

## BOARD OF SELECTMEN MEETING

December 10, 2018

Francis Faulkner Room 204

6:45 PM

To view the video, please [click here](#)

Present: Katie Green, Joan Gardner, Jon Benson, Peter J. Berry, Janet K. Adachi, Town Manager John S. Mangiaratti, and Recording Secretary Lisa Tomyl

### Executive Session

The chair called the meeting to order and announced that the board would be entering executive session to discuss strategy with respect to consider the purchase, exchange, or lease of real property located at 88 Prospect Street and to include Andy Magee, Chair of the Open Space Committee - where an open meeting may have a detrimental effect on the negotiating position of the public body. Mr. Benson called role.

Ms. Adachi – aye

Mr. Berry - aye

Ms. Green – aye

Ms. Gardner – aye

Mr. Benson - aye

### Citizen Concerns

None

### Operational Minutes/Chair Report

Katie Green – Successful Special Town Meeting over 1200 attended, monthly newsletter, Health Survey, Recreation Department has many services coming up “Drop and Shop”, school vacation hours, MSMP hosting public forum on January 8 in 204, Santa Ride this Saturday and food drive

John S. Mangiaratti – Special Town Meeting and preparing for Annual Town Meeting, encourages residents to sign up for email notifications for the monthly quarterly, and to follow the town on social media.

### Appointments

**7:10 PM Tax Classification Hearing** – Brian McMullen gave the presentation on the tax classification. Presented to the Board for decisions to make, adopt a residential factor, adopt an open space discount, adopt a residential exemption, and adopt a small commercial exemption. Adopting a residential factor of 1.0 results in a “Uniform Tax Rate” of \$19.37.

Resident inquired about a tax discount for historic houses

Ms. Adachi moves to approve to adopt a residential factor of 1.0 resulting in a uniform tax rate of \$19.37, Ms. Gardner seconds. All Ayes (5-0)

Ms. Adachi moves to not adopt an open space account, Mr. Berry seconds. All Ayes (5-0)

Ms. Adachi moves to not adopt a residential exemption, Ms. Gardner seconds. All Ayes (5-0)  
Ms. Adachi moves to not adopt a small commercial exemption, Ms. Gardner seconds. All Ayes (5-0)

### **Selectmen Business**

**Discussion on Follow Up From Meeting With MassHousing** – Mr. Mangiaratti and Ms. Green met with Mr. Watson and Mr. Busby from MassHousing. Mr. Mangiaratti summarized the meeting. MassHousing is still reviewing the application for a comprehensive 40B application at 4 Piper Road. If there are any changes from the initial application MassHousing would let the town know. Ms. Green noted from MassHousing's perspective the town's most effective arguments are personal health and safety in evaluating the potential impact of the project at the ZBA level. Although Mr. Benson felt the comment letter to MassHousing could have been stronger, he commended Mr. Mangiaratti for reaching to MassHousing and arranging an in person meeting. Ms. Green noted MassHousing indicated any material change to the developer's application would give the town time for another public review and comment period.

Several residents commented about disappointment regarding disregard for the private traffic study not being considered, the consideration from (SANA) attorney's letter, and who is performing the technical review at MassHousing – Ms. Green explained that MassHousing reviews the application and if it is complete then the application is sent to the ZBA. Mr. Benson commented that the scope of MassHousing's review is narrow and is essentially limited to two points: (i) has the town reached the 10% affordable housing level; and (ii) is the developer qualified to do the project.

Mr. Berry suggested having town counsel to look at the potential of the PEL, or the review process at MassHousing. Mr. Benson suggested we ask town counsel to reach out to Mass Housing about concerns with the developer's qualifications and pending litigations regarding previous projects.

**Sustainability Policy Discussion** – Ms. Adachi and Mr. Benson commended the revisions made by Ms. Green, Mr. Mangiaratti and town staff to the previous draft policy document. Mr. Benson commented the policy statement is responsibly aspirational and practical in its implementation. Mr. Berry suggested to add under energy about reducing emissions and methane leaks. Also noted that we don't have a bylaw regarding anti-idling (not an ordinance). Ms. Green noted that it is a living document and will probably have more revisions over time. The Board voted to approve the revised Environmental Sustainability Policy (5-0).

### **Consent Agenda**

Mr. Benson held consent item 6 due to an email from the Chair of the Audubon Hill South Association regarding overflow parking concern. Ms. Green recommended a condition of the approval is to place temporary no parking signs on the private ways. Mr. Benson moves to approve the one day alcoholic beverage license with the condition that temporary no parking signs be placed on Brewster Way, Ms. Gardner seconds. All Ayes (5-0). Ms. Adachi moves to approve consent items 4-5/7-8, Ms. Gardner seconds, all ayes (5-0).

Ms. Adachi moves to adjourn, Ms. Gardner seconds. All Ayes (5-0) Meeting adjourned at 8:15 PM.

Lisa Tomyl

Lisa Tomyl, Recording Secretary

Jon Benson

Jon Benson, Clerk