

**Stoneham Board of Selectmen – Minutes of Meeting of May 26, 2015**

Chairman Thomas Boussy called the meeting to order at 7:02 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**

**Present Heritage Award/Historical Commission (Time :37-7:00 on Stoneham TV on Demand)**

Good Evening Mr. Chairman, Board of Selectmen and women, audience members in this room and at home. My name is Margaret Warren. I am the Co-Chair, with Marcia Wengen, of the Historical Commission. Our mission is to protect, preserve and develop the historical assets of Stoneham. You appoint seven of us to staggered three year terms. Other members of the Historical Commission in attendance tonight are Steve Rotondi and associate member Dolly Wilson. I am pleased to appear before you this evening to present our annual Heritage Award. This award has been given since 1992 for “exceptional contributions to preservation and awareness of Stoneham’s historical legacy” to a local citizen, organization or business. Before I announce the recipient, let me turn the clock back 77 years to 1938. In the four month period between July and October, the Town voted to build an elementary school for \$92,000, established a building committee, applied for and received a \$41,400 grant from the federal Public Works Administration, part of Franklin Roosevelt’s New Deal, purchased land, secured bids and awarded the contract. It actually took longer to build the school than to secure this 45% match. North School opened in the fall of 1939 and educated Stoneham children and employed many local residents until 1990. Over the next 20 years it was sometimes vacant, re-opened once to alleviate classroom shortages and was leased for other educational purposes. In August of 2011 students left the building for the last time. Of particular note are the architects and developers. While the architectural firm of Kilham, Hopkins and Greeley is not a household name, locally they designed town halls in Waltham, Westborough, and Tewksbury as well as the Winchester Public Library. John Volpe, founder of Grande & Volpe, is perhaps best remembered for twice being elected Governor of Massachusetts and for his federal service under presidents Eisenhower and Nixon, as Federal Highway Administrator, United States Secretary of Transportation and Ambassador to Rome. May is National Preservation month, a time when we celebrate those who protect and enhance the places that make our communities special. This year, the Historical Commission is pleased to honor local resident and developer **Michael Collins** for his adaptive reuse of North School as eleven condominiums. Michael’s vision for the school included adapting the so-called ‘playroom’, what we would call today the ‘gymnasium,’ into four of the eleven units. He worked closely with the Commission and a mason specializing in historic brickwork to arrange new windows that look like they had always been there. It is interesting to note that as the demolition of the classrooms was finished, Michael told us that the building was as straight, true and solid as the day it was built with New Deal money. This rehabilitation project was a win-win for all the parties. Michael worked with the local advocates led by Mark Drew to retain the look and feel of the Collincote Street neighborhood with the addition of three single family homes. The town benefited from four properties, assessed in excess of \$2.8 million, being added to the tax roles. The Historical Commission has long advocated for the rehabilitation of buildings that may have out lived their original purpose but not their usefulness. Our strategy has been reaffirmed with the adaptive reuse of North School. The Historical Commission thanks you, Michael Collins, for your vision and willingness to work with us and the Collincote Street neighbors to adapt this piece of Stoneham’s history and cultural heritage for future generations. Well done!

**Site Plan Hearing/16 Main Street/Attorney Cicatelli (Time 7:01-33:17 on Stoneham TV on Demand)**

Selectman DePinto read the Notice of Hearing. Attorney Steven Cicatelli was present to represent WALLAROO LLC to construct an new commercial building on the property located at 16 Main Street, Stoneham, MA on land owned by WALLAROO LLC c/o Brickpoint Properties, Inc., 2 Main Street, Stoneham, MA 02180. Selectmen DePinto read Department Recommendations from January 14, 2014 and May 19, 2015 – Attorney Steven Cicatelli agrees with all DPW Engineering, Police Department, Board of Health, Fire Department and Inspectional Services. Chairman Boussy opened the hearing to the public. Marcia Wengen Washington Street asked if this construction would impact the work scheduled to be done at the North & Main. Attorney Cicatelli stated this project will be started prior to that and has no impact. Chairman Boussy closes the public hearing. Chairman Boussy asks if the property owner would be responsible for the sidewalk shoveling. Attorney Cicatelli stated that if it was a Bylaw they would comply but where it is not it could possibly be a liability. Selectman DePinto made motion to approve site plan with 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).**

**Public Hearing/Grant of Location/Melba Lane & Valdora Drive/National Grid (Time 33:40-36:29 on Stoneham TV on Demand)**

There was no representative present from National Grid. There was no Grant of Location issued. Resident from 23 Melba Lane came to ask questions to National Grid on what their plan is.

