

Stoneham Board of Selectmen – Minutes of Meeting of July 8, 2014

Chairman Thomas Boussy called the meeting to order at 6:05 p.m. Also present were Selectman John F. DePinto, Selectwoman Ann Marie O’Neill, Selectman Robert W. Sweeney, Selectman Frank Vallarelli, Town Administrator David Ragucci and Town Counsel William H. Solomon.

Pledge of Allegiance

Executive Session

Selectman DePinto moved to go into executive session to discuss Purchase & Sale of Properties/Portion of Weiss Farm & Par 3 and the exception would be under #6 of the Open Meeting Law to consider the purchase, exchange, lease or value of real property if the Chair declares that the open meeting may have a detrimental effect on the negotiating position of the public body and to return as the Board of Selectmen. Motion was seconded by Selectman Sweeney and was **unanimously voted (5-0)**.

Voting in Favor:

Selectman DePinto
Selectman O’Neill
Selectwoman Sweeney
Selectman Vallarelli
Chairman Boussy

Meeting adjourned at 6:45 p.m. to go into Executive Session

Meeting reconvened at 7:00 p.m. to return to the Board of Selectmen

Public Hearing/Approve Grant of Location/335 Main Street/NStar

Selectman DePinto read the Notice to Abutters. Jacqueline Duffy representing NStar for the following Petition of NStar Electric Company for permission to construct, a line for the transmission of electricity for lighting, heating or power under the public way or ways of the Town hereinafter specified.

Main Street Westerly from Pole 58/73 at the intersection of Common Street, a distance of 57 feet – conduit

Chairman Boussy says there is complaint about prior work being done by NStar. Chairman Boussy read the DPW letter regarding the quality of work done by NStar not being in compliance. Chairman Boussy opens the public hearing. Scott LeBeau 55 Pleasant Street speaks about Murdock Road and High Street issues. He suggests look into requiring bonds. Jim Sullivan 6 Sunset Road suggest the Board invite NStar to come back to the next meeting. He withdrew his comment. Joan Lemire Fairview Road would like the double telephone poles addressed. Attorney Solomon states he will look into this. Chairman Boussy closed public hearing. Selectman Sweeney moves for approval of the Grant of Location contingent NStar follows through with having these issues resolved, seconded by Selectman DePinto and **unanimously voted (5-0)**.

Public Hearing/Approve Grant of Location/1 Montvale Ave/Lighttower Fiber Networks

Selectman DePinto read the Notice to Abutters. Dino DiFronzo was present to represent Lighttower Fiber Networks requesting permission to install 90 feet of new conduit from pole #64/3 to 1 Montvale Avenue, with the necessary wires and cables therein, said conduits and manholes to be located substantially as shown , under the following public way or ways of said Town:

Montvale Avenue Montvale Avenue @ intersection of Main Street – Installing approximately 90 feet of new conduit from pole #64/3 to 1 Montvale Avenue.

Chairman Boussy opens the public hearing. No Comments. Chairman Boussy closes the public hearing. Selectman DePinto moves for approval contingent upon Attorney Solomon looking into if there is something legal binding under Chapter 166 of this petition, seconded by Selectman Sweeney and **unanimously voted (5-0)**.

Selectman DePinto asks that the amended agenda items be announced. Chairman Boussy reads the items that were added which were numbers 13-16.

Chairman Boussy informs everyone to visit the following sites:

Facebook <https://www.facebook.com/pages/Town-of-Stoneham/1508080082749177>

Sign up for email alerts <http://www.stoneham-ma.gov/>

Agenda and Selectmen’s package are available on line for download <http://www.stoneham-ma.gov/board-of-selectmen>

See Click Fix download to your phone <https://www.en.seeclickfix.com/session/new>

Open Checkbook <http://openbooks.tylertech.com/stoneham>

Fallon Road Discussion/MEPA Process

Charlie Houghton spoke representing the Fairfield Residential. Kevin Mealy with Fairfield Residential spoke on where they are at with all the Boards and Committees that they have to go in front of. This MEPA process change is for the change from the original use of Home Depot to the Housing Development. Jason Plourde the Traffic Engineer for the project explains the change at the intersection of Fallon Road and Park Street. Jim Sullivan 6 Sunset Road asks about if the abutter was consulted and notified of these changes. They responded and stated this was all addressed at Town Meeting. Marcia Wengen 56 Washington Street asks about elevation and traffic control. It will follow all state and local guidelines. Joan Lemire 12 Fairview Road asks about Park and Marble being a concern. Park and Marble is due to be updated traffic signal equipment in 2016 which should fix that problem. Selectman DePinto made a motion to give final approval and to sign comment letter regarding the MEPA process, and seconded by Selectman Sweeney and **unanimously voted (5-0)**.

