

## **MINUTES – SELECTMEN’S MEETING**

**Monday, March 26, 2018**

**Town Hall, Selectmen’s Hearing Room**

Present: Michael G. Bradley, Chairman; James J. Fitzgerald; Joseph E. Kelleher; Michael A. Maresco, Town Administrator

Mike Bradley opened the meeting at 7:00 p.m. and announced that the meeting is being recorded.

Town Administrator Report – Michael Maresco provided the Board with his brief as follows:

- Held a department head meeting last Tuesday
- Quarterly Safety Committee Meeting with MIIA on Wednesday
- Met with the police chief and a security company to discuss increased safety protocols at Town Hall
- Held weekly meeting with the Facilities Manager on Thursday
- Met with the petitioners for the plastic bag ban article on Friday
- Met with Powers & Sullivan auditors regarding the Student Activity Account today
- Met with the DPW to go over their maintenance budget today

Appointment of Assistant Animal Control Officer – Mike Bradley read the letter from Chief Tavares recommending that Noreen Callahan be appointed as a part time Assistant Animal Control Officer. Mike Bradley moved, seconded by Jim Fitzgerald, to make this appointment as recommended. The vote was unanimous.

Green Harbor Lobster Pound – Commercial Parking Permit – Mike Bradley moved, seconded by Jim Fitzgerald, to renew this annual license to park 46 cars at 131 Beach Street during the 2018 beach season. The vote was unanimous.

Appointment of Jeremiah Folkard as Building Commissioner – Michael Maresco gave a brief explanation of the reason for this request. Mike Bradley moved, seconded by Jim Fitzgerald, to appoint Jeremiah Folkard as the Building Commissioner effective March 19, 2018. The vote was unanimous.

New Appointment to Zoning Board of Appeals – Mike Bradley read the letter of resignation from Mark Ford and thanked him for his service on the ZBA. Mr. Bradley moved, seconded by Jim Fitzgerald, to appoint Stephen Feeney to the Zoning Board of Appeals for the remainder of a three year term that expires on June 30, 2018. The vote was unanimous.

Community Preservation Committee – Purchase of YWCA Property – Michael Maresco gave some background on this proposed purchase of the 9.2 acre property at 76 Ferry Hill Road. The YWCA has stated that they will not accept less than the assessed value of the property which is \$1,371,400. Mr. Maresco said that the Town has entered a purchase & sale agreement with the YWCA with a 60-day due diligence period. Mr. Maresco said that he has also filed an application with the Community Preservation Committee for CPA funding to purchase the property for recreational and/or open space. Mr. Maresco noted that the Town Planner has put together a map with wetland delineation, based on the map it is likely that 2-3 houses could be built on this property if it were sold to a private investor.

Mike Bradley said that the Board of Selectmen met three times in Executive Session to discuss this purchase but did not have anything to bring to the Community Preservation Committee until now. Mr. Bradley noted that there is some disagreement among the Board on how this property should be used, but they all agree that it should be purchased by the Town

Jim Fitzgerald said that this is a unique piece of property that abuts the marsh and added that if the Town decides to use the property for open space the buildings on the property will be demolished. There will be a recommendation on use from the Board of Selectmen prior to town meeting.

Joe Kelleher said that the town has at times not been a good property manager and said that it is important that we have a solid plan for use before going forward with the purchase. Mike Bradley noted that Craig Jameson has put together a plan detailing how the property could be used as a Town-operated camp.

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Kevin Cantwell, Michelle Campion, Bert O’Donnell and Kerry Richardson appeared before the Board representing the Community Preservation Committee. Mr. Cantwell noted that the town meeting article mentions affordable housing and asked if this use is being considered. Bob Galvin said that is standard language but it can be amended on town meeting floor. Mike Bradley said there are no plans to use this land for affordable housing. There was some discussion about the funding methods for this purchase.

Kerry Richardson asked about deed restrictions on the property. Bob Galvin said that the deed restriction is more than 30 years old and is no longer valid.

Kerry Richardson said that there is \$500,000 in CPA funds that could be used for the creation of affordable housing on this property and added that this option should be considered. Jim Fitzgerald said that it does not make good fiscal sense to spend 1.3 million dollars on two affordable units. Michael Maresco said that there is a 1983 agreement with the Planning Board that would prohibit a 40A subdivision from being built on this property. Kerry Richardson said that they could use a combination of affordable housing, open space, and recreation. Joseph Kelleher said that it could be an overburden of the easement to have so many uses on the property.

Kevin Cantwell asked if the appraisal would be completed prior to the CPC meeting on April 11, 2018, and also if the Board of Selectmen would have a more definite plan for use of the property before that meeting. Jim Fitzgerald said that he is not sure they would be able to have a decision on use prior to April 11 since they need to know the condition of the buildings before they can make a decision, but they will have it prior to Town Meeting. Michael Maresco said that they will have the appraisal completed by April 11.

