

Stoneham Board of Selectmen – Minutes of Meeting of May 1, 2012

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

Pledge of Allegiance

Chairman Vallarelli noted that Bruce Willis, a Selectman in the early eighties, died.

Accept North School from School Committee

Selectman Gregorio moved to accept the North School from the School Committee, seconded by Selectman Sweeney. **Motion was unanimously voted.**

Accept North School Bid Proposal as Amended and Authorize Town Administrator to Finalize and Execute the Purchase and Sales agreements for the Sale of: (i) the North School property/building; and (ii) Residential Lots A, B and C

Atty. Mark Vaughan was present to represent Collins Development. Mike Collins was also present. Selectman Sweeney asked if all the paperwork was in order. Town Counsel Solomon said yes. He asked that, if they accept the bid, they authorize the Town Administrator to sign the Purchase and Sale Agreements on behalf of the Town. He said, in the Purchase and Sale Agreements, it is made clear that the main parcel needs to be sold first, followed by the separate parcels. He said if they vote to authorize the Town Administrator to be their agent in finalizing the Purchase and Sale Agreements he can have it for them on 5/7 and it could be signed that same night. Selectman Sweeney moved to accept the sales agreement for North School and the residential lots and authorize Dave Ragucci to sign all necessary paperwork, seconded by Selectman Boussy. Peter Cusato, 34 Tamarock Terrace, said he was concerned with the Town's selling it very inexpensively, even in light of current market conditions. Terry Conway, Brookbridge Road, said she was also concerned about devaluing Stoneham properties. She said the old bid was \$2.94 million. She said it's a marketing issue. She said East School was grossly undervalued. She said she knows the neighborhood is against an assisted living facility, but she said the Town could use this money. She said the neighbors moved into a neighborhood with a School. Mark Drew, 122 Collincote Street, a neighbor, said they had 7 months of open meetings. He said the \$2.8 million was for commercial zoning. William Previdi, 11 Elmhurst Road, a member of the Finance and Advisory Board, said he was one of two votes opposed to this. He said there must have been something flawed in the RFP, when they only got one bid. He said he can clearly understand the neighborhood opposition to the previous bid. He said that, even with this bid, he doesn't think it is being fully developed. He said they could increase the building to the rear for more condos. He said he doesn't think they should accept this proposal. Jim Brunini, a neighbor, said he knows some of the dissenting are Town employees. He said the Town Administrator sent it out the first time without any input from the neighborhood. He said the neighborhood compromised with the Town. Mary Lou Bracciotti, 36 Broadway, said that, in the RFP, they could have expanded on the School. She said no one responded.

Chairman Vallarelli said there were several variables in the process. He said he sat on the North School Committee. He said he doesn't think the \$2.8 million proposal would have passed Town Meeting. He said they put out the proposal for the second time and got one bid. He said they did a walk-through and the other 3 or 4 developers didn't put in a bid. He said he believes they will be getting tax dollars in a short amount of time. He said if they keep putting the bid out it could sit there for 5 or 6 years. Selectman DePinto said he doesn't think the timing is right. He said this is not the time to sell real estate unless they are forced to. He asked what the hurry is. He said they could do the same development in 5 or 10 years. Selectman Boussy said it costs \$20,000 to insure a vacant building. He said it will cost \$100,000 over 5 years. He said they will have \$350,000 in tax money coming in over 5 years. He said the neighbors would have to put a disclosure on any property they sell.

A roll call vote was taken on the motion.

Voting in favor:

Selectman Sweeney
Selectman Boussy
Chairman Vallarelli

Opposed:

Selectman Gregorio
Selectman DePinto

Motion carried.

Meeting recessed at 7:45 p.m.

Meeting reconvened at 7:48 p.m.

Request to Name Corner of Brookbridge Rd and Whipple Ave for Gerry Sullivan/VFW/Frank Gearv/Selectman Sweeney

Selectman Sweeney moved to name the corner of Brookbridge Road and Whipple Ave in memory of Gerry Sullivan and to erect a memorial plaque, seconded by Selectman DePinto. **Motion was unanimously voted.**

Redstone Shopping Center/Request for Two-Year Extension of Site Plan Approval

Atty. Steven Cicatelli was present to represent Redstone Shopping Center Limited Partnership in its petition for a two-year site plan extension. Selectman DePinto moved to extend the site plan for two years, seconded by Selectman Sweeney. A roll call vote was taken.

