

Stoneham Finance & Advisory Board Meeting  
Monday, October 3, 2022 - 7:00 pm  
Town Hall Hearing Room

Attendees:

Tim Waitkevitch, Chair  
Cory Mashburn, Vice Chair  
Andrew Harmon, Secretary

Youlia Bowerman      Sachin Joshi  
Mike Memmolo        Wendy Smith  
Dave Tammaro

*Absent:* Julieanne Bovat, Jen Gray, Ed Hurley

Guests:

Tom Barry - Chair of the Capital Committee  
Dennis Sheehan - Town Administrator  
Erin Wortman - Director of Planning and Community Development

Agenda:

1. Meeting Minutes
2. October Town Meeting Warrant Review
  - a. Capital Article w Chair of the Capital Committee
  - b. Zoning Articles w Director of Planning & Community Development
  - c. Town Administrator TBD
3. Updates
  - a. Water and Sewer
  - b. Capital
  - c. School Building Committee
  - d. Subcommittees
4. Other Business - Non Deliberative
5. Adjournment - Vote Required

Minutes:

The Finance & Advisory Board Chair called the meeting to order at 7:00pm.

Board Chair began the meeting with Agenda Item #1. Mr. Harmon had circulated the September 6, 2022 meeting minutes for review. There was no discussion on the minutes. Mr. Memmolo introduced a motion to accept the minutes as written. Mr. Mashburn seconded; all in favor.

Discussion then moved to Agenda Item #2. Mr. Waitkevitch introduced Mr. Barry, who then reviewed the capital requests and gave high-level descriptions of the needs. Mr. Joshi asked about the capital item for additional Chromebooks. He asked whether future waves of Chromebook acquisitions would be factored into the School Department operating budget. Mr. Sheehan confirmed that was the plan. Though he acknowledged that the plan he described was made by the previous Superintendent and he had not yet confirmed this was also the current Superintendent's plan. There were no additional questions on the capital requests. Mr. Barry exited the meeting.

Mr. Waitkevitch then introduced Erin Wortman who would discuss the intent behind several of the upcoming Articles. She began with Article 1, explaining that it is meant to create a new overlay district in compliance with Chapter 40A.3A (MBTA Community Legislation). It will allow mixed-use development on the former China Moon site. For Article 2, Ms. Wortman explained that the intent is to lower the per unit parking requirement in the Central Business District. Ms. Wortman then described the intent of Article 3. Part of the Article is to allow developers to bypass special permitting to gain permission for required actions under the recently-adopted affordable housing article (passed at the previous Town Meeting). She also explained that the new Article adopts more flexibility of fees in lieu of affordable units. Particularly in the discussion of single-family subdivisions. She indicated that the Town Building Commissioner would be responsible for enforcing these new provisions.

Ms. Wortman then moved onto to an explanation of Article #6. The proposed stricken language (removing the term 'educational') from the amendment passed at the last Town Meeting was at the request of the State Attorney General's office. The AG's office suggested the language could put the Town in opposition to the 'Dover amendment'. M.G.L. Chapter 40A, Section 3 states that there cannot be unnecessary restrictions on certain activities (religion, education, child care and farming). Removing this language does not change the intent of the zoning language, but reduces future potential legal issues. Ms. Wortman then exited the meeting and Mr. Sheehan addressed the Board.

He began by explaining that Articles 4 and 5 are meant to allow solar panels on the new high school building. He added that the goal of the high school is to create a 'net zero emission' building. On the Articles related to the opioid settlement, Mr. Sheehan confirmed the Board's previous inferences. The Articles are meant to set up an account to receive the opioid settlement funds, receive those funds into the account and allow the Town to direct the funds as determined at a later date. Mr. Waitkevitch asked why the Articles provide such broad authority to spend the funds. Mr. Sheehan responded that the language is really patterned after DLS (Department of Local Services) guidelines.

Mr. Waitkevitch then moved the discussion to Article 13. Mr. Sheehan explained that the Article was meant to allocate additional funds provided by the State that were not anticipated in the

original FY23 budget. Mr. Memmolo asked whether there would be future additional requests and Mr. Sheehan said there would not be. Mr. Sheehan then exited the meeting.

Mr. Waitkevitch asked the Board whether there was a desire to vote on Articles in this meeting or the next meeting. It was agreed to wait until the next meeting. The Board was assigned description drafts for the existing Articles.

Board Chair then moved discussion to Agenda Item #3. Ms. Smith provided a Water & Sewer update. She indicated that she had been in touch with the liaison to the MWRA. Mr. Mashburn relayed the fact that there were no new updates on the Capital Committee or the School Building Committee.

Board Chair then addressed Agenda Item #4. It was decided that the next meeting would be on October 5th. Mr. Mashburn introduced a motion to adjourn. Ms. Smith seconded; all in favor.