

Stoneham Board of Selectmen – Minutes of Meeting of February 14, 2012

Chairman R. Paul Rotondi called the meeting to order at 7:00 p.m. Also present were Selectmen John F. DePinto, Richard S. Gregorio, Robert W. Sweeney, Frank Vallarelli, Town Administrator David Ragucci, and Town Counsel William H. Solomon.

Pledge of Allegiance

Nazarian Family Trust c/o Lorraine Ellis, Tr./55 Main St./Site Plan Hearing

Selectman DePinto read the Notice of Hearing. Hearing was delayed to 7:05 p.m.

Sign Warrant for Presidential Primary

Selectman Gregorio moved to execute the Warrant for the Presidential Primary, seconded by Selectman Sweeney. **Motion was unanimously voted.**

Use Non-Organic on Town Fields/Stoneham Youth Coalition/Continued

Selectman DePinto moved to postpone this item, seconded by Selectman Sweeney. **Motion was unanimously voted.** Selectman Sweeney said that Chip is working with the Youth Coalition led by Libby and that Dave Pignone from the Schools is involved in it, too.

Nazarian Family Trust c/o Lorraine Ellis, Tr./55 Main St./Site Plan Hearing/Continued

Atty. Charles Houghton was present to represent Nazarian Family Trust c/o Lorraine Ellis, Trustee in their petition to demolish the current 1 1/2-story wood building and to build a new two-unit residential condominium, on the property located at 55 Main Street, Stoneham, MA on land owned by Nazarian Family Trust c/o Lorraine Ellis, Trustee, 24 Marshall Street, North Reading, MA 01864.

Atty. Houghton said the sewer easement will be abandoned. He said it is zoned Highway Business so residential is not allowed but the Building Inspector had them go to the Board of Appeals and expand. Marcia Wengen asked if they are going to recycle anything. She noted the beautiful fieldstone foundation. Atty. Houghton said they could talk to the architect about any way to incorporate the fieldstone. He said the new building will have to sit on cement. Chairman Rotondi publicly disclosed that his brother and he own a small percentage of a building in town and retained Atty. Houghton to do some business for them. He said Atty. Houghton has been retained by a company he and his brother own a minority share of. Selectman Gregorio read the department recommendations from Public Works, Police, Board of Health, Fire, and Inspectional Services. Chairman Rotondi opened the hearing to the public. Selectman DePinto moved approval of the site plan conditioned on having to get approval at Town Meeting to remove the easement. Motion was seconded by Selectman Gregorio, and a roll call vote was taken. Voting in favor:

Selectman Gregorio
Selectman DePinto
Selectman Sweeney
Selectman Vallarelli
Chairman Rotondi

Motion was unanimously voted.

Proposed Revolving Fund Articles/Council on Aging

Gene Ferullo, Chairman of the Council on Aging, spoke about the two warrant articles the Council was submitting for revolving funds for rents received and for fees for trips. Selectman Gregorio asked why they wouldn't do it for all departments. He asked if there is a key benefit for the voters at Town Meeting. He said this is not really the purpose of the Town Administrator Act. Selectman DePinto asked what is not working now. Mr. Ferullo said the money gets submitted to the General Fund. He said they want to make sure they can spend it for the maintenance of the building.

Senior Citizen Property Tax Work-Off Abatement/Council on Aging/Continued

Selectman Vallarelli asked if the maximum is \$750. Mr. Ferullo said yes. Mr. Ferullo said the purpose of a committee is to get together and present it to the Board as a finished package. Mr. Ragucci said the Town

came up with 5 positions that are currently not union jobs. He said the Board asked him to make it revenue neutral. He said he can't find the dollars in the current FY13 budget. He said he can't say he would commit to it tonight and be revenue neutral. Mr. Ferullo said this is not a revenue neutral program. He said he talked to School Supt. Les Olson and he said he could give them 5 positions. Mr. Ferullo said the Town would have to provide the money. Selectman Vallarelli said the problem is the uncertainty and the reduction in local funding. Mr. Ferullo said the Board has got to make a decision. He said they have a bunch of seniors that need help. Selectman Gregorio noted that Selectman DePinto volunteers to fill out tax forms. Selectman DePinto said he will be glad to do State returns for seniors, free of charge. He said the circuit breaker is \$890 this year. He also said if they are going to do a committee he would volunteer to sit on it. Selectman Gregorio asked if it would be an ad hoc committee under the Town Administrator. The Board said yes. Selectman DePinto moved to bring it back on 3/27 and review it and the Town Administrator make a recommendation. Motion was seconded by Selectman Gregorio and **unanimously voted**.

Liquor Licensing Authority

Selectman DePinto moved to go into Liquor Licensing Authority and return as Board of Selectmen. Motion was seconded and **unanimously voted**.

**Meeting recessed at 7:51 p.m. to go into Liquor Licensing Authority.
Meeting reconvened at 7:53 p.m.**

Approve Common Victualler License Renewals

Selectman DePinto moved approval of the following Common Victualler License renewals: JZM LLC d/b/a Amore Pizza/414 Main St; Irakli Qirjazi d/b/a Johnny's Famous Roast Beef & Pizza/125 Main St; 196 Main St, LLC d/b/a Sal's Pizza/196 Main St. Motion was seconded by Selectman Sweeney and **unanimously voted**.

