING ARTICLES

Discussion was had regarding the warrant article pertaining to the bathroom/concession stand at the Arthur Kenney Field. After the Athletics Facilities sub-committee meets, specifics will be presented to the Board. This project could cost between 435 Thousand to 900 Thousand Dollars. Mr. Prisco reads minutes from a previous Board of Selectmen Meeting where it was noted that the Town Administrator stated there was 450 Thousand Dollars in free cash that could be expended for this project. These funds are still unexpended as they were not appropriated according to Mr. Gilleberto. Mr. Prisco stated he does not want the 450 Thousand Dollars in free cash used for anything else except for this project. He will only support this article if the 450 Thousand Dollars in free cash is used.

Mrs. Manupelli would like more information on the gap in the deficit. She wants to know how the Town got there and what is the basis for it. Chairman Mauceri stated some of the gap is the result of the 7.5 percent increase in health insurance.

Discussion was had regarding the CPC Public Hearing scheduled for February 21st in Room 14. The Board of Selectmen may want to attend that meeting; therefore, other Monday night alternatives will have to be looked at for the Board of Selectmen Meeting.

10:12 - Mr. Yull recuses himself from the meeting as he has a family member presently receiving health care benefits from the Town.

Mrs. Manupelli informs the audience that with the upcoming Public Hearing on Monday, information regarding the CAS Foundation will be put on the Town Website. Mr. Gilleberto stated this information will be available to the public by Wednesday morning.

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REVIEW FY2018 HEALTH INSURANCE PROJECTIONS

NFP Representative Bryan Adams and Human Resource Director Bob Collins addressed the Board regarding 2018 Health Insurance projections. (See attached presentation).

Mr. Adams stated it would be in the Town's best interest to get quotes from the market. He projects there could be a 13% rate increase. He also recommended the Board adopt MGL 32B chapters 21-23 as protection in the event the Board is unable to get quotes from the Market. He informed the Board adopting 21-23 does not mean it has to implemented. He informed the Board that the IAC would be interested in doing a carrier change if they can stay within budget.

10:57 – Mr. Prisco leaves the room.

Mrs. Manupelli inquired if the Town had stop loss insurance. Mr. Adams responded a portion is built into the premium.

10:59 – Mr. Prisco returns.

It is the consensus of the Board to issue an RFP.

MR. CHAIRMAN, I MOVE TO INSURCT THE ADMINISTRATION TO SOLICIT PROPOSALS FOR HELATH CARE INSURANCE FROM THE MARKET.

MOTION BY: MRS. MANUPELLI
SECONDED BY: MR. O'LEARY
VOTED: 4-0 (UNANIMOUS) (MR. YULL ABSENT)

Due to the tight timeline, Mr. Prisco recommended building a calendar in order for the IAC and the Board to be prepared. The Board declines to pursue Section 21-23 until informal conversations can be had with the IAC. Mr. Prisco informed that Board that he will not vote for the same health plan as we have today.

MR. CHAIRMAN, I MR. PRISCO MOVE TO ADJOURN.

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| SECONDED: | MRS. MANUPELLI | |
| VOTED: | MR. O'LEARY | AYE |
| | MR. PRISCO | AYE |
| | MRS. MANUPELLI | AYE |
| | MR. MAUCERI | AYE |

VOTE: 4-0 (UNANAMOUS) (MR. YULL ABSENT)

ADJOURN: 11:39 p.m.

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DATE

KATHRYN MANUPELLI, CLERK