

Stoneham Board of Selectmen – Minutes of Meeting of January 19, 2016

Chairman Thomas Boussy called the meeting to order at 7:00 p.m. Also present were Selectwoman Caroline Colarusso, Selectman John F. DePinto, Selectwoman Ann Marie O’Neill, Selectman Frank Vallarelli, Town Administrator David Ragucci and Attorney William Solomon.

The following minutes include the actions taken at the meeting and a brief summary of the discussions had by the Board of Selectmen. If you would like to hear detailed discussion please see the time listed next to each agenda item and go to Stoneham TV on Demand available from the homepage www.stoneham-ma.gov

Pledge of Allegiance

Public Hearing/Site Plan 370-380 Main Street & 10 Central Street/Houghton (Time :44-44:18 on Stoneham TV on Demand)

Selectman DePinto read the legal notice. Attorney Charles Houghton was present to represent C & S Capital Properties. Selectman DePinto read the Department Recommendations from DPW, Police Department, Board of Health, Fire Department, Inspectional Services and Town Planner - all recommendations were agreed upon by Attorney Charles Houghton. Chairman Boussy explains this project will be part of the TIF program and that will have to be done at Town Meeting. Selectwoman O’Neill addresses the lighting in the parking lot. Selectwoman Colarusso asks when the project will start and how long for construction. Attorney Houghton states probably July start date and approximately 15 months to complete. Chairman Boussy opens to public comment. Michael and Ann Marie Mazzola 12 Central Street spoke their concerns. Chairman Boussy states there has to be a way to mitigate their concerns. Attorney Houghton states the best way to resolve the issues is to have Chris, Joe and the Mazzolas to work together. Selectman DePinto states if that doesn’t work out they can always amend the site plan. Chairman Boussy states the Mazzolas and their tenant can be given a medallion to park in the municipal lot. Chairman Boussy asks if signage could be put up to protect 12 Central Street parking. C & S Capital Properties stated they would be more than happy to put signage. They also stated they could discuss a landscaping plan with the Mazzolas to help mitigate. Attorney Solomon states they could make a condition that the permittee submit a written report periodically such as within 30 and every 30 days until such time a final resolution has been reached or there has been no final resolution. He states and if it is not resolved they will have to come back to the Board and they can take further determination at that point. He stated it would be a condition of the site plan that it be reported until resolved. Attorney Solomon states that they can also put in a medallion will be given to the tenant. C & S Properties also agree to pave the Mazzolas driveway when they pave the lot. Chairman Boussy states between the two parties they can work on coming to a resolution and report to the Board. Chairman Boussy closes the public hearing. Selectman DePinto made a motion to approve the site plan with a 30 day reporting period until both parties are satisfied and coming back to the Board if they cannot agree allowing two years for completion and work to be done during the time allowed by the code for C & S Capital Properties, 270-380 Main Street & 10 Central Street, seconded by Selectwoman O’Neill and a roll call vote was taken.

Voting in Favor

- Selectwoman Colarusso
- Selectman DePinto
- Selectwoman O’Neill
- Selectman Vallarelli
- Chairman Boussy

Motion passed (5-0).

Public Hearing/9-11-13 Gould Street Operations (Time 46:06-76:07 on Stoneham TV on Demand)

