

Finance Board Meeting Minutes: April 27th , 2015

Attendees: *George McCormack, Julie Desimone, Russ Wilson, Stephen Dapkiewicz, Hilde Maccormack, Patty Walsh, Rachel Meredith-Warren, Devon Manchester, Ben Caggiano, Angelo Mangino*

Chairman Dapkiewicz called the meeting to order at 7:35PM. He invited Mr. Houghton to speak regarding Article 5 which is Stoneham Ford requesting to rezone a piece of 9 and 11 Albion Ave. Mr. Houghton explained Stoneham Ford was interested in keeping the current design of the plot but had inadvertently infringed on 9 and 11 Albion Ave. A purchase was arranged with the owners of the residential properties and Stoneham Ford wanted to be a good neighbor and get this straightened out before homeowners decided to sell. Selling could possibly trigger a legal problem for the current homeowners if the deed was not fixed. Mr. Houghton also said that Ford could take by adverse possession but wanted to be good neighbors.

Mr. Wilson said that in a judge and jury case it would be a corporation vs an individual and it may not be easy to do this. Mr. Houghton disagreed and said it was a 'slam dunk' and its been well over 20 years (*the number of years that the squatter must be assuming control*). Mr. Wilson explained that he was against it because if it didn't make economic sense as Mr. Houghton had earlier stated that there was some motive to do something other than the proposed plan of using it for 2 parking spaces. Mr. Houghton explained that the setbacks are already fairly close there is no where else to build nor did Ford have any plans to build. Ms. Meredith-Warren said that the company would need a special permit to build anything more. Ms. Desimone said that nothing is changing, the fence isn't moving, it'll be the same now as it is then. Mr. McCormack said that taking by adverse possession is not wise move and that the alternative is more attractive for all parties. The general opinions coming from the board were that the process and procedure may have been flawed even if legally Ford had standing.

A motion was made by Mr. Manchester to recommend favorable action on Article 5, it was seconded by Ms. Meredith-Warren. The result was 8 FOR with 2 AGAINST, Mr. Wilson and Ms. Walsh. Later, Mr. Wilson asked Mr. Houghton if it would hamper him if he got enough votes for reconsideration. Mr. Houghton asked why he wanted to do that and said it would cause an issue for him and his client as well as neighbors. No one from the prevailing side voted to reconsider and the board dropped discussion.

Next, Mr. Dapkiewicz brought up the budget and that he was afraid the board didn't have enough information to make a decision on the budget. Mr. Manchester and Ms. Walsh seemed to agree. Mr. Manchester said that he was particularly concerned with the DPW, Water, and Sewer. Mr. Dapkiewicz suggested that the board could recommend to IP the entire budget. Mr. Wilson and Mr. Caggiano believed that it may be the best course of action. Mr. McCormack said

that IPing the whole budget was a big mistake and is not prepared to IP the budget 'carte blanche,' the schools and police are counting on this budget to hire and order equipment. It could have unintended consequences. He recommended that the board select the departments where there is some consensus of poor budgeting and recommend to level fund these. The way to do it at Town Meeting is to call out the line items and make a motion to amend. Mr. Wilson said that the board didn't have to do it. While Mr. McCormack agreed he said that doing it that way may leave budget gaps in funding for departments and Mr. Ragucci would have authority to say where the cuts are made.

The discussion on the budget ensued and Mr. Manchester said that the DPW cannot continue to have OT spending of 200% . Also, there needs to be a plan for the purchase of the trucks, it cannot be an emergency every single time and shouldn't be. Ms. Walsh agreed and said that that the department can't continue to spend Water and Sewer enterprise account on non Water and Sewer items. The decision was made that a board member would write up a small explanation and get the level funded numbers to the board for a vote at the next meeting.

The board then moved to Article 7. which is to authorize the School Department to lease the SEEM Collaborative (the old Central School) to SEEM for 10 years. Mangino asked if there was capacity to house the additional students that could possibly attend new schools should the proposed developments come online. Some members said that there was capacity especially at the high schools, other said there was not capacity in the other schools. Mr. Wilson said that there may be a legal issue on this article as to whether or not the School Committee has the right to enter into the lease and there was a similar problem years ago. Ms. Meredith- Warren made a recommendation for favorable action with the stipulation that all applicable law is followed. The result was unanimous in Favor.

The board moved to discuss Article 11. which is to reauthorize a revolving fund for the purpose of using receipts generated from fees generated from renting space the Fire Station for not to exceed 40,000. Mr. Manchester made a recommendation for favorable action, Ms. Desimone seconded and it passed unanimously.

Article 14. was next and requested that the town vote to transfer \$15,000 from Overlay Surplus to used for an HVAC engineering study. Ms. Desimone questioned if the leaky roof was any part of this and Mr. McCormack answered that it was already fixed. Mr. Manchester recommended favorable action, Ms. Meredith-Warren seconded and it passed unanimously.

The board moved to Article 15. It was amended since the last time the board had convened. It was evident to all members that the wording was still not clear but the intent was clear after hearing from Chief Rolli through Mr. McCormack. Mr. Wilson rewrote the article and Ms. Meredith-Warren added the basic math behind the request. The board agreed that it may be a

good idea to amend but have the substance remain the same. The board planned to have a final written up by next meeting and to vote on it then.

Mr. Manchester made a motion to adjourn which was seconded by Ms. Walsh.

The meeting concluded at 9:45.

Respectfully submitted,

George McCormack

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