

**Board of Selectmen's Meeting  
Open Session Meeting Minutes  
35 Central Street – Town Hall  
1<sup>st</sup> Floor Hearing Room  
March 29, 2016**

**Members Present:** Chairman Thomas Boussy, Selectwoman Caroline Colarusso, Selectman John DePinto, Selectwoman Ann Marie O'Neill, and Selectman Frank Vallarelli

**Also Present:** Town Administrator David Ragucci and Attorney William Solomon

**Call to Order:** Chairman Boussy called the meeting to order at 7:06 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](http://www.stoneham-ma.gov))

**Agenda Item 1: Pledge of Allegiance**

**Agenda Item 2: Site Plan Hearing/Kaluta LLC c/o Brickpoint Properties, Inc./45 North Street/Cicatelli (Time 0:42 on Stoneham TV on Demand)** This matter was continued to the Board's next regularly scheduled meeting, April 12, 2016, because the Public Hearing was not properly advertised.

**Agenda Item3: TIF Update/Erin Wortman/Selectmen Recommendation (Time 1:27 on Stoneham TV on Demand)** Town Planner, Erin Wortman gave a presentation on Tax Increment Financing (TIF) agreement mechanics, the status of CNS Properties' request for a TIF agreement with the Town, and described the Board's role in recommending Warrant Article 15 at Town Meeting. Wortman stated that Warrant Article 15 requests that the Town enter into a TIF agreement with CNS Properties. This agreement requires approval at Town Meeting, approval by EACC, and will take effect when CNS Properties applies for a building permit. She explained that the Town benefits by entering TIF agreements because they incentivize business owners to improve their properties over time ultimately, increasing the tax collected by the Town. Selectman DePinto moved that the Board recommend Warrant Article 15 to Town Meeting. This motion was seconded by Selectwoman Colarusso.

Voting in Favor:

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

**Motion carried (5-0).**

**Agenda Item 4: Food Truck Festival (Time 14:29 on Stoneham TV on Demand)** Chairman Boussy stated that last year's Food Truck Festival, held on October 17, 2015, was attended by approximately 5,200 people. Anne-Marie Aigner, executive producer of Food Truck Festivals of America showed a short video of last year's festival and spoke about media coverage, recapped last year's festival, and submitted applications for an Entertainment License, a Special Alcoholic Beverage License, and for the Use of Town Common. This year's festival is scheduled for October 15, 2016, 11 a.m. to 7 p.m. (or sunset), and will feature food trucks, music,  
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and a beer garden. Selectman Vallarelli asked Ms. Aigner about meal taxes. She commented that the individual vendors pay the state meal tax. Chairman Boussy requested that Town Administrator Ragucci look into whether the tax from the Festival could be broken out of the lump sum received by the Town in order to determine the tax benefit. Selectwoman O'Neill stated that the Festival brought a lot of people to the Town and was great for exposure. A motion was made by Selectwoman O'Neill to approve the Entertainment License and Use of Town Common Application. This motion was seconded by Selectman DePinto.

Voting in Favor:

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

**Motion carried (5-0).**

**Liquor Licensing Authority**

Selectman DePinto moved to enter into the Liquor Licensing Authority and return as the Board of Selectman. This motion was seconded by Selectwoman Colarusso.

Voting in Favor:

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

**Motion carried (5-0)**

Selectman DePinto moved to approve the Food Truck Festivals of America's application for a Special One Day Alcoholic Beverage License. This motion was seconded by Selectwoman Colarusso.

Voting in Favor:

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

**Motion carried (5-0).**

Selectman DePinto moved to return to the Board of Selectmen's meeting. This motion was seconded by selectwoman Colarusso.

Voting in Favor:

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

**Motion carried (5-0).**

**Agenda Item 5: Town Accountant Don Piatt (Time 28:50 on Stoneham TV on Demand)** Town Accountant Don Piatt made a brief statement regarding his transition into his new position and gave an initial presentation on the Town budget for FY17. Piatt stated that he anticipated that FY17 budget would be increasing by \$1.7 million. There were modest budget increases across each department. He stated that he saw significant increases the DPW budget and health insurance/health reimbursement accounts. Piatt stated that the decrease in the budget for the golf courses is a result of privatization. Piatt also stated that there will be increases in the police and fire budgets based on staffing increases and that the Recreation Department will be gaining a new position and becoming operational in FY17. Town Administrator Ragucci commented that the Library budget will again create certification issues.

**Agenda Item 6 : Common Victualler License/Sterling Golf Management (Time 42:39 on Stoneham TV on Demand)** Kevin Osgood from Sterling Golf Management described the upgrades made to both the Unicorn and the Oaks golf courses and clubhouses. He stated that both courses are open for business. Selectman DePinto moved to approve the Common Victualler license for Sterling Golf Management. This motion was seconded by Selectwoman O'Neill.

Voting in Favor:

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

**Motion carried (5-0).**

**Agenda Item 7 : Common Victualler License/Hong Kong City (Time 42:39 on Stoneham TV on Demand)** Peter Lim from Hong Kong City was present. His daughter spoke on his behalf and stated that they just purchased Hong Kong City, they have made some menu changes, and will be opened this weekend. Selectman DePinto moved to approve the Common Victualler license for Hong Kong City. This motion was seconded by Selectwoman O'Neill.