Selectwoman O’Neill states this is a meeting of the Board of Selectmen review of compliance with site plan approvals 9-11-13 Gould Street overview and hearing process. Selectwoman O’Neill read the Notice of Public Hearing. Selectwoman O’Neill states the Board setup this public hearing up because of the concerns expressed by the residents in the Gould Street area at the Board’s meeting of January 5, 2016. She states given the concerns expressed and the statements made at the meeting we wanted to give the property owner an opportunity to respond if the company so desired and to allow for further information or updates to the Board by the public if any. She states the Board of Selectmen is not the zoning enforcement officer and will not be making any legal determination as to the compliance of the property owner or any other entity at the property. The Building Inspector who is here today and is the zoning enforcement officer who will make these zoning determinations and send enforcement letters or take other action as needed and appropriate. Selectwoman O’Neill states the Town’s Counsel is responsible for the handling of legal actions required to be brought for such enforcement and the defense of any zoning appeals. We ask that the zoning or other matters which are unrelated to the Gould Street property be raised at another time with the Board and not be a part of tonight’s process. If there are matters of public concern the Board of Selectmen is very interested in hearing about such matters. If members of the public believe that further attention is then needed to ensure that they receive the attention both needed and appropriate. Selectwoman O’Neill asks if the owner or the owners of the property are present this evening. Attorney Daniel Solomon representing Gould Street LLC stated he was present. Selectwoman O’Neill asks if he would like to be heard. Attorney Solomon stated yes. Selectwoman O’Neill states she would first allow Attorney Michael Cabral representing a direct abutter who spoke on January 5, 2016 to indicate that as he has been informed that his client has nothing further to add at this time. Attorney Daniel Solomon representing Paul Maisano and Dominic Cimina who are the managing partners of 9-11-13 Gould Street LLC. Attorney Solomon gives a background of the property. Attorney Solomon states there were three issues raised at the January 5th meeting. Attorney Solomon states the towing company is the alleged problem and is currently in litigation in a different matter. He states they are working with this business informing him what he can and cannot do. He states they understand there are neighbors and they understand they are upset whether that upset is valid or is accurate in scope is really not in front of the Board. He states the other two issues one was that there is auto repairs going on at the business and they deny that emphatically. He states the only auto repair going on there is their tenants in their bays working on their own vehicles. Attorney Solomon states the third issue had to do with operation. He states one tenant was in his office one evening doing paperwork and a police officer came and cited him. He states the question is what operation is. He states being in your own facilities after hours which you rent doing paperwork is not operation. Attorney Solomon states the LLC has tried to comply with what they are supposed to do. He states they are in compliance will all zoning. He states he thinks in regards to the land cord case regarding the towing they are trying to resolve this. He states we really don’t need this conflict. He states his client needs to get to the point where he can use his property to the maximum. Attorney Solomon states this is a commercial one zone with residential. Chairman Boussy states he has heard the towing stories more than once and when he drives by the landscaping company has trucks parked on the street and he doesn’t know if that’s even illegal. He states there should not be u-hauls all over the street. He states if he was a resident it would bother him. Selectman Vallarelli asks what the hauls are used for. Paul Maisano states that Attorney Solomon stated they have been working with the tenant. He states they brought the U-Haul business in and they asked them to send it away and they did. The problem was they were still listed as a drop off and that has been fixed too. Mr. Maisano states that since the last meeting there has been no U-Hauls. He states there was one there for