Veterans Department/Jim Devlin

Selectman Sweeney would like to endorse to compile a list of all Stoneham Era Vietnam Veterans and put their names on a plaque and hang it in the Town Hall. Selectman Sweeney suggests a few citizens to get together to get this done for Veterans Day. James Devlin the Veterans Agent was present to give a brief description on what the Veterans Department handles on a daily basis. Mr. Devlin states the issues he is having are transportation and having an emergency fund. He also suggest that the Town could require all new developments to name their streets after veterans. All those issues are extremely important to the Veterans Department. Chairman Boussy brings up the Veterans work off program. Selectman DePinto and Selectman Sweeney volunteered to look into meeting the needs of the Veterans Department.

Weiss Farm Alternative Under Consideration including Required Town Meeting Votes/Petitions to State Legislature/General Purchase & Sale Overview, Possible Time Line and Zoning & Affordable Housing Components

Attorney Solomon speaks on the potential at looking at a land swap between Weiss Farm and Par 3. Attorney Solomon explains the process and time line is this was to move forward. John Eaton asks what happens to the property at Weiss Farm and how would it be protected from another 40B project coming in and he asks about the percentage of 40B units. Chairman Boussy answers the first question stating Weiss Farm would be protected under law. If the land swap occurs Weiss Farm would be protected under Article 97 and by law would have to be used for same uses as Par 3 originally. Attorney Solomon speaks on the statutory minimums. Jim Sullivan 6 Sunset Road is concerned about the lots been divided and we haven't resolved how the remaining lot is could be used down the road. Attorney Solomon states that maybe there could be a volunteer deed restriction. Marcia Wengen 56 Washington Street asks if the letter in the packet was the ticket. Mr. Ragucci states yes. She asks now what happens with the swap. Chairman Boussy states there appears to be interest in doing this swap. Mr. Ragucci states they still move forward with the ticket. Chairman Boussy states basically they want their place in line.

Accept Longfellow Bench Gift

Joan Quigley form Historical Commission spoke on how the gift was presented to her. Selectman DePinto made a motion to accept the gift, seconded by Selectman Sweeney and **unanimously voted (5-0)**.

Committee Discussion

Chairman Boussy explains that they are reviewing the Boards and Committees to make sure they are up to date. Attorney Solomon is going to look into Water & Sewer Review Board and SHS 1982 Beautification Committee and present it at the next meeting. The Cultural Council needs to be contacted to see if they are still an active committee. The Historical Society is not a town entity but permission has been given for them to remain in the Annual Report and the Website. Selectman Sweeney made a motion to dissolve the following committees: Town Common Oversight Committee, State Liaison Committee, Business Climate Committee, Audit Committee, Chapter 70 Committee, Land and Building Use Committee, Arena/Sports Complex Feasibility Committee, Arena Oversight Committee, Master Plan Team, Fiscal Guidelines Review Committee, Alcoholic Beverage Rules & Regulations Committee and War Memorial Committee, seconded by Selectman DePinto and **unanimously voted (5-0)**.

Approve Block Party/Oak Ridge Road

Selectman Sweeney moved approval of the request for a Block Party on Oak Ridge Road on 7/12/14, seconded by Selectman DePinto. **Motion was unanimously voted (5-0)**.

Approve Minutes

Selectman DePinto made motion to approve minutes of June 24, 2014, seconded by Selectwoman O'Neill. A roll call vote was taken.

Voting in Favor:

Selectman DePinto
Selectwoman O'Neill
Selectman Sweeney
Selectman Vallarelli
Chairman Boussy

Motion passes (5-0).

Request by Board of Appeals member William Sullivan and Eric Rubin for a determination pursuant to G.L. c268A s.19.

Chairman Boussy states this is an amended agenda item. Selectman Sweeney made motion to approve Mr. Sullivan and states that Mr. Sullivan is an asset to the BOA and he is confident that Mr. Sullivan will be fair in dealing with the whole process and file the disclosure, seconded by Selectman DePinto. Selectwoman O'Neill states that Attorney Jon Whitten feels there is no conflict. A roll call vote was taken.

Voting in Favor:

Selectman DePinto
Selectwoman O'Neill
Selectman Sweeney
Selectman Vallarelli
Chairman Boussy

Motion passes (5-0).

