

Stoneham Board of Selectmen – Minutes of Meeting of March 13, 2012

Vice Chairman Vallarelli called the meeting to order at 7:00 p.m. Also present were Selectmen John F. DePinto, Richard S. Gregorio, Robert W. Sweeney, Town Administrator David Ragucci, and Town Counsel William H. Solomon. Chairman R. Paul Rotondi was unable to be present.

Pledge of Allegiance

Eagle Scout Presentation/Richard Thomas Crowe

The Board presented Eagle Scout Richard Crowe with a certificate, and he was asked to describe his project, which he did. He installed two sets of terraced steps at the Middle School, from used telephone poles. He managed the groups of scouts, parents, and families who assisted in the project. He said the telephone company delivered used poles, pre-cut to his specifications. He and his group did the rest of the cutting and fitting them together, after clearing the debris.

Update on Organic Program for Town Athletic Fields/Stoneham Youth Coalition

Libby Fulgione, President of Stoneham Youth Coalition said the soccer and high school fields will work with Mr. Osborne. He said Mr. Osborne has offered to take on a \$20,000 project, voluntarily. He said he will have a plan for them and they will follow it. He said baseball spent just as much time as they did. He asked for a compromise. He said soccer and the high school fields, and any other group that wants to, will continue with organics and allow baseball to do their plan, which involves no hazardous materials being used. Selectman Sweeney said he will support that. Mr. Fulgione said that Mr. Solomon checked their list. He said it is a tremendous offer from Mr. Osborne and he wanted to express his gratitude. Selectman DePinto moved to allow them to go forward with the plan, seconded by Selectman Sweeney. **Motion was unanimously voted (4-0).**

Appoint Arlene Marie Crimmins as Temporary Town Clerk for Election Duties on Annual Town Election Day, and Pre-Election Testing of Voting Machines, and Subsequent Certification of Election Results, including Anything in Relation Thereto

Asst. Town Clerk Maria Sagarino was present and said she had this put on the agenda, although she can perform those duties and state Ethics has no problem with her doing it and has an exception to allow for it. Ms. Sagarino said that, since she is running for the office of Town Clerk and she is contested by four others, she feels more comfortable this way. She said Ms. Crimmins is a retired Town Clerk from Foxborough and has also helped out in Stoughton and Needham. Ms. Sagarino said she herself could do it, but would rather not. Selectman Sweeney moved to appoint Arlene Maria Crimmins as temporary Town Clerk for election duties on annual town election day, and pre-election testing of voting machines, and subsequent certification of election results, including anything in relation thereto. Motion was seconded by Selectman DePinto and **unanimously voted (4-0).**

Liquor Licensing Authority

Selectman DePinto moved to go into Liquor Licensing Authority, seconded by Selectman Gregorio. **Motion was unanimously voted (4-0).**

**Meeting recessed at 7:25 p.m. to go into Liquor Licensing Authority.
Meeting reconvened at 7:27 p.m.**

Order Demolition/12 Tremont St

Town Administrator Ragucci said this is for boarding up windows. Town Counsel said they should have the Building Inspector only proceed ahead if the Bank can't contact the person. Selectman Sweeney said he would rather have her do the effort to locate the owner. Selectman DePinto moved to revisit this on 4/10/12. Motion was seconded and **unanimously voted (4-0).** Marcia Wengen, 56 Washington Street, said there is a sign on the door. She will check to see if there is a phone number on it. She said this is an 1869 home of Patrick Hogan who founded Hogan Shoe Company. She said it is truly worth saving.

Article Recommendations/Annual Town Meeting

It was decided to wait for a full board for this item.

Health Insurance/Elected Officials/Selectman DePinto

Selectman DePinto said they have a long-standing policy of the Board of Selectmen, since 1993 and reaffirmed in 2000, that the Selectmen don't take health insurance. He said he has been working with Town Counsel on it. Town Counsel Solomon said that as it turns out Stoneham is on the leading edge on the issue. He distributed his 3/13/12 memo concerning this. He said the legal question is who makes the determination. He reviewed the points in his memo. He said they realize that they now need to look at the totality and give a decision to all the cities and towns in the Commonwealth. He said GIC is looking at the issue now. Selectman Sweeney asked if they could set an example for all the boards in town if the Selectmen vote not to take health insurance. He asked if they have the right to tell all the boards in town. Town Counsel said if GIC acts contrary to what Stoneham wants, then Stoneham could do a special act. Selectman Sweeney said then an article would have to be submitted to town meeting. Selectman Gregorio said he would suggest a special act because the Board changes. Selectman DePinto asked Mr. Ragucci to give them the names of the current elected officials who get health insurance. Mr. Ragucci said he believes there is only one. It was decided to put this on the 3/27 agenda. Town Counsel asked if the Board would like him to send a letter to GIC.

Selectman DePinto moved to have Town Counsel write it and authorize the Chairman to sign it. Motion was seconded by Selectman Gregorio and **unanimously voted (4-0)**.

