

**Stoneham Select Board
Meeting Minutes
Tuesday, April 12, 2022
7:00 p.m.**

Open Session

Members Present: Heidi Bilbo, George Seibold, David Pignone Shelly MacNeill, Raymie Parker (remote)

Also Present: Town Administrator Dennis Sheehan

Call to Order: Bilbo called the meeting to order at 7:00 p.m. (To view this meeting in its entirety go to Stoneham TV on Demand available from the Town’s homepage at www.stoneham-ma.gov)

Agenda Item 1: Open Meeting Bilbo opened the remote meeting with roll call attendance.

Agenda Item 2: Pledge of Allegiance

Agenda Item 3: Select Board Reorganization MacNeill moved to elect Seibold to the position of Chair. Pignone seconded the motion. A roll call vote was taken.

Voting in favor:

Heidi Bilbo
David Pignone
George Seibold
Raymie Parker
Shelly MacNeill

Motion Passes (5-0)

Parker moved to elect Pignone to the position of Vice Chair. MacNeill seconded the motion. A roll call vote was taken.

Voting in favor:

Heidi Bilbo
David Pignone
George Seibold
Raymie Parker
Shelly MacNeill

Motion Passes (5-0)

MacNeill moved to elect Parker to the position of Clerk. Pignone seconded the motion. A roll call vote was taken.

Voting in favor:

Heidi Bilbo
David Pignone
George Seibold
Raymie Parker
Shelly MacNeill

Motion Passes (5-0)

MacNeill requested a point of personal privilege. She thanked Heidi for her leadership in the second half of the pandemic. She stated that she appreciated her work and all that she accomplished. Seibold seconded the sentiment and thanked the Board for the opportunity to serve again as its Chair. Seibold took the Chair's seat and continued the meeting.

Agenda Item 4: Citizens' Comments No comments were received.

Agenda Item 5: Stoneham Chamber of Commerce – Announcement of Branding Campaign Megan Day, Executive Director of the Stoneham Chamber of Commerce, stated that she applied for and was awarded a mass Office of Travel and Tourism grant for \$45,000 to develop a branding and marketing plan for the downtown. Day thanked Sheehan and Erin Wortman for their assistance. She stated that all funds must be used by 6/30 and that she would like to unveil the plan at Town Day in September. Day asked if a Board member would like to participate in the project. Bilbo stated that she would be willing to be a committee member.

Agenda Item 6: Memorial Day Street Closings: Maureen Buckley and Kevin Cantwell appeared before the Board and requested street closings for the Memorial Day parade and announce the veteran's walking stick program. Sheehan recommended that the Board vote for the requested street closings while giving some latitude for course changes based on the Eversource project. Buckley stated that she is still looking for parade participants and that there are parade marshal applications outside of the Clerk's office. MacNeill moved to close the streets for the Memorial Day parade as requested with the ability to make adjustments with the approval of the Fire Chief and Police Chief. Pignone seconded the motion. A roll call vote was taken.

Voting in favor:

George Seibold
David Pignone
Raymie Parker
Heidi Bilbo
Shelly MacNeill

Motion Passes (5-0)

Sheehan announced that the Purple Heart Community signs would be going up before Memorial Day.

Agenda Item 7: Site Plan Hearing: 22 Wright Street Pignone read the notice of hearing. Charles Houghton appeared for the petitioner, Frank Petrillo/22 Wright Street LLC. Houghton stated that they are looking to build a 3 unit town house condominium and that he has reviewed the Department Review and agrees to the conditions therein. Bilbo stated that she is appreciative that the developer is matching the style of the neighborhood. Parker asked if there will be tree replacement following the demolition and building. Houghton stated that they will work to save most of the trees at the site and replace others. Marcia Wengen stated that she had been following this project and requested that a letter from the Historical Commission be added to the file. Wengen noted that the builder agreed to add black shutters to the project. Houghton stated that the shutters would be added. Bilbo moved to approve the site plan for 22 Wright Street. MacNeill seconded the motion. A roll call vote was taken.