Chairman Boussy states this is an amended agenda item. Selectman Sweeney made a motion to accept Eric Rubin's 23B disclosure, seconded by Selectman DePinto and **unanimously voted (5-0).**

Trash Policy Discussion

Chairman Boussy states this is an amended agenda item. Chairman Boussy states that there was conflicting information on the trash policy. He states it seems we are making progress to straighten this out. Mr. Ragucci states there was some miscommunication Mr. Ragucci states there were 54 complaints and they were given misinformation. Since that time there have been meetings with DPW and Hiltz and the policy was clarified. Mr. Ragucci states we had 95% compliance. There was reduction of 53 tons of trash and recycling has increased. Mr. Ragucci feels we have a good handle on the policy issues now and he feels we were very successful in the first week of this new program. Selectwoman O'Neill clarifies the policy that was accepted by the Selectmen and wants to make sure that it is communicated correctly with the DPW. Mr. Ragucci states that the trash truck should be going out first so the recycling barrels being taken in by residents before the trash truck gets there should eliminate that problem. Chairman Boussy states that Stevens street dumpsters can be used with a sticker on the car. There are no permits needed. Mr. Ragucci states permits are only needed for TV or computer monitors etc.

Bike Path Discussion

Chairman Boussy states this is an amended agenda item. Anthony Wilson speaks on the areas of the Bike Path that still have activity on them. He states that the committee meets tomorrow but personally he wants to know how we enforce what the Town voted on. Charlie Houghton represents 47 Montvale and read a letter that he sent to Mr. Ragucci regarding the moving of the fence. Cameron Bain speaks on abiding by the act of Town Meeting. Cindy Hemingway 14 Fells Road finds it hard to believe they don't know where their lot line is at 47 Montvale Ave. There are concerns about the fences, equipment etc., that are all along the bike path. She states that the area of Clear Channel also needs to be addressed. She wants to know what is going to be done to clear the path so residents can walk it now. Mr. Ragucci states that he and Mr. Grover are going to walk and try to get rid of some of the overgrown. Mr. Ragucci feels that he has no option but to begin the eviction process against Mr. Cunningham. Mr. Ragucci states that he felt that 47 Montvale has complied and states that giving him a little more time to get the land surveyed before moving the fence. He did not feel this was harmful to the community. George Seibold 1 Toms Way speaks on 47 Montvale Avenue. Tara Lawler 53 Walsh Ave wants to know why it is the 8th and nothing has been done. Mr. Ragucci states this was a vacation week and we have met on moving forward with this issue. Selectwoman O'Neill feels we should be treating everyone the same across the board. Larry Rotondi 7 Constitution Road says the Clear Channel area needs to be looked at before anything is removed because there is a guard rail there and tracks. Lauren Murphy 41 Fairview Road asks why these business owners are not being fined since they were not off on June 30th. Mr. Ragucci states that legally he cannot because there is no provision on fining them. Liz Irk 13 Lincoln Street states that she doesn't have problem with 47 Montvale her problem is that there is being a concession made for a small business owner because they are nice people. Mr. Ragucci states the request was reasonable. Jim Sullivan 6 Sunset Road reiterated what Liz said. He states we need to act. Anthony Wilson confirms that Mr. Ragucci did forward the letter from 47 Montvale Avenue he has been added to the agenda for the next Bikeway Committee meeting.

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Golf Course Discussion

Chairman Boussy states this is an amended agenda item. Chairman Boussy states that this was added for two reasons 1) a letter left at his house regarding the condition of the golf course and 2) whether the golf course is taking credit cards. Chairman Boussy states he went with Devon Manchester and they did accept a credit card and they took a cart and drove the course. He said some areas do need help and other were in better shape than expected. Chairman Boussy states we need to make sure we are investing what we should in the golf course before it costs us much more to repair. Larry Rotondi 7 Constitution Road thinks the golf course this year is in the best shape than it has been in the past 5 years. Devin Manchester 13 Beacon Street overall thought it was in decent shape. Mary Pecoraro 5 Walsh Ave states the golf course is a key asset for this town and more should be done water, chemicals etc., to improve the course. There should also be a snack bar. Larry Means 4 Victoria Lane states he came here a month ago and spoke at the Finance Board. He stated that it was a bad idea that the course was turned over to DPW. That was his only concern. He states now that the course is in much better shape. Rick Amato the manager at the golf course speaks on the need to remove trees near the T's that is creating some of the problems. He also states that he needs time to repair that these issues are not going to be fixed overnight. Chairman Boussy states all these reasons are why we are having you in so we can understand what needs to be done at the course.

Selectman DePinto moved to adjourn, seconded by Selectman Vallarelli and **unanimously voted (5-0)**.

Meeting adjourned at 10:45 p.m.

Respectfully submitted,

Erin Sinclair