

Stoneham Board of Selectmen – Minutes of Meeting of June 9, 2015

Chairman Thomas Boussy called the meeting to order at 7:04 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 Town Counsel William H. Solomon.

Pledge of Allegiance

Site Plan Hearing/489 Main Street/Attorney Houghton (Time :42-38:01 on Stoneham TV on Demand)

Selectman DePinto read the Notice of Hearing. Attorney Charles Houghton was present to represent Buckingham Realty Trust, Michael J. O’Sullivan, Trustee to change use from five (5) residential units to (6) residential units in the building on the property located at 489 Main Street, Stoneham, MA on land owned by Buckingham Realty Trust, Michael J. O’Sullivan, Trustee, 7 West Street, Wakefield, MA 01880. Selectman DePinto read Department Recommendations from May 28, 2015. Selectwoman O’Neill asked for clarification on the parking. Attorney Charles Houghton explains there are 13 spots except for two spots which are located 18 feet back from the sidewalk on Benton Street side. Attorney Charles Houghton agrees with all DPW Engineering, Police Department, Board of Health, Fire Department and Inspectional Services. Selectman Vallarelli asked if this is the property that Taste of Siam being parks cars now. Attorney Houghton stated yes and that will be terminated once this is approved. Selectwoman O’Neill states she does not like the cars parked out front. Attorney Houghton states this is following the bylaws. Chairman Boussy states that the zoning by laws predict any kind of planning. Chairman Boussy states the bylaws need to be looked at and updated. Selectwoman Colarusso asks if they are planting more than one tree. Attorney Houghton states they will be paying \$500.00 for trees and they will purchase as many as they can with that money. Selectwoman O’Neill brings up the question again regarding the parking for Taste of Siam. Attorney Solomon responds with the legal answers. Chairman Boussy opened the hearing to the public. Joan Lemire 12 Fairview Road spoke. Cindy Hemingway 14 Fells Road spoke. Chairman Boussy closed the public hearing. Selectman DePinto made motion to approve site plan contingent on Attorney Solomon researching the original site plan for Georgie D’s to make sure there is no conflict with parking and two years allowed for completion, seconded by Selectman Vallarelli. A roll call vote was taken.

Voting in Favor:

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

Motion was unanimously voted (5-0).

Site Plan Hearing/335 Main Street/Attorney Charles Houghton (Time 38:12-54:23 on Stoneham TV on Demand)

Selectman DePinto read the Notice of Hearing. Attorney Charles Houghton were present to represent Dalia Valencia & Middlesex Investment Partners LLC to add a 1048 square foot specialty coffee and tea shop with 16-17 seats inside and 5 tables with 10 chairs outside for common seating on the property located at 335 Main Street, Stoneham, MA on land owned by Middlesex Investment Partners, LLC, 51 Main Street, Stoneham, MA 02180. Attorney Houghton clarifies that the parking issue has been resolved today. Chairman Boussy states there is a bunch of excitement around this project and the town bylaws almost caused this project to not make it. Chairman Boussy would like to revisit the permitting software that was looked at. Chairman Boussy states he thinks it is time to bring someone from the outside in to look at the zoning bylaws. Selectman DePinto read Department Recommendations from May 28, 2015. Attorney Charles Houghton agrees with all DPW Engineering, Police Department, Board of Health, Fire Department and Inspectional Services. Chairman Boussy opened the hearing to the public. Joe Senna spoke on the history of the building since their purchase a year and a half ago. Mr. Senna states the building department was great, all the people involved were great. He appreciates everything the Town has done and he hopes they are proud of it. Chairman Boussy states it looks great. Selectwoman O’Neill states they are excited along with people on social media. She states it is a huge improvement and thank you. Anthony Wilson 181 Central Street spoke. Chairman Boussy closed the public hearing. Selectwoman O’Neill made motion to approve site plan contingent upon all requests being met with two years allowed for completion, seconded by Selectman DePinto. A roll call vote was taken.

Voting in Favor:

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

Motion was unanimously voted (5-0).