one hour until he went down and had them move it to Woburn where is supposed to go. Mr. Maisano states there will not be U-Hauls on that street ever again. Selectman Vallarelli asks Attorney Solomon what an offsite towing business is. Attorney Solomon states it is a specific area he has and people call him up and says we have a car somewhere go pick it up and bring it to where it's supposed to go such as Stoneham Ford. Attorney Solomon states that occasionally at 3 in the morning he will have a car that the destination is locked and he doesn't want to leave the car on a public street so what he was doing was bringing it back dump it off at Gould Street and then in the morning take it to the lot where it is supposed to go. Ms. Maisano clarified it is like Triple A. Attorney Solomon states they do want to do what they can to preserve the neighborhood and keep it quiet. He states they also have a building in a commercial one district which they the right to develop and use to make money. Selectwoman Colarusso states she appreciates the fact that he came this evening along with his client and they want to work together with the residents because as a result of the complaints from the area the residents came in and appealed to this Board. She states it is not this Board's position to be involved in tenant landlord disputes. However it does require Board involvement when either a tenant or the landlord violates one of our by-laws. She states in respect to his comment on the issue of someone being the office working at night. She states with the feedback that they have received from the residents has not been that someone has been working in the office it has been totally opposite of that. She states he needs to know that upfront. She states they only know what they hear and what folks communicate to them. Selectwoman Colarusso states she takes the residents' complaints seriously and it is very different than what Attorney Solomon described today. She would also like to say that she did hear there were improvements in the area and she appreciates that and she is sure the residents appreciate it as well. She states that looking to the future it is great they are displaying a willingness to work with the folks there and come to some kind of agreement which they will operate within certain business hours and closed. She states the two issues that resonated with the board were there after business hours operations and the fact that auto body work was being performed there. Attorney Solomon states Selectwoman Colarusso put that fairly and he states they are trying. He states this is something they would like to resolve. Attorney Solomon asks the Chairman to be excused from the meeting. Chairman Boussy states yes. Selectwoman Colarusso would like to make one more comment she states the issue on Gould Street is happening at several other locations throughout town and in order for this Board to be even handed in applying the by-laws whether they are zoning or throughout the town they have to be consistent and they have to treat everyone the same. She states that is important to her and to her colleagues so you have to understand that. She states that it appears in the past there seemed to be special treatment and that really annoys her and that's not something she would be proud of neither do her colleagues as well. Selectwoman Colarusso states they are trying to even handed and fair and treat everyone the same whether it's the Mobil Gas Station or Gould Street Auto body. Attorney Solomon states he is extremely glad to hear her say that. Selectwoman O'Neill appreciates the information that Attorney Solomon brought she states it seems like it had been going on for several years. She states it sounds like the neighbors' complaints have fallen on deaf ears for years both from town bodies and property owner, tenants for years with no sleep and they are understandably cranky and she asks what are their recourse now that this has been brought to light. She asks what steps they can put in place now that everyone is there to ensure a full night sleep. Attorney Solomon states he cannot answer what the Board can do but he has been involved with this for less than a year. He states he is a lawyer by profession, a litigator by profession he spends his time in court that is virtually never where you want to go particularly when you are dealing with a community and people like this. He states the only thing he can tell her is that it is his intention to try and fix this in a reasonable consistent manner and it is something that should've happened some time ago. He states there have been a lot of road blocks and he has been working to win his way through that and you can never made everybody happy but if you do it properly you can make people reasonably satisfied. Selectwoman O'Neill states you have to learn to coexist the businesses and the neighbors so if the Town is not enforcing we have to enforce if you're not going to enforce. She states they would prefer some meeting of the minds. Attorney Solomon states they welcome the opportunity to speak with anybody. Town Counsel Solomon elaborates on some of the issues at hand. Town Counsel Solomon states that this has been said by the Building Inspector, others and himself that no one is saying you can't amend your site plan. He states there are probably ways that you can get the site to work better for you and better for the neighbors and we have tried to do that before. Town Counsel Solomon states that is the road to success here is to sit down sooner rather than later within a week or two at most, go over what is there, what can be there, how you can make it better for the neighbors and better for yourself and then come to the Board of Selectmen and get an amendment for the site plan. Town Counsel Solomon states the town is more than willing to do that and set something up. Selectwoman Colarusso states she sort of came up on this at the end and she states many of her colleagues were not aware of it as well. She states the residents have tried to resolve this in private meeting is her understanding for well over one year and she believes in doing things out in the open and in public and it was at that critical point where it stopped. She states something changed when folks came to this meeting and publically discussed what they have had to endure over long periods of time. She states and that is the only way it can be resolved. She states she appreciates that we are working towards that common goal. Chairman Boussy opens to the public. Michael Cabral Counsel for the DeBartolomeos at 7 Gould Street spoke. Selectmen DePinto moved to close public hearing, seconded by Selectman Vallarelli and **unanimously voted (5-0)**.

SHS 1982 Beautification Fund/Splash Mountain Fund/Chris Oneschuck (Time 76:24-106:25 on Stoneham TV on Demand)

Chris Oneschuck President of the SHS 1982 Beautification Fund gave an explanation of what their fund has done for the Town over the past 12 years. She states she came in front of the Board of Selectmen in June of 2014 and asked for permission to install a Splash Fountain in the middle of the Common. She states the Board voted unanimously for them to proceed. Mrs. Oneschuck would like you to keep in mind that they raise all the funds for their projects. She states they vigorously started the search for a vendor and have spoken with Creative Recreation and Delta Fountain. She states the fountain at the Rose Kennedy Greenway Center was the most like what they had in mind. She states the estimated cost was going to be \$250,000.00. She states they worked for 14 months on revisions to submit to the Cummings Foundation to obtain one of their \$100,000.00 grants. Mrs. Oneschuck states they met all of their criteria and they were confident that they would receive one of these grants. She states they decided to wait to introduce a marketing and fundraising campaign to the public until they had secured some large funding first. In March of 2015 they received a response from Cummings that said it would be a conflict of interest for them to entertain the letter of inquiry at this time as Cummings is in litigation with the Town of Stoneham over their 92 Montvale Avenue sign. The SHS 1982 fund was stunned and dismayed at this point. She states they had determined they wanted 20 jets with water and a diameter of 40 feet which included a 5 ft border since the circle in the middle of the Common is 110 feet in diameter this left 70 feet of green space. Mrs. Oneschuck states they had not circled back with the Board of Selectmen yet because they wanted to secure some major funding first. In September of 2015 they reached out to Erin Wortman the Town Planner and made an appointment to meet with her because they were told she was a wonderful resource for obtaining grants. She states the day after making the appointment she received a phone call from Chairman Tom Boussy he stated that he had heard they had made an appointment with Erin and he wanted to have coffee. She stated she invited him to the meeting with Erin. She stated he declined and said that he wanted to meet with her separately. They met on September 14th. She states she brought three other committee members and they met with him in the hearing room. She states when they met he showed them a design of the proposed ice skating rink and proceeded to talk about all the events that take place in the