**MWRA Pipeline Discussion & Water Rate (Time 36:38-80:20 on Stoneham TV on Demand)**

MWRA Executive Director Fred Laskey along with MWRA Advisory Board Executive Director Joe Favaloro were present to discuss the financial situation of the town due to the closing of the Atlantic Gelatin and some proposed MWRA projects in Stoneham. Mr. Laskey spoke on the MWRA billing process. Mr. Favaloro states the MWRA they have looked outside the box to help Stoneham from a wholesale perspective. They are proposing to extend one year on the 10 year interest free water loan program and extend one year on the 5 year interest free waste water program. This would result in about \$386,000.00 relief in FY16. Mr. Favaloro states he hopes with will help fill some of the impact from the Gelatin closing. The Board thanks the MWRA for this offer. Chairman Boussy states this Board is not in support of a water/sewer rate increase but they may have no choice. Selectman DePinto made a motion to accept the offer from the MWRA, seconded by Selectman Vallarelli and **unanimously voted (5-0)**. Mr. Laskey informs that Board that there will be a sewer project

starting to repair sewer lines. MWRA Project Engineer Pat Barrett gave the Board information on the new sewer project. Mr. Barrett states they will be going in through manholes to do these repairs. The projected start date is January 2017. Mr. Laskey states they will be back with more information on this project. Anthony Wilson 181 Central Street would like MWRA to clarify whether there is digging and if there are other spots. Mr. Barrett shows Mr. Wilson where there is going to be digging. Mr. Wilson asks if this project anywhere on the ROW. Mr. Laskey believes no it is not he thinks it runs parallel. Mr. Laskey states he will confirm this. Mr. Barrett discuss the water project that is going to be going through town which is due to start in September 2015 with completion in 2017.

**Budget Presentation FY16 (Time 81:10-128:50 on Stoneham TV on Demand)**

Town Administrator Ragucci states there was one change \$20,000.00 was moved from the Selectmen's budget to the Town Planner's budget. Mr. Ragucci informs the Board of the changes that are being made to the format of the budget. Steve Dapkiewicz Chairman of the FAB states the subcommittee meet today and they are using Reading as a guideline. Mr. Dapkiewicz states they realized that Stoneham is not reporting in a way to pull the information from Munis like they would like. He states they are working on a plan to move that forward. There was a discussion on where the water and sewer enterprise money is spent on salaries. John DeAmicis, 85 Fellsvie Road former member of the FAB spoke. Chairman Boussy states it is great seeing this move forward. There was a discussion on the water and sewer rates and usage. Selectwoman Colarusso states she is not in favor of a water rate increase. The Board discussed making sure the water and sewer enterprise funds are being used correctly moving forward. Frank Pignone 2 Gigante Drive spoke.

**Bench Donation from Jordan Family (Time 128:52-130:18 on Stoneham TV on Demand)**

Selectman DePinto made a motion to accept the gift, seconded by Selectwoman O'Neill **and unanimously voted (5-0)**. Chairman Boussy requested that the open space in the Common be left open for events and the Farmers Market.

**Liquor Licensing Authority**

Selectman DePinto moved to go into Liquor Licensing Authority and return as the Board of Selectman, seconded by Selectman Vallarelli.

Voting in Favor:

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

**Motion was unanimously voted (5-0).**

**Meeting recessed at 9:18 p.m. to go into Liquor Licensing Authority.**

**Meeting reconvened at 9:23 p.m.**

**Approve Minutes (Time 135:40-139:08 on Stoneham TV on Demand)**

Selectman O'Neill made motion to approve minutes of 4/28/15 & 5/12/15 at the next meeting due to requests of changes made by Selectman Vallarelli, Selectwoman O'Neill and Chairman Boussy, seconded by Selectwoman Colarusso and **unanimously voted (5-0)**. Selectman DePinto made a motion to approve minutes of 5/19/15, seconded by Selectwoman O'Neill and **voted (4-0-1)**. Chairman Boussy abstained.