Joe Kelleher said that Craig Jameson’s report is optimistic about the feasibility of operating a camp on the property, but if we have to put a lot of money into the buildings the plan becomes less viable.

Kevin Cantwell said that this would be the first time that the CPC has borrowed funds. Kerry Richardson added that they would be borrowing against future funds for open space and recreation. Mike Bradley said that in his opinion it would be worth it for this property. Patrick Dello Russo gave some details on the cost and terms of borrowing.

Bert O’Donnell said that there is the possibility that the CPA tax will be voted out and asked how this would affect the borrowing. Patrick Dello Russo said that under the law the CPA tax cannot be voted out during the term of the loan.

Mr. O’Donnell asked if the Recreation Commission and Open Space Committee have been filled in on this purchase. Mike Bradley said that now that we have a signed P&S we will get the information to these committees.

Kerry Richardson asked who would do the negotiations with the YWCA if the appraised value comes in lower than the assessed value. Mike Bradley said that Bob Galvin would handle the negotiations.

Kevin Cantwell said that the CPC was disappointed to hear that the Recreation Director was invited to the executive sessions but members of the Community Preservation Committee were not. Mike Bradley said that there was no intent to exclude them, but the Board felt it was better to hold off on getting the CPC involved until the Board of Selectmen came to a consensus. Kerry Richardson said that the Open Space Committee comes to the CPC prior to the signing of a P&S and this could have been done in this case as well. Mike Bradley said that he will take that information under advisement.

Mike Bradley opened the meeting for public comment at 7:40 p.m.

John Feeney said that this town has bought property in the past and destroyed it by not maintaining it. Mr. Feeney said that the Board needs to have a clearly defined plan on how this land is going to be used before going any further.

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Matt Curry asked about the appraisal process. Bob Galvin said that the property will be appraised for the highest and best use and added that the appraisers have standards that they have to use as a benchmark.

Nancy Curry spoke in support of purchasing the property and operating a camp there.

Sandy Moxten spoke in support of purchasing the property for a camp and said that she is not sure what else that space could be used for since it is in a flood zone. Mike Bradley said that the only options the Board of Selectmen are looking at are renovating the buildings and operating a camp or tearing down the buildings and using it as open space.

Matthew McDonough said that his children have attended the camp and it was a very rewarding experience. Mr. McDonough suggested that people walk the land and check out the property before forming an opinion on whether or not the Town should purchase it.

John Scolponeti said that he was the caretaker of the property and spoke in support of purchasing this property for use as a camp. Mike Bradley encouraged people to attend the CPC meeting on April 11 and the Town Meeting on April 23.

Jay O’Callahan spoke in support of purchasing this property.

Amy Gordon, Executive Director at Second Nature Social Skills, said that she partnered with the YWCA on a social inclusion camp and asked if the new camp would be inclusive. Ms. Gordon also asked if there would be an advisory committee to help decide how the property should be used. Mike Bradley said that they would probably not have time to put together a committee, but encouraged people to attend meetings and/or send their suggestions to the Selectmen’s Office. Mr. Bradley said that Craig Jameson’s plan for the camp does speak in favor of an inclusive camp and that is part of his plan.

Jill Goodwin, YWCA Camp Director for the past five years, spoke in support of purchasing the property and operating a camp. Ms. Goodwin said that the camp is not only used by Marshfield residents but by people from all over the south shore.

Kerry Richardson said that there is an opportunity for regional funding through the CPA and suggested that other towns could be approached to contribute toward the funding. Jim Fitzgerald said that this is a good thought, but logistically it would be difficult to do in this timeframe.

Mike Bradley closed the hearing at 8:10 p.m.

Executive Session – Mr. Bradley moved, seconded by Mr. Fitzgerald, to go into Executive Session for the purpose of discussing contract negotiations, that if discussed in open session may have a detrimental effect on the negotiating position of the Town, not to return to open session. The vote was unanimous. Roll call vote: Mr. Fitzgerald – aye; Mr. Bradley – aye; Mr. Kelleher - aye.

Mr. Bradley moved, seconded by Mr. Fitzgerald, to close the executive session at 9:00 p.m. and adjourn the meeting. The vote was unanimous. Roll call vote: Mr. Fitzgerald – aye; Mr. Bradley – aye; Mr. Kelleher – aye.

Respectfully submitted,

Catherine Burke

*The following documents and exhibits were presented at the meeting: information on purchase of YWCA property including CPC application, P&S, assessors property cards, flood/wetland maps and camp proposal prepared by Craig Jameson; letter from Chief Tavares recommending that Noreen Callahan be appointed as Part Time Assistant Animal Control Officer; application for renewal of commercial parking permit from Green Harbor Lobster Pound; information on appointment of Jeremiah Folkard as Building Commissioner; letter from Mark Ford resigning from ZBA; application for appointment to ZBA from Stephen Feeney*