Common such as the Farmers Market and the Halloween Parade. Mrs. Oneschuck stated that Mr. Boussy told her that two other Selectmen and himself do not want the splash fountain in the middle of the Common. He never said who the two other Selectmen were. He stated to Mrs. Oneschuck that they wanted to maintain as much green space as possible in that area. Mrs. Oneschuck spoke up immediately and said Tom you must not understand how the fountain works and explained to him it's completely flat and the jets are below the surface there is nothing protruding. She stated he said he knew how it worked but they wanted to keep the entire area green. She states the meeting did not go well. At the end of the meeting Tom proposed they go in front of the merchants group and the neighborhood group and find out if they want the fountain. He told her if they do then he will have an open house at the Town Hall for the residents to come in and express their opinions. He stated to her if the Town wants the fountain then they will be behind it. Mrs. Oneschuck stated the committee met soon after that and no one was happy with what had occurred. She stated at a subsequent meeting the committee decided that if three Selectmen were already against them they didn't have a prayer in making this happen. They could foresee at least three years of fundraising events and activities ahead of them with the commitment of many many hours from each of them in order to make this happen. The committee decided that they had had enough and they walked away from the Town of Stoneham. Mrs. Oneschuck stated she gave Tom her word that she would go in front of the two groups to them their opinions and she had to wait to get on their agendas. On October 27th she met with the merchants group and 9 people were there and many of them did not even know about the project. She stated that 3 said yes, 1 said no and 5 said maybe. On November 19th she met with the neighborhood group and 14 people were there 4 said yes, 4 said no and 6 said maybe. Mrs. Oneschuck states there was no need to meet back up with Tom at this point because she no longer had a committee behind her. She states it is with much disappointment that she comes to the Board tonight to let them know that the SHS 1982 Beautification Fund will no longer exist. She stated they will no longer be maintaining the whiskey barrels on Main Street, High School Sign Area, spraying the holiday tree twice a year and will no longer be holding their annual indoor yard sale at the Middle School. She would like to thank many of you in the room tonight for the years and years of support that they have given them. She also would like to thank the DPW, Fire Department, Police Department and the School Department for their significant help over the years. In addition she would like to thank the businesses, residents, classmates and other SHS Alumni who have so generously given their time and donations to them. She is now in the process of figuring out how to close out the organization. She thanks everyone for their time. Selectman DePinto asks when did the meeting occur that he did not remember the Board voting on this. Chairman Boussy states he is not sure what her goal is. Chairman Boussy clarifies there was no vote taken on this matter. Chairman Boussy explains that Erin Wortman called him and asked him to meet with Mrs. Oneschuck. Chairman Boussy explains that he has been receiving many phone calls from people who don't want the fountain there. He states when the committee came to them originally there wasn't a lot going on there, they didn't know a lot about it. He thought the June meeting was more of an exploratory and they were going to work with them. Chairman Boussy explains when people don't know what's happening it's difficult to get information out, as people started to get the information it just wasn't something that there was a lot of town support. He states people were telling him it is a great group they have done wonderful work but they'd like is someplace else. Mrs. Oneschuck stated they did not know there was public discontent about the fountain. Chairman Boussy that is why he met with her. Chairman Boussy states he thinks he recalls Mrs. Oneschuck asked him if the Selectmen support the fountain and he may have said at least two Selectmen are not in favor of it but he is not positive. Chairman Boussy stated what he does know is that he attends the merchant group and the neighborhood group meetings and there were a lot of people not in favor of the fountain and wanted it stopped well before they raised \$250,000.00. Chairman Boussy clarifies that he told her to go get public support and he would help her. Mrs. Oneschuck states something needs to change in the process. Chairman Boussy confirms that is what they are trying to do as a Board. Selectman Vallarelli addressed the issue of them submitting to Cummings he states he was unaware until tonight about the lawsuit and he asked if anyone on the Board knew that they were submitting should've told the committee not to submit it. Selectwoman O'Neill stated she knew and stated when she found out but first would like to say they appreciate all of their work and she thinks it is a real shame and she is sorry to see them fold. Selectwoman O'Neill states it was a year ago that they calls from the people who had applied to Cummings Foundation for grants and because of a lawsuit they were denying everybody. She states in a snowstorm herself, Tom and Dave drove to Cummings in Woburn to plead with them to please not do that to our charities. She states they felt strongly that they were holding nonprofits who had nothing to do with the sign hostage. She states they begged, pleaded and followed up with them. She states it is wrong but they refused to budge. Selectwoman O'Neill states she hopes the committee doesn't put the Board in with Cummings decision. Selectwoman O'Neill states it sounds like a series of miscommunication and states they would never be rebuffed from spending money and investing in our town. She states one thing they have done over the past couple years is invite different groups and residents to have a say. Chairman Boussy states he reached out to Mrs. Oneschuck to make sure they were on the same page and an offer to get public comment going forward. He apologizes if she thinks that was the wrong way of handling it but he doesn't know that it was. Mrs. Oneschuck states she believes it would've been better received if it was something they know the whole board was in on a conversation with them and she states it did not come across like that and unfortunately the committee just got so angry there was no rectifying it. Selectwoman O'Neill states she is sorry to see them go and it does sound like a terrible misunderstanding she knows that this Board and especially Tom has worked very hard to bring life to the Common and to make downtown a destination so she wasn't there but her thought is the he meant well reaching out to her and she thinks the communication obviously broke down someplace for your board to get so angry and the Board of Selectmen not know that the board was so angry. She states they would've loved to bring you in here and sit down and talk about what other alternatives. Selectwoman Colarusso would also like to thank her and all of what they have done has really enhanced the Town. She would like to leave the opportunity on the table if there is a chance to reconvene maybe talk to the board members she and others would be happy to sit down and offer them the full support of the Board in whatever endeavors they choose to take on in the future because they have a lot of creditability and have done a lot of good work and she thinks it is sad to see the group dissolve the way it is. Selectman Vallarelli also thanks Mrs. Oneschuck for the committee services.