Voting in favor:

George Seibold
David Pignone
Raymie Parker
Heidi Bilbo
Shelly MacNeill

Motion Passes (5-0)

Agenda Item 8: Site Plan Hearing: 39 Pleasant Street Suite 2A Pignone read the notice of hearing. Houghton appeared for the petitioner, YMCA of Metro North, Inc. Houghton stated that this is the last of the 4 units left to be sold by the YMCA and that there is an IT business looking to expand into the space. MacNeill moved to approve the site plan for 39 Pleasant street Suite 2A. Bilbo seconded the motion. A roll call vote was taken.

Voting in favor:

George Seibold
David Pignone
Raymie Parker
Heidi Bilbo
Shelly MacNeill

Motion Passes (5-0)

Agenda Item 9: Site Plan Hearing: 5 Woodland Road Pignone read the notice of hearing. Houghton appeared for the petitioner, Fellsway Development LLC. Houghton stated that this process was started in December. The Planning Board has issued its decisions. The Board of Health has approved biological safety regulations. Houghton stated that his client is agreeable to all of the conditions in the Department Review. He stated that the demolition plan is currently priced at \$15,000,000 and the plan is to build a 150,000 square foot research and development facility on sight and that all local, state, and federal regulations will be met. Pignone asked if the

building was visible from the road. Houghton stated that it is about 50 feet high and will be visible from the road. Seibold asked if a Town Safety building could be built at the current power plant site. Houghton stated that it is contaminated and there would be substantial 21E issues. Scott White stated that he would look into it. Bilbo asked when the address change would occur. White stated that it would become 7 Woodland Road at the time of permitting. Bilbo asked about the wayfinding signage. White stated that he would add the signage.

MacNeill asked what would happen when there is a tenant. White answered that the fire department and the building department would need to complete permitting and safety approvals. Parker stated that she would like there to be discussions about the 99 bus. She continued that the all bushes and plants should be native and non-invasive. Houghton stated that the builder stipulated to that. Parker asked about the utility work that had been completed a few years back. Tim Williams of Allen and Major stated that they will have to modify the infrastructure, but they will build off of what is existing. Parker asked if they can see the renderings once there is a tenant. Houghton stated that they will come back and show the Board, but technically they will not be before the Board for a hearing. Parker asked about the Stormwater Review Board, DCR, and the Conservation Commission. Houghton stated that they have been before DCR and the Stormwater Review Board, but that they do not need to go before Conservation. Wengen asked when the demolition will take place. Houghton stated that they will not demolish without a tenant. Parker asked if they had a rodent control plan and Houghton stated that they will do what is required by the BOH.

MacNeill moved to approve the site plan with all of the conditions of the department review. Bilbo seconded the motion. A roll call vote was taken.

Voting in favor:

George Seibold
David Pignone
Raymie Parker
Heidi Bilbo
Shelly MacNeill

Motion Passes (5-0)

Agenda Item 10: Approve Minutes: 3/15/22 Bilbo moved to approve the minutes of 3/15/22. MacNeill seconded the motion. A roll call vote was taken.

Voting in favor:

George Seibold
David Pignone
Raymie Parker
Heidi Bilbo
Shelly MacNeill

Motion Passes (5-0)

Agenda Item 11: Town Meeting Warrant – Article Recommendations MacNeill moved to vote favorable action on articles 1-6. Bilbo seconded the motion. A roll call vote was taken.

Voting in favor:

George Seibold
David Pignone
Raymie Parker
Heidi Bilbo
Shelly MacNeill

Motion Passes (5-0)

Sheehan stated that articles 7, 8, and 9 are citizen petitions that do not require a recommendation.

Bilbo moved to vote favorable action on article 10. Pignone seconded the motion. A roll call vote was taken.

Voting in favor:

George Seibold
David Pignone
Raymie Parker
Heidi Bilbo
Shelly MacNeill

Motion Passes (5-0)

MacNeill moved to vote favorable action on article 11, the Town budget. Pignone seconded the motion. A roll call vote was taken.