**Approve Secondhand Dealer License/305 Main Street/Gold Refinery/Arthur Mikavelvan (Time 139:09-142:20 on Stoneham TV on Demand)**

Selectwoman O'Neill made a motion to approve the Secondhand Dealer License to Gold Refinery, 305 Main Street, seconded by Selectman DePinto **unanimously voted (5-0)**.

**Appointment to Board of Appeals (Time 142:35-142:53 on Stoneham TV on Demand)**

Selectman DePinto made a motion to reappoint Eric Rubin, 5 Sullivan Circle as an associate member on the Board of Appeals until April 30, 2016, seconded by Selectman Vallarelli and **unanimously voted (5-0)**.

**By Law Enforcement/Boussy (Time 143:03-157:34 on Stoneham TV on Demand)**

Chairman Boussy states the main complaint is people are using their properties as junk yards and the neighbors are tired of seeing it. Two of the property complaints are Franklin Street and Waverly Street. Marylou Bracciotti 36 Broadway spoke regarding the properties. Mr. Ragucci states every time there is a complain Building, Board of Health, Police and Fire are notified. He states it is very difficult if there is not a public safety nuisance on the property for them to go their property. Selectwoman Colarusso states she, Ann Marie and Dave met with the Building Inspector two weeks ago and discussed these properties that have been reported and she states there has been enforcement but not to the level of enforcement we need to fix the problem. Selectwoman Colarusso states they are working on an Assistant for the Building Inspector to help her with these types of issues. Selectwoman Colarusso states the Town Planner is looking at State and Federal Programs that may be able to assist homeowners improve their properties. Selectwoman O'Neill states that when there are complaints John has gone to look at the properties and comes back saying it is ugly but there is no violation. The Board agrees that a summer project should be looking at the bylaws to strengthen them a little bit. Chairman Boussy asks Dave to look into why the lights on one of the islands are out. Town Administrator Ragucci states the Recycling Coordinator is out looking at signs and notifying us what needs to be replaced or repaired along with potholes.

**Eversource Discussion/DePinto (Time 157:35-188:01 on Stoneham TV on Demand)**

The Board had a discussion on what the process was with choosing the route on the transmission line installation between the Sub Committee and Eversource. Chairman Boussy read a letter that was drafted to send to Eversouce from the Board of Selectmen. There has been no route finalized. There was a discussion amongst the Board on what this project consists of and how unacceptable it is that

Eversource wants to go through Stoneham. Selectwoman O'Neill suggests going to the State for relief. State Representative Michael Day 49 Perkins Street states that back in November/December when he was State Rep he sent a letter along with everyone in the impacted communities stating that these towns did not want this line requesting that they go down the sea link which would stay off the main streets. He states that it is ISO New England who makes the determination. Selectwoman O'Neill states she does not understand why we do not have a bigger say in what happens in our community. Selectman DePinto made a motion to send the letter, seconded by Selectwoman Colarusso and **unanimously voted (5-0)**.

**Article Recommendations for Special Town Meeting (Time 188:02-192:37 on Stoneham TV on Demand)**

Selectman DePinto made a motion for favorable recommendation on Article #1, seconded by Selectwoman O'Neill and **unanimously voted (5-0)**. Article #2 – No Recommendation.