Pleasant Street Crossing/Colarusso (Time 106:26-119:16 on Stoneham TV on Demand)

Selectwoman Colarusso states recently they have talked about some development at 42 Pleasant Street and the situation there that continues of exasperate with traffic in the area. She states she has heard from many residents in the area in an effort to try to impress upon her the fact that the situation there seems to be getting worse in terms of the pedestrian traffic specifically that of students and children in the afternoon. She states she knows the thought track is that the Bikepath is coming and we sort of have that area a plan of what's going to happen but she thinks they should take a second look at it and have a little bit more of sense of urgency in terms of what they can do to make that safer for crossing especially where the Melrose Y is. Selectwoman Colarusso states she invited Mr. Bardell 48 Pleasant Street to come this evening to talk about what he has seen take place there and why he feels the Board needs to do something about that area. Robert Bardell 48 Pleasant Street spoke. Selectwoman Colarusso states she has an idea using portable speed bumps which she states would slow the traffic down. She is looking for something to create a deterrent there. Chairman Boussy asks where she is thinking of putting them. He states when the Bikepath is done there will be hawk system installed. Mr.

Bardell states there something needs to be done now. Mr. Ragucci clarifies there is no hawk going there it is going on Montvale Avenue. The Board states but there is something going there such as a pedestrian crossing. Selectmen Vallarelli states maybe we can put something in the crosswalk instead of putting in a speed bump right now. Selectwoman Colarusso asks Mr. Ragucci to have Safety Officer Panzo look at it and come back with some feedback such as on Selectman Vallarelli's suggestion and others along with a police presence there as well during the morning and evening. Chairman Boussy would like to authorize Mr. Ragucci to have the rubber stanchions installed and have the Police Chief and Safety Officer review this and revisit this in 30-60 days to see if there is an improvement or if more has to be done.

Narcan and AED Town Wide/Colarusso (Time 119:17-139:38 on Stoneham TV on Demand)