Voting in favor:

George Seibold
David Pignone
Raymie Parker
Heidi Bilbo
Shelly MacNeill

Motion Passes (5-0)

Parker asked if a tree warden is included in the budget. Sheehan stated that the DPW budget has the funding to continue using a private contractor as tree warden while a member of the DPW staff pursues the training and the licensing. Sheehan stated that the licensing is for arborist and pesticide control. Bilbo stated that it continues to be a priority to hire and appoint a tree warden. Pignone asked what the time frame would be for the testing. Sheehan stated that the test is on October. Seibold stated that we have to be assertive in filling this position and October

is another year gone. Bilbo stated that she is 100% in agreement with giving opportunities to current staff members, but that if something arises we should take it. Parker stated that this has to be a priority.

Bilbo moved to vote favorable action on article 12. MacNeill seconded the motion. A roll call vote was taken.

Voting in favor:

George Seibold
David Pignone
Raymie Parker
Heidi Bilbo
Shelly MacNeill

Motion Passes (5-0)

Bilbo moved to vote favorable action on article 13. Pignone seconded the motion. A roll call vote was taken.

Voting in favor:

George Seibold
David Pignone
Raymie Parker
Heidi Bilbo
Shelly MacNeill

Motion Passes (5-0)

Bilbo moved to vote favorable action on articles 14 and 15. MacNeill seconded the motion. A roll call vote was taken.

Voting in favor:

George Seibold
David Pignone
Raymie Parker
Heidi Bilbo
Shelly MacNeill

Motion Passes (5-0)

Bilbo moved to vote favorable action on article 16. MacNeill seconded the motion. A roll call vote was taken.

Voting in favor:

George Seibold
David Pignone
Raymie Parker
Heidi Bilbo
Shelly MacNeill

Motion Passes (5-0)

Eric Duffy, Town Accountant, stated that article 17 is the snow and ice allocation and that it is just over \$230,000 over budget at this time. MacNeill moved to vote favorable action on article 17. Pignone seconded the motion. A roll call vote was taken.

Voting in favor:

George Seibold
David Pignone
Raymie Parker
Heidi Bilbo
Shelly MacNeill

Motion Passes (5-0)

Duffy stated that we do not currently have the numbers that we require from our actuaries. He stated that he estimates that article 18, which gives a cost of living increase to retirees, will have little impact on the Town's retirement contribution. MacNeill stated that she is supportive of giving a costs of living increase to retirees, but that she would like to see the numbers before she votes. Bilbo moved to make no recommendation at the time of printing. MacNeill seconded the motion. A roll call vote was taken.

Voting in favor:

George Seibold
David Pignone
Raymie Parker
Heidi Bilbo
Shelly MacNeill

Motion Passes (5-0)

MacNeill moved to vote favorable action on article 19. Bilbo seconded the motion. A roll call vote was taken.

Voting in favor:

George Seibold
David Pignone
Raymie Parker
Heidi Bilbo
Shelly MacNeill

Motion Passes (5-0)

Sheehan stated that articles 20 and 21 eliminate the Water and Sewer review Board. Seibold thanked the past members of the Board for their service. Pignone moved to vote favorable action on articles 20 and 21. MacNeill seconded the motion. A roll call vote was taken.

Voting in favor:

George Seibold
David Pignone
Raymie Parker
Heidi Bilbo
Shelly MacNeill

Motion Passes (5-0)

Sheehan stated that articles 22 and 23 would create a higher income limit and decrease the tax rate for property tax deferments through the Assessing Department. Parker stated that not a lot of people will take advantage of this deferment and the senior may need some help this year with the tax increase. MacNeill moved to vote favorable action on articles 22 and 23. Bilbo seconded the motion. A roll call vote was taken.

Voting in favor:

George Seibold
David Pignone
Raymie Parker
Heidi Bilbo
Shelly MacNeill

Motion Passes (5-0)

Agenda Item 12: COVID Bills/Outdoor Dining Update Kilbride stated that she is waiting for Town Counsel to approve the licensing agreement for use this year. She stated that all applications are otherwise ready to be sent to the restaurants that are interested in outdoor seating for the season. MacNeill suggested that the Board meet before Town Meeting to approve the applications.

Agenda Item 13: Subcommittee Policy/Subcommittee Formation This item will be taken up at a future meeting.