Appoint Members to Committees

Selectman Vallarelli moved to appoint Kelly Murphy to the Council on Aging for a term ending 4/30/13, seconded by Selectman DePinto. **Motion was unanimously voted**.

Memorial Day Parade Request

Selectman Sweeney moved approval of the Memorial Day Parade request, seconded by Selectman DePinto. Chairman Rotondi thanked Selectman Sweeney for all the work he does on this committee. **Motion was unanimously voted**.

Approve Minutes

Selectman DePinto moved approval of the 2/7/12 minutes, seconded by Selectman Gregorio. **Motion was unanimously voted**. Selectman DePinto moved approval of the 1/31/12 minute, seconded by Selectman Sweeney. **Motion was unanimously voted**. Selectman DePinto moved approval of the 1/17/12 minutes, seconded by Selectman Sweeney. **Motion was unanimously voted**. Selectman DePinto moved approval of the 1/17/12 executive session minutes and not to release, seconded by Selectman Gregorio. **Motion was unanimously voted**.

Vote on Placement of Debt Exclusion (Prop. 2 ½ Ballot Question) on the 4/3/12 election ballot for Middle School Building Project, as follow-up to the 2/7/12 vote of the Special Town Meeting on Article 1 approving the Contingent Appropriation therefore

Selectman DePinto read the following proposed ballot question: "Shall the Town of Stoneham be allowed to exempt from the provisions of Proposition two and one-half, so-called, the amounts required to pay for the bonds issued in order to pay for the costs of the addition to and renovations of the Central School, which will house the Middle School grades 5-8 and replace the Stoneham Middle School, both located on the site between Central and Pomeworth Streets, including the payment of all costs incidental or related thereto?
Yes___ No___

Selectman DePinto moved approval of the proposed ballot question, seconded by Selectman Sweeney. Selectman Vallarelli asked that they tell people the exact amount of money. Jeanne Craigie, 53 Duncklee Ave, said it is about \$18 million. She said they hired Shawmut Construction. Selectman Sweeney asked if Shawmut were a union company, and Chairman Rotondi said yes. Ms. Craigie said it is about \$176 on the average home. She said it is 49 cents per thousand. Chairman Rotondi said that is the worst-case scenario based on a 5% bond. Dick Mangerian said they have to get the building up, and he stressed that it has to be done safely. Ms. Craigie said the premier thing on the committee's mind has been safety. She said the reason Shawmut was chosen is because they have done multiple projects with concentrated land and students and workers. **Motion was unanimously voted.**

Miscellaneous Correspondence

Selectman Sweeney referred to the Summer Street correspondence and asked if the Safety Officer did research. Mr. Ragucci said he has a report and will forward it to the Board. Selectman DePinto asked about Ravine Road. Mr. Ragucci said he sent emails to Commissioner Lambert who said his Chief of Staff will respond to him. Selectman Gregorio noted the letter on the MBTA reduction of service. He said he and the Town Administrator will attend the meeting. Selectman Sweeney said he has been hearing around town about the trash fee with the new school going to be on the ballot. He said he would like to look at that money. He said in years past if they got a lump sum they put that money towards the trash fee. He said he thinks that would help the School article to pass. The Board agreed, and Chairman Rotondi said the consensus of the Board is they don't intend it to be permanent. Selectman Gregorio said that, through the Freedom of Information Act, he would like a copy of the study that the MWRA did that said it was the most cost-effective to buy the BRMC land. Chairman Rotondi said they said it was because of lawsuits and environmental groups. He said it would cost less to just go and buy it. Selectman DePinto said Wright's Pond was the original site but they decided not to put it in Medford.

Selectman DePinto said the Board of Selectmen in the past agreed not to take health insurance. He asked if people are elected to the Board can they take health insurance. Town Counsel said the GIC rules say that elected officials, if they receive a salary, have to be treated the same as employees. Selectman DePinto asked what it would cost the Town. Mr. Ragucci said a married plan would be \$14,000. Selectman Sweeney said since they are not eligible for the pension system any more, because with pension reform they have to be paid \$5,000, they could change their compensation to a stipend. Selectman DePinto asked Town Counsel to look into Selectman Sweeney's suggestion of a stipend.

Town Administrator Report

Town Administrator Ragucci said he can present the Police Chief candidate by 2/28. Selectman Sweeney asked if he can have him show up at executive session. Mr. Ragucci said there are issues that would jeopardize public safety and so it should be in executive session. Mr. Ragucci said the legislative session ended so the Town has to go back to Town Meeting and resubmit a bikepath article. Selectman Gregorio asked if the Selectmen or Bikepath will submit it. Mr. Ragucci said he will reach out to the Bikepath Committee. Mr. Ragucci said they have been working with the neighborhood on North School. He thanked Selectman Vallarelli for all his work on the committee. He said they are suggesting three house lots abutting Collincote and a reuse of the larger area where the school is.

Executive Session/Fallon Rd

Selectman DePinto moved to go into executive session for the purpose of the Fallon Road litigation and not to return as the Board of Selectmen. Motion was seconded, and a roll call vote was taken.

Voting in favor:

Selectman Gregorio
Selectman DePinto
Selectman Sweeney
Selectman Vallarelli
Chairman Rotondi

Motion was unanimously voted.

Meeting adjourned at 8:52 p.m.

Respectfully submitted,

Muriel Doherty