Selectwoman Colarusso states she is looking at how as a community we can better deal with the overdose problem. She states the Narcan and AED both had the same theme attached to them and that they are for emergency responders when they arrive on the scene from someone overdosing or having a heart attack they have the means to treat the person. She states Stoneham's Public Buildings have AED units in them and Fire has them as well. She states Fire and Emergency Responders have Narcan. She states the one department that doesn't have the Narcan or AED is the Police and she states to Mr. Ragucci that she thinks they should solidify that moving forward and believes this a contractual issue that we ensure that we 100 percent compliant as an AED community and Narcan community where all our Emergency Responders carry Narcan. She would like a sense of urgency about this is why she wanted to bring it publically. She states Chris Gardner who is present tonight for his Eagle Scout project took on the task of town wide implementation of the AED units and is here to hopefully see it happen in 2016. Selectwoman Colarusso states that Jen Murphy is also present and did a lot of AED work as well. Selectwoman Colarusso appeals to Mr. Ragucci that he see it happen. Mr. Ragucci states these are items that will be brought to the negotiating table. Selectwoman Colarusso asks for the time line of negotiations. Mr. Ragucci states the contract are up July 1st he just sat down with the Patrol Union today for the first time to discuss ground rules and protocol. He states they will be meeting again February 9th he believes and at that point both sides can bring subjects of negotiations to the table to discuss. He states at that point for any amount of dollars you can get anybody to do anything. He states when they were first approached they were looking for \$500.00 a man to carry just the Narcan. He states what they found out is that on medical aid calls more than 50% of the time police is that last to show on the scene. He states Ambulance and Fire Department get medical emergencies before police so he thought it was much more important for the Ambulance and Fire to carry the Narcan and the AED which they both do but that doesn't prevent us from going in negotiating it now with the Patrolmen Union. He assures he will bring both the Narcan and the AED systems to the negotiating table on the 9th. Selectwoman O'Neill states she saw something on Facebook about the Gloucester Chief of Police had put out there and she states she thought it as a new way at a problem because what we are doing is not working. She states as First Responders she thinks should all carry and would consider it good will and did share that at a Substance Abuse Coalition Meeting. Selectwoman O'Neill discusses the Gloucester Police program that was implemented. Selectwoman Colarusso states she doesn't the fact that this is about human life getting lost. She wants to make sure we keep this as a town priority this year and she appreciates that Mr. Ragucci has it on his list. Mr. Ragucci states the Woburn Court has run 1 hour trainings and you walk away with Narcan. Selectwoman Colarusso suggests maybe we can run that. Mr. Ragucci will look into it. Selectwoman O'Neill will follow up with the Drug & Alcohol Coalition to see when they are doing their next training. Chris Gardner spoke. Jen Murphy, 16 Waverly Street spoke. A resident spoke from the audience but did not identify himself.

Brandon Cop Sync Alert System/Colarusso (Time 139:40-149:44 on Stoneham TV on Demand)

Selectwoman Colarusso states she was approached by a gentleman who has a small business that engages in presenting to public buildings in towns intruder alert systems technology. Brandon Flannigan gave a presentation on what the Brandon Cop Sync Alert System and what its benefits are. Selectman Vallarelli states he feels this is completely unacceptable to be put on the agenda tonight to sell us a product we have not heard about and he should be talking to Mr. Ragucci about this. Chairman Boussy states there are 22 items on the agenda we are going to get through this and move forward. Mr. Ragucci states he would like to sit down with the gentleman in the next week and have a conversation and get more detail and give the Board a summary what this program is all about. Mr. Ragucci will reach out to the Superintendent. Selectwoman Colarusso states she reached out to him but he could not attend she was aiming for town buildings such as town hall, library and senior center for tonight's presentation.

Teen Resource Director Position Update/Colarusso (Time 150:32-154:33 on Stoneham TV on Demand)

Selectwoman Colarusso states she has been talking to about the possibility of a shared services concept with the Boys & Girls Club and a position she would like to see the Board eventually approve a Town Resource Director. She states part of the concept is that there is a \$60,000.00 renovation taking place at the Boys & Girls Club which she believes will be completed in June and they are trying to reinvent the space there to make it more conducive to a teen environment. She states this is the fourth conversation about it in a public meeting. She just feels strongly about the substance abuse problems and other problems they discussed tonight and asks that the Board consider perhaps creating this position. She states this is something the town desperately needs. She states part of the concept is that the Boys & Girls Club would provide the space, technology and those types of logistic matters and that the town would hopefully if the Board decides too down the line fund a position there even if it was something temporary. She wanted everyone to know that the renovations will be starting in April at the Boys & Girls Club. She states having a shared position would reduce the town cost 50% and also reduce the Boys & Girls Club costs. Anthony Guardia from the Boys & Girls Club spoke.