**Weiss Farm Bill/Colarusso (Time 192:38-217:33 on Stoneham TV on Demand)**

Chairman Boussy states that it has come to his attention that it could be perceived that somehow there could be financial gain to him based on his location to Weiss Farm. He states he does not believe this to be true but until he can rectify the situation he must step out of the room. Chairman Boussy recused himself from the discussion and left the room. Chairman Boussy passes the gavel to Vice Chairwoman O'Neill. Selectwoman Colarusso she would like to present some proposed amendments to the 40B law that we have in Massachusetts. She stated that the following amendments she is making are separate from any action taking place at Weiss Farm or any land swap. Selectwoman Colarusso asked her fellow Board members to request that the state legislators file the following bills on the behalf of Stoneham and every other community that has had troubles due to Chapter 40B laws. Selectwoman Colarusso proceeded to read the bills. Selectman Vallarelli gave his opinion that many people have tried to change the 40B law many times over the years and it never makes it out of the committee into legislature. Selectwoman O'Neill agrees with Selectwoman Colarusso that the 40B laws are unfair and that we do not have a plan in place and we really need to do that. Selectwoman O'Neill also stated that she spoke to Jon Witten in advance. He advised that it would not be in our interest to sign the legislation. The fact is that we are fighting a development that is too large for the proposed location and we are not specifically fighting 40B. Signing this petition could appear that the board was biased in the process, which I don't believe is the case. Vice Chairwoman O'Neill opens the discussion to the public. State Representative Michael Day spoke on the current amendments that are in committee. Vice Chairwoman O'Neill asks the Town Administrator if Erin Wortman the Town Planner is working on a housing plan. Mr. Ragucci states that she is not actively working on a plan. Ellen McBride 30 Butler Ave spoke.

Chairman Boussy reenters the room.

**Town Survey/Colarusso (Time 218:01-225: 38 on Stoneham TV on Demand)**

Selectwoman Colarusso states they have been speaking about improving customer service. Selectwoman Colarusso presented a survey with some sample questions to the Board. Selectwoman Colarusso stated she spoke with Tom in IT to see if we can get something like this up and running he seems to think that we can. Selectwoman Colarusso would like feedback from the Board. Selectwoman O'Neill thinks it is a great idea. Dolly Wilson 181 Central Street spoke. Anthony Wilson 181 Central Street spoke. Selectwoman Colarusso stated she would like to get the questions down to five. Selectmen Vallarelli asked how much does this cost. Selectwoman Colarusso stated Tom in IT stated this should be relatively inexpensive. The Board agreed to move forward to gather the questions and refer to Tom in IT.

**Town Administrator (Time 225:39-227:31 on Stoneham TV on Demand)**

Town Administrator Ragucci has two items. One is the Bikepath and that he received notice the MEPA process has been completed by the State and we can start negotiations with those we need an easement from. There will be a meeting with the State on June 15<sup>th</sup> in Winchester to go through the process so we are board on how we have to go forward in getting the easement from the 5 or 6 abutters along the Bikepath. The second topic is the Open Space has been meeting and they have a rough draft of a golf RFP that they will be putting out a rough draft hopefully by the end of the June with a contract starting in January of 2016.

**Miscellaneous (Time 227:32- on Stoneham TV on Demand)**

Chairman Boussy would like to bring up the islands and the sign on North Main Street. He asks if there is plan to have that sign beautified before Northshore Magazine comes to do the article. Mr. Ragucci states yes he make sure it gets done. Chairman Boussy states they are behind the 8 ball on the islands and time is of the essence we need to get this done. Selectman DePinto asks Attorney Solomon about the cable checks and Attorney Solomon states they are on track. Selectwoman O'Neill would like to let everyone know that Representative Day and Senator Lewis secured \$50,000.00 for the Stoneham Drug and Alcohol Coalition that will afford us the opportunity to hire a resource and have a little bit of funding left over which is huge for the Stoneham Drug and Alcohol Coalition. Selectwoman O'Neill would like to thank everyone who was involved. Selectwoman O'Neill would also like to say that Cynthia Mead was at the last meeting and since she left there was an article in the Globe that stated the funding is in jeopardy. Selectwoman O'Neill would like to send a letter of support from the community. Representative Day spoke on the zoo funding and sending letters of support to the Governor and Secretary Ash. Representative Day will provide samples of the letter tomorrow. Selectman DePinto made a motion for the Chairman to sign the letter, seconded by Selectman Vallarelli and **unanimously voted (5-0)**. There will be a sample on the website, Facebook and TV for the residents to send their support letters.

Selectman Vallarelli made the motion to adjourn at 11:02 p.m., seconded by Selectman DePinto.

Respectfully submitted,  
Erin Sinclair