Agenda Item 14: Sapphire Award Announcement Parker announced that nomination papers for the Sapphire Award are available on the website. Kilbride stated that she would have the item moved to the front page of the website.

Agenda Item 15: MBTA Advisory Board Letter Parker stated that as Brian Kane has requested a letter from the Town in support of increasing MBTA coverage and FY23 budget oversight report. MacNeill moved to approve and sign the letter as presented. Bilbo seconded the motion. A roll call vote was taken.

Voting in favor:

George Seibold
David Pignone
Raymie Parker
Heidi Bilbo
Shelly MacNeill

Motion Passes (5-0)

Agenda Item 16: High School Building Project Update Sheehan stated that due to market inflation in the construction field the new high school will require \$12,000,000 in changes. He stated that there have been many difficult discussions, but the priorities are the education program and maintaining a green building. Sheehan stated that the traffic signal on Franklin Street, the amphitheater, some pre-K square footage, some lighting, and one turf field will be lost. He stated that with the revised budget we will not need to go back to Town Meeting for more money. Pignone stated that no one is happy with the changes, but that the Committee worked diligently to make cuts and maintain a great product. Bilbo asked about the district offices. Sheehan stated that there are a few paths for the offices, but maintaining the space for pre-K was critical to create space at the elementary schools.

Agenda Item 17: ARPA Funds – Discussion Sheehan stated that he sent the Board a memo regarding the expenditure of ARPA funds. He stated that he was requesting two votes from the Board as follows: 1. Since the DOR guidance allows 10 million of the ARPA funding to be used as lost revenue, thereby giving the most flexibility for spending, that the \$7,200,000 in ARPA funding given to the Town represent lost revenue; and 2. That the funding detailed in his memo, which totals \$1,500,000, be approved. Sheehan stated that the projects on the list have time constraints and a delay could have compounding effects. Sheehan requested \$550,000 for a water restoration project; \$250,000 for Chrome Book replacements for the schools; \$60,000 in wetland work as part of the MVP grant program; \$200,000 for police vehicle replacement; \$340,000 for roadway improvements; and \$100,000 for IT switch upgrades. Sheehan stated that there is \$5,500,000 left in funding to be spent. Pignone thanked Sheehan and stated that most of these items have been on the table for some time. MacNeill stated that she would like to discuss purchasing school buses. Sheehan stated that there is an electric bus grant that he is looking at now. Pignone stated that buses that were purchased for the school athletics are being used for

many things including use at the senior center. Bilbo stated that the capital list should be addressed as it is more than double what was approved this year.

MacNeill stated that since no one knows what is coming, it is wise to use the funds in a piecemeal approach and to spend on project that leverage funding for maximum return. She stated that this is stage one and there will be more opportunities moving forward.

Bilbo moved to allow the \$7.2 million in ARPA funding as revenue loss and to approve the spending of \$1.5 million toward the projects outlined in Sheehan's memo. MacNeill seconded the motion. A roll call vote was taken.

Voting in favor:

George Seibold
David Pignone
Raymie Parker
Heidi Bilbo
Shelly MacNeill

Motion Passes (5-0)

Agenda Item 18: Town Administrator's Report Sheehan stated that the Town will be receiving \$351,000 in installments for the settlement of the opioid lawsuit. He stated that there are currently 3 options to improve the Friendly's intersection and that it will be a \$4,000,000 project funded by Mass DOT. He thanked the delegation for its continued advocacy. Sheehan stated that there will be an Easter celebration on the common on 4/15.

Agenda Item 19: Non-Deliberative Announcements and Scheduling MacNeill requested that DPW be cognizant of the condition of the flags for Memorial Day. Bilbo stated that prior to the meeting the Town dedicated a tree to Darrin Leahy in front of Town Hall.

Agenda Item 20: Adjourn Pignone moved to adjourn. Bilbo seconded the motion. A roll call vote was taken.

Voting in favor:

George Seibold
David Pignone
Raymie Parker
Heidi Bilbo
Shelly MacNeill

Motion Passes (5-0)

Respectfully submitted,

Dava Feltch Kilbride, Office Manager