Set Open & Close Dates for the Annual Town Meeting Warrant (Time 154:34-155:28 on Stoneham TV on Demand)

Selectman DePinto made motion to open the April 5, 2016 adjourned to May 2, 2016 at 7:00 p.m. Annual Town Meeting Warrant on Monday, February 1, 2016 and close on Monday, February 22, 2016 at 4:00 p.m., seconded by Selectwoman O'Neill. **Motion was unanimously voted (5-0).**

Warrant Article for a New Turf Field at the High School/DePinto (Time 158:34-169:22 on Stoneham TV on Demand)

Selectman DePinto states this is something he brought up at a meeting a few months back and he drafted the warrant article. He states he only came tonight because of the new restrictions on proposing warrants and he wasn't sure if the board will submit this or not but he hopes they will down the road when they go through all the warrants. Selectman DePinto made a motion for the Board to submit this article to this May's Town Meeting. Selectman Vallarelli asked if he spoke to the School Committee at all because he does not want it to affect the building of the school. Selectman DePinto states yes he has. Chairman Boussy asks if this should be something the School Committee submits. Selectman DePinto states this is for the funding and he has been working with the Athletic Director Mr. Pignone and Coach Carino at the time. He states they started this eight years ago. He states they have not had a funding vehicle for this. He states with the billboard money he sat down with a bonding agent and stated the first

15 years of the billboard would fund \$1,250,000.00 of this. Selectman DePinto states this still needs a 2/3 vote at Town Meeting. Selectwoman O'Neill states the one thing they should think about is in her opinion the biggest thing they need to fund in this community is a new high school that has to become a priority and that is millions of dollars. She states she is very concerned if they keep putting more things on our tax payers when we have the big one it is going to be too heavy for them to carry so she just wants them to be very cautious about putting that kind debt on people. Her opinion is that when other towns have built schools they have rolled that into the price of the school. She is hoping when they do the high school that they can do that. She is also concerned that if they invest this and agrees we need this field but if they build this right now when we come up with a plan we might be really pigeon holed to where we can put the building. Selectman DePinto states all this is doing is allowing if it is passed with a 2/3 vote to borrow \$1,250,000 .00 to do the field it doesn't say when it has to start or where. Selectwoman O'Neill states one of her other concerns is stepping on other officials toes and states this can go on but shouldn't it be sponsored by the School Department. Selectmen DePinto stated he asked Dr. Olson if this would jeopardize us getting funding from the Commonwealth. The response was no. Chairman Boussy states he would be more comfortable with them submitting the warrant article. Selectman DePinto made a motion that the Board of Selectmen submit this warrant article to the May Town Meeting, seconded by Selectman Vallarelli and a roll call vote was taken.

Voting in Favor

Selectman DePinto
Selectman Vallarelli

Voting in Opposition

Selectwoman Colarusso
Selectwoman O'Neill
Chairman Boussy

Motion did not pass (3-2).

Approve Common Vic License/Local 438/125 Main Street (Time 169:23-170:33 on Stoneham TV on Demand)

Selectman DePinto made a motion to approve the Common Vic license for Local 438, 125 Main Street, seconded by Selectwoman O'Neill and a roll call vote was taken.

Voting in Favor

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

Motion passed (5-0).

Approve Entertainment License/Local 438/125 Main Street (Time 170:34-170:44 on Stoneham TV on Demand)

Selectman DePinto made a motion to approve the Entertainment license for Local 438, 125 Main Street, seconded by Selectwoman O'Neill and a roll call vote was taken.

Voting in Favor

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

Motion passed (5-0).

Approve Common Vic License/Petroleum Group/225 Main Street (Time 170:27-177:178:55 on Stoneham TV on Demand)

Selectwoman O'Neill made a motion to deny the Common Vic license application for Petroleum Group, 225 Main Street, seconded by Selectwoman Colarusso and a roll call vote was taken.

Voting in Favor

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

Motion passed (5-0).

Funding for Stevens Street Sidewalk/DePinto (Time 178:56-183:38 on Stoneham TV on Demand)

Selectman DePinto states Mr. Ragucci gave them a list of funding to decide how to fund Stevens Street. Selectwoman O'Neill asks for real numbers so they know what they are voting on. Mr. Ragucci states he believes there is an actual bid on Stevens Street which will give an accurate number. Selectwoman O'Neill asks Mr. Ragucci to get that to them so they have something to vote on. Selectwoman O'Neill states they need the actual cost for Stevens Street and Park & Marble so they can vote on February 2, 2016. Mr. Ragucci states Park and Marble will be an estimate there was no bid. The Board agreed to vote on this agenda item on February 2, 2016. Selectwoman O'Neill asks for the number in advance of the February 2nd meeting so they have a chance to review and ask any questions.

Funding for Park & Marble Street Intersection/DePinto

This agenda item was discussed above and has been moved to February 2, 2016 to be voted on.