A resident from Melba/Valdora spoke asking if the hearing regarding gas line extension could be heard tonight. The Board states the Public Hearing from May 26th was postponed due to National Grid not showing up. They cannot have a Public Hearing without it being posted and notices sent out. This was scheduled to be heard on June 23, 2015. **(Time 55:10-62:24 on Stoneham TV on Demand)**

Sign and Present 2015 ADA Proclamation (Time 62:26-63:32 on Stoneham TV on Demand)

Selectman DePinto read the ADA Proclamation and made a motion to sign proclamation, seconded by Selectwoman Colarusso and **unanimously voted (5-0).**

Water & Sewer Rates/Town Administrator (Time 63:55-98:17 on Stoneham TV on Demand)

Town Administrator Ragucci presented the recommendation for the FY16 rates. The recommendation was voted by the Water & Sewer Review Board 3-2 to increase the water rate by \$1.00/hcf making the new rate \$6.00/hcf and lowering the sewer rate by \$.75/hcf making the new rate \$9.05/hcf. This results in an overall combined increase of \$.25/hcf. Chairman Boussy asked for clarification on the water charges. Town Administrator Ragucci ask the Board if the Director of Public Works Robert Grover could walk them through this.

The Board agreed. Selectwoman O'Neill addresses that the contract with Atlantic Gelatin protects them more than the Town. Selectwoman Colarusso states she would like to see the moving forward more protection for the tax payer and proper allocation of work hours at the DPW which needs to start now. Town Administrator Ragucci agrees this needs to change but it has been an accepted practice for 25-30 years. Chairman Boussy states we need to start looking at the overtime and figure out if we can add jobs and save money. Selectmen DePinto would like to know an update on the recycling to discuss at looking at the trash fee at the next meeting. Scott LeBeau 55 Pleasant Street stated the Stoneham Recycles posted on Facebook today that the new recycling policy has saved just over 80,000.00 and just of 1,200 tons of recycling. Chairman Boussy states there is a lot to discuss and agrees to put trash discussion on the agenda for the next meeting.

Telephone System/Cicatelli (Time 98:34-117:56 on Stoneham TV on Demand)

Thomas Cicatelli was present to ask for \$94,000.00 to replace the 15 year old telephone system because the Police phone systems are going out. Mr. Cicatelli explains the phone systems and how they operate and what they are not doing along with what services new system will provide. Selectman DePinto asks if this could be leased. Selectwoman O'Neill asked if he looked into the company that the School Department used when they upgraded their phone system. Selectwoman Colarusso asked if he got any comps and if there are any cost savings per month. Selectwoman O'Neill states they should get together to look at where the Fallon Road mitigation money will be used. Selectman Vallarelli made a motion to table this item until the June 23, 2015 meeting by then they will have an answer, seconded by Selectman DePinto **and unanimously voted (5-0)**.

Appointment to Committees (Time 118:06-118:36 on Stoneham TV on Demand)

Selectman DePinto made a motion to reappoint Sue Coughlin, 300 Mountain View Drive on the Disability Committee until April 30, 2018, seconded by Selectman Vallarelli **and unanimously voted (5-0)**. Selectman DePinto made a motion to appoint Nicholas DeCarlo, 5 Elizabeth Road as an associate member on the Conservation Commission until April 30, 2016, seconded by Selectwoman O'Neill **and unanimously voted (5-0)**.

Approve Minutes (Time 118:39-120:29 on Stoneham TV on Demand)

Selectman DePinto made motion to approve minutes of 4/28/15, seconded by Selectwoman O'Neill **and unanimously voted (5-0)**. Selectman DePinto made motion to approve minutes of 5/12/15, seconded by Selectwoman O'Neill **and unanimously voted (5-0)**. Selectman DePinto made a motion to approve minutes of 5/21/15, seconded by Selectwoman O'Neill **and voted (3-0-2)**. Selectwoman Colarusso and Selectman Vallarelli abstained. Selectman DePinto made motion to approve minutes of 5/26/15, seconded by Selectwoman O'Neill **and unanimously voted (5-0)**. Selectwoman O'Neill made motion to approve executive session minutes of 5/19/15 and not to release, seconded by Selectman DePinto **and unanimously voted (4-0-1)**. Chairman Boussy abstained.

Approve CIP Request (Time 120:32-139:17 on Stoneham TV on Demand)

Selectwoman Colarusso made a motion to approve the CIP request from Oro Salon, 8 Franklin Street for the amount of \$3,000.00, seconded by Selectman DePinto **unanimously voted (5-0)**. Scott LeBeau 55 Pleasant Street spoke. Marcia Wengen 56 Washington Street spoke. A roll call vote was taken.

Voting in Favor:

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

Motion was unanimously voted (5-0).