Voting in favor:

Selectman Sweeney
Selectman Gregorio
Selectman DePinto
Chairman Vallarelli

Opposed:

Selectman Boussy

Voting was 4-1 in favor. **Motion carried.**

Atty. Cicatelli said that the bus stop in Redstone was relocated and they have some concerns as to that location. He said they will definitely find a location in the Center, but they are concerned with the bus stopping in the travel lane. He said the sign has been put in. Chairman Vallarelli said the Police Department determined that location. Atty. Cicatelli said he will work with the Board on it.

Annual Appointments/Continued

Selectman DePinto moved to reappoint Dennis Visconti to the Recreation and Open Space Committee, seconded by Selectman Gregorio. **Motion was unanimously voted.**

Selectman DePinto moved to reappoint Tracey Butterworth to the Water and Sewer Review Board, seconded by Selectman Gregorio. **Motion was unanimously voted.**

Selectman DePinto moved to appoint Selectmen Boussy and Gregorio as Selectmen's representatives to the Middle School Building Committee, seconded by Selectman Sweeney. **Motion was unanimously voted.**

Selectman DePinto moved to appoint Paul Rotondi as a citizen member of the Middle School Building Committee, seconded by Selectman Sweeney. **Motion was unanimously voted.** Town Counsel stated for the record that the second individual is there as the Selectmen's representative in two capacities.

Approve Arbor Day Proclamation

Selectman Vallarelli said that last Thursday they had a ceremony out at the Steele Playground and planted a tree in honor of John Hanright. He noted the Annual Report book has John Hanright on the cover.

Selectman DePinto moved to accept the proclamation, seconded by Selectman Sweeney. **Motion was unanimously voted.**

Approve Block Party Requests/Minot St/Bonad Rd

Selectman Sweeney moved approval of the Block Party on Minot Street on 5/12/12, contingent on Police, Fire, and DPW having been notified. Motion was seconded by Selectman DePinto and **unanimously voted.** Selectman Sweeney moved approval of the Bonad Road Block Party on 6/16/12, with the same conditions that everyone is notified. Motion was seconded by Selectman DePinto and **unanimously voted.**

Approve Minutes

Selectman DePinto moved approval of the 3/27/12 minutes, seconded by Selectman Sweeney. Voting was 4-0-1 in favor, with Selectman Boussy abstaining. **Motion carried.**

Intermunicipal Agreements

This was continued to the 5/7/12 meeting, as there was no backup.

Town Administrator Reports

Town Administrator Ragucci asked that he be allowed to form a group to determine the costs charged off to the MWRA are fair and accurate. He suggested one Selectman, one Finance Board member, Town Counsel, and himself. Selectman Boussy moved to appoint Selectman DePinto to the committee. Mr. Ragucci will ask the Finance Board to appoint a member to the Water/Sewer Enterprise Review Committee.

Mr. Ragucci noted the Langwood Commons developers presented two checks to the Town for mitigation, totaling \$337,500. Selectman Sweeney said he would like to put some of it towards the trash fee, since there is the debt exclusion for the new school and the trash fee on top of that. Selectman DePinto suggested putting that on the agenda for the next meeting.

Mr. Ragucci said there is a meeting tomorrow with DCR and the State Police concerning the MWRA water tank. He said he will insert the Town's Police Dept. He said these additional trucks are going to impact the one-way on Ravine Rd. Chairman Vallarelli asked him to find out the truck route.

Miscellaneous Correspondence

Selectman DePinto asked if there were any downside to the Town of Lunenburg request for an amicus brief. Town Counsel said he will report back in writing and the Board can vote on it. Chairman Vallarelli congratulated the new Police Officer, John Curtis. School Building Committee Chairman Jeanne Craigie said the latest conversation she had with Les Olson was the committee needed two members. She said if Selectman Boussy or Selectman Gregorio wants to come on as a community member that would be fine. She said they are missing a representative from the Board of Selectmen. She said they appointed Paul Rotondi as a community member. After discussion, Selectman Sweeney suggested they go with Town Counsel's recommendation until they find out differently from Town Counsel.

Executive Session

Selectman DePinto moved to go into executive session and not return as Board of Selectmen, for Stockwell and litigation concerning Grimsby's and DCR. Motion was seconded by Selectman Gregorio, and a roll call vote was taken.

Voting in favor:

Selectman Gregorio
Selectman DePinto
Selectman Boussy
Selectman Sweeney
Chairman Vallarelli

Motion was unanimously voted.

Meeting adjourned at 8:27 p.m.

Respectfully submitted,

Muriel Doherty