Update on MWRA Pipeline/Town Administrator (Time 183:40-190:14 on Stoneham TV on Demand)

Mr. Ragucci states he met with MWRA twice in the past month. Mr. Ragucci states the proposal they are willing accept from us is \$429,450.00 for the Oak Street roadway and sidewalk. He states they were negotiating over the lay down area on Spring Lane. He would like guidance from the Board on is that the MWRA is willing to use Spring Lane but their concerned with any potential contamination on the land and they want to cap their exposure and anything over that cap the Town of Stoneham would be responsible for. Mr. Ragucci states he would not accept that deal but would like direction from the Board but they are still willing to lease land from the Town and are willing to give us \$500,000.00 if we could let them use it for a laydown area for the three years that they need it. Mr. Ragucci states there is land between the cemetery and the golf course but the only way to get into it is the cemetery. Chairman Boussy states he will tell him right now that will not work. The Board asks about Cottage Street and Mr. Ragucci states MWRA will replace curb to curb but no sidewalks. The Board wants to Mr. Ragucci to go back to the MWRA and ask for one side of Cottage Street to be included. Selectwoman O'Neill states the folks who are going to be really disrupted should really get some true mitigation. Mr. Ragucci asks the Board to think of an acre or two to please let him know.

Verizon New England Cable License Process/Town Counsel (Time 190:15-190:26 on Stoneham TV on Demand)

Selectmen DePinto made the motion to authorize Attorney Solomon to issue a request for proposal to Verizon, seconded by Selectman Vallarelli and **unanimously voted (5-0)**.

Approve Minutes (Time 190:27-190:50 on Stoneham TV on Demand)

Selectman DePinto made a motion to approve meeting minutes of 1/5/16, seconded by Selectman Vallarelli and **unanimously voted (5-0)**.

Approve Minutes & Consideration of Release (Time 190:51-191:57 on Stoneham TV on Demand)

This item was moved to the next meeting.

Town Administrator (Time 191:58-199:43 on Stoneham TV on Demand)

Town Administrator Ragucci states he has three items: 1) The Superintendent of School came to him last week informing him that the estimated replacement cost for the High School boilers is \$600,000.00 he asked to see if Board of Selectmen would support using the \$600,000.00 from the sale of properties that they have set aside for the assessment on the High School. He states and when they need the assessment they can borrow and get reimbursed. Mr. Ragucci will get the Board an estimated cost. 2) Mr. Ragucci informs the Board as they know Fire Chief Joe Rolli is retiring and they had a selection process and they advanced Matt Grafton to replace Chief Rolli. He informs the Board of this because the Fire Chiefs car is owned personally. He states we do not have a Fire Chief car and discussing with Chief Rolli what he would like to do is sell the Town his car for \$4,000.00. Selectwoman O'Neill would like a mechanics report on the vehicle. Selectman DePinto would like to congratulate the new Fire Chief and also 3 new police officers all Stoneham residents. 3) Mr. Ragucci states Verizon Wireless at the Senior Center barn states they got a bid in today for \$28,800.00 annually with a \$1,000.00 on top of that for a fee which totals \$29,800.00. He states 3% escalation will be built in each year into the agreement. He states they will be putting it in the cupolas. Mr. Ragucci asks the Board to consider going into Executive Session to discuss negotiations.

Miscellaneous (Time 199:44- on Stoneham TV on Demand)

Selectwoman Colarusso states she drafter the letter for Municipal Modernization and will pass it out quickly for the Board to review. Selectman Vallarelli congratulates Matt Grafton as the new Fire Chief. Chairman Boussy states the Municipal Modernization will be on the next agenda. Selectwoman Colarusso asks Mr. Ragucci about the traffic studies at Stop & Shop. Mr. Ragucci states the engineering study is done and the cost he will have next week. He estimates about \$250,000.00. Selectwoman Colarusso asks Mr. Ragucci for copies of the estimates and studies. Selectwoman Colarusso discusses the speed bump on Park Street and states that the feedback is that this bump should be removed. Mr. Ragucci will instruct it to be removed as soon as possible.

Executive Session

Selectman DePinto move that the Board vote to enter executive session pursuant to M.G.L. c. 30A, Section 21(a) (3) of the Open Meeting Law to discuss strategy with respect to collective bargaining with Town Hall Employees Association (THEA) union and the Town with the Chair declaring that an open meeting may have a detrimental effect on the bargaining position of the Board and Town and not to return to the Board of Selectmen, seconded by Selectwoman Colarusso. A roll call vote was taken.

Voting in Favor:

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

Motion passed 5-0.

Meeting adjourned at 10:23 p.m.

Respectfully submitted,
Erin Sinclair