Stockwell (Time 139:30-141:00 on Stoneham TV on Demand)

Selectman DePinto made a motion to approve request #1 for Stockwell, seconded by Selectman Vallarelli **unanimously voted (5-0)**. Selectman DePinto made a motion to approve request #2 for Stockwell, seconded by Selectman Vallarelli **unanimously voted (5-0)**. Selectman DePinto made a motion to approve request #3 for Stockwell, seconded by Selectwoman O'Neill **unanimously voted (5-0)**. Selectman DePinto made a motion to approve request #4 for Stockwell, seconded by Selectwoman Colarusso **unanimously voted (5-0)**. Selectman DePinto stated he would like to thank Erin and Stockwell for securing the money for the flu vaccines. Chairman Boussy states the quarterly report show there is still over 1 million dollars in the account.

Town Administrator (Time 141:12-144:14 on Stoneham TV on Demand)

Town Administrator Ragucci states that the Town has recovered \$43,000.00 in back taxes, insurance and maintenance costs from 11 Fuller Street property owners. Mr. Ragucci states he met with MassDOT on the infrastructure project at Rt28 & North Street. He states this project has been pushed out to the spring of 2017. Mr. Ragucci states will plenty of meeting and time for public comment on this project. Town Administrator Ragucci states that the Town is going to be signing a landscape contract with Groundmasters for \$25,738.00 to maintain the Beautification Program.

Miscellaneous (Time 144:15-166:38 on Stoneham TV on Demand)

Selectwoman O'Neill discusses a letter that was received stating we have the opportunity to send a letter stating that Stoneham is not in support of being a host municipality for marijuana dispensaries. Selectwoman O'Neill asks for the Boards support in sending this letter. Selectman Vallarelli made a motion for a letter to be written by Tom and Bill and sent, seconded by Selectman DePinto **and unanimously voted (5-0)**. Selectman DePinto would like Anthony Wilson from the Bikepath Committee to speak on the upcoming event. Anthony Wilson would like to invite everyone Saturday at 2pm for a Walk/Historic Tour that will start on Gould Street. Chairman Boussy would

like to know what the plan is for the stairs at Pomeworth Park that were falling apart. Town Administrator Ragucci states that he is aware and DPW has blocked them off a few times. He states the plan is to remove those stairs and DPW is going to fill with dirt and plant grass. Mr. Ragucci states to repair these stairs would cost about \$10,000.00. Chairman Boussy asks what the KENO To Go letter is all about. The Board discusses. Anthony Wilson 181 Central Street states there are other establishments in Stoneham on the list. The Board did not act on this letter. Selectwoman O'Neill would like to update everyone on the Zoo. Selectwoman O'Neill states there has been a great outpouring of support and she would like to see this continue from Stoneham and other communities. Selectwoman O'Neill states the Zoo is very important to this area and would suggest reaching out by sending letters of support to release the capital money to Secretary Ash, Governor Baker and by signing the petition that is available on the home page of the Town website. Selectwoman O'Neill states the Zoo is a great partner to us and surrounding town. Chairman Boussy suggests the Board send a letter to Senator Markey, Senator Elizabeth Warren and Congresswoman Katherine Clark appealing the decision of Eversouce coming through Stoneham. Selectwoman O'Neill states we have small business that may not be able to survive these projects. The Board decided to have Tom and Bill draft and send that letter. Selectwoman Colarusso stated she would like to thank you the Board and Mr. Solomon for the follow up on Albion Street and those residents will be addressed and get what they deserve. Selectwoman Colarusso stated she is working on the survey and is gathering a list of choice departments. Selectwoman Colarusso asked Town Administrator Ragucci to look at the lights at Main and William Street she states the timing may be off. Selectwoman Colarusso asks the Board if they are having an executive session anytime soon. Selectwoman Colarusso would like to have one to set the Town Administrators goals for the next year. Selectman DePinto stated the goals meeting used to be Whip Hill. Selectwoman O'Neill states they should also have an executive session with an update on Weiss Farm. Selectwoman Colarusso states the reason she brings it up is because they will all be going on vacation and we are going to blink and it is going to be Labor Day and in all fairness to Dave he should get his goals in June for next June because it is a one year cycle. Selectwoman Colarusso suggests setting up an executive session along with Weiss Farm. Selectwoman Colarusso would also like Town Administrator Ragucci to have the crosswalks at South School looked at. She states she thinks they may be in the wrong location.

Selectman DePinto made the motion to adjourn at 9:55 p.m., seconded by Selectwoman O'Neill and unanimously voted (5-0).

Respectfully submitted,

Erin Sinclair