Board of Selectmen Standing Rule/Selectman Gregorio

Selectman DePinto moved to accept the following standing rule submitted by Selectman Gregorio:

STANDING RULE OF THE BOARD OF SELECTMEN

Purpose: The purpose of this rule is to ensure that the sale of surplus real property owned by the Town of Stoneham be reused in a manner that will consider the neighbor's concerns consistent with the goal of maximizing the value to the Town of Stoneham.

Rule: It shall be a standing rule of the Board of Selectmen that the following steps must be taken in order to issue a Request for Proposal ("RFP") for the sale of surplus real property ("property"):

1. The Board of Selectmen at an open meeting will announce its intent to solicit interest in or proposals or bids for the sales of town-owned property, and instructed the Town Administrator to follow these guideline.
2. An appraisal, which may be performed by a qualified Town employee or an outside entity/individual must be completed showing the value of the property: (a) under uses which may be reasonably anticipated for the property, and (ii) without any subsequent material or substantial changes to the property (i.e. "as is condition")
3. A neighborhood meeting opened to the public must be held looking for input from the neighbors on what they would like to see done with the property.
4. The Selectmen will consider the neighbors' input and will have to weigh it against the potential reduced sale price and future real estate taxes.
5. The Board of Selectmen will consider the neighborhood wishes and discount but will not exceed 15% of the anticipated revenues.
6. The RFP must contain land use and/or building requirements or restrictions for the sale and reuse of the property. (However, this requirement shall not be deemed to be an absolute bar on the Town selecting a proposal deemed to be in the best interest of the Town, consistent with applicable law.)
7. The Town Administrator will place a legal notice/advertise the RFP in the following matter:
 - a. Central Register
 - b. Comm-PASS (Commonwealth Procurement and Solicitation System)
 - c. Town of Stoneham's newspapers
 - d. A newspaper for each bordering community, unless there is good reason not to include a particularly bordering community.
 - e. The Town of Stoneham web-site.
 - f. The Town of Stoneham bulletin board.
 - g. The public and government access channels shown on cable television in Stoneham.
 - h. Such other communication medium, if any, that the Town believes to be worthwhile to notify the public or a particularly sub-group thereof of the availability of the property (such as a specialty or trade publication or website.).

Motion was seconded by Selectman Sweeney. Selectman Gregorio noted this is so residents will know they are trying to maximize profit. Selectman Sweeney commended Selectman Gregorio and Town Counsel Solomon for a good job on the rule. **Motion was unanimously voted (4-0).**

Approve Minutes

Selectman DePinto moved approval of the 2/28/12 minutes, seconded by Selectman Sweeney. **Motion was unanimously voted (4-0).**

Miscellaneous Correspondence

Selectman Sweeney said there was a nice letter from the Library Trustees thanking DPW for work done on the Marcy Room. Selectman Gregorio said he was going to bring that up, too. He said they need to start investing in the Library. He said the Capital Committee will come back in October with a long-term plan. Selectman DePinto noted the checks from RCN and Comcast. Town Counsel said they are in line with the numbers. Selectman Vallarelli said he was happy to attend the 100th anniversary of the Girl Scouts. Selectman Sweeney said he attended, too. Selectman Sweeney said that April is Autism Month. He said they will have blue lights on the Common. He said he, Jeanne Craigie, Bob Grover, and Mr. Ragucci will look at the trees on the common to see what DPW can do for the lights.

Town Administrator Reports

Mr. Ragucci said GIC has set its rates. He said GIC only went up less than 2%. He said the budget he submitted in January reflected 6%. He said they can adjust the budget by 4%. Mr. Ragucci said they had asked Mr. Laskey to use Spring Lane for the laydown area. He said Mr. Laskey is asking for other sites. He said he thinks there is some concern on their part about the condition of Spring Lane. Selectman Sweeney said using Spring Lane as a laydown site would be a horror show for the neighborhood. He said the project at Nazareth would be 1% of the MWRA project and it is causing a horror show in that area. He said that, unbeknownst to Stoneham, the gates on the Wakefield side are locked so it is forcing all the trucks to use the Stoneham side. He said they are talking to the contractor and hopefully he will open the gate and share the inconvenience.

Selectman Gregorio asked if they can do anything at the Town dump and charge them rent. Mr. Ragucci said yes and also Rounds Playground and charge them rent and give it to the playground group. Selectman DePinto asked if the MWRA has given them a list yet of what they will do for Stoneham. Selectman Vallarelli asked if Spring Lane can be accessed from Stevens Street. Mr. Ragucci will look into it. Mr. Ragucci said they should get the report on the effect on the town of Stoneham if zoning goes through for Fallon Road, by 4/3. Selectman Vallarelli noted the letter about the trash fee from the resident who goes to Florida.

Selectman DePinto moved to adjourn, seconded by Selectman Sweeney. **Motion was unanimously voted (4-0).**

Meeting adjourned at 8:09 p.m.

Respectfully submitted,

Muriel Doherty