Voting in Favor:

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

**Motion carried (5-0).**

**Agenda Item 8: Fire Station Centennial/Marcia Wengen & Tara Lawler (Time 47:40 on Stoneham TV on Demand)** Tara Lawlor spoke on behalf on the Fire Station Centennial Committee. The celebration is scheduled for October 1, 2016. Ms. Lawlor stated that the parade route, currently scheduled to begin at Stoneham High School, needs to be changed because SATs are scheduled for that morning. She also questioned whether the Committee needs to obtain an insurance rider for the parade. Town Administrator Ragucci stated that he would he would create a volunteer committee for the purposes of organizing the Fire Station Centennial Celebration and the event would be covered by the Town's liability insurance. Ms. Lawlor also discussed the Committee's fund raising efforts and requested that an account be set up for the purposes of

collecting donations. Selectman DePinto moved that the Town set up an account for the purposes of collecting donations for the Centennial Celebration. The motion was seconded by Selectwoman O'Neill.

Voting in Favor:

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

**Motion carried (5-0).**

**Agenda Item 9: Approval of Minutes (Time 56:21 on Stoneham TV on Demand)**

2/16/16: Selectwoman O'Neill moved to approve the minutes from the Executive Session of February 16, 2016. The motion was seconded by Selectman DePinto. The motion carried (4-0-1) with Chairman Boussy abstaining.

2/23/16: Selectwoman O'Neill moved to approve the minutes from the Executive Session of February 23, 2016. The motion was seconded by Selectman DePinto. The motion carried (4-0-1) with Selectman Vallarelli abstaining.

2/26/16: Selectwoman O'Neill moved to approve the minutes from the Executive Session of February 26, 2016. The motion was seconded by Selectman Vallarelli. The motion carried (5-0). Chairman Boussy states that this set on minutes could now be posted.

3/3/16: Selectman O'Neill moved to approve the minutes from Executive Session from March 3, 2016. The motion was seconded by Selectman DePinto. The motion carried (4-0-1) with Chairman Boussy abstaining.

3/15/16: Selectman O'Neill moved to approve the minutes from Executive Session from March 15, 2016. The motion was seconded by Selectman DePinto. The motion carried (4-0-1) with Chairman Boussy abstaining.

3/22/16: Selectman Vallarelli moved to approve the minutes from Executive Session from March 22, 2016. The motion was seconded by Selectman DePinto. The motion carried (3-0-2) with Chairman Boussy and Selectwoman Colarusso abstaining.

**Agenda Item 10: Scope of Services for Collins Institute (Time 62:30 on Stoneham TV on Demand)**

Chairman Boussy stated that having reviewed the scope of services in the contract provided by the Collins Center, it makes sense for the Professional Service Agreement to be signed by Town Administrator Ragucci. Selectman DePinto moved that Town Administrator Ragucci sign the Professional Service Agreement with the Collins Center. The motion was seconded by Selectwoman Colarusso.

Voting in Favor:

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

**Motion carried (5-0).**

**Agenda Item 11: Request for Special Town Meeting within the Annual Town Meeting (Time on Stoneham TV on Demand)** Attorney Solomon discussed the need to amend Section 6.7 of the Zoning Bylaw with respect to intermittent flashing signs, LED, LCD, and video signs. As it currently stands the bylaw does not prohibit the use of these signs. The concern is that the use of these signs is becoming more commonplace and will become a distraction to drivers and are an eyesore. The proposed language would allow the signs that exist to continue to operate as an existing nonconforming use. Selectman DePinto moved to allow a Special Town Meeting within the Annual Town Meeting on May 2, 2016. The motion was seconded by Selectwoman Colarusso. A roll call vote was taken.

Voting in Favor:

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

**Motion carried (5-0).**

**Agenda Item 12: Open Meeting Law Response (Time 70:07 on Stoneham TV on Demand)** Chairman Boussy discussed the letter that he submitted in response to the Open Meeting Law Complaint that Susan Keeler made to the Attorney General on February 16, 2016. The complaint and Chairman Boussy's response are related to a fountain project proposed by the Stoneham High School Class of 1982 Beautification Committee. Chairman Boussy's response outlines the series of events and meetings held regarding the revitalization of the downtown area which includes the MAPC study and the 5 year plan. It states that in his perception there was a lack of favorable support for the fountain. This perception did not come from an illegal meeting with two other selectman, but from attending hundreds of public events and interacting with thousands of people and discussing the planning and future of the Town. This perception was also supported by his work with the MAPC, local businesses, elected and appointed officials, and residents who are not only trying to attract new business and young families to Stoneham, but trying to improve the quality of life in Stoneham for the residents that live here now. Chainman Boussy stated that people want to live where they play, he and the other members of the Board have listened and implemented strategy's to help achieve that philosophy. He stated and that his actions were consistent with the Open Meeting Law, and that it was the Beautification Committee that failed to pursue the fountain project with the Board when it appeared that there was no public support for the proposed fountain project.

Ms. Keeler read her complaint and opined that Chairman Boussy's response did not address the concerns that she raised in her complaint. Raymie Parker stated that given that the Board's response to Ms. Keeler's complaint involved Chris Oneschuck, Ms. Oneschuck should have been invited to the Board's meeting to

discuss the matter. Mr. Boussy responded to Ms. Parker's concern by stating that he was responding to an Open Meeting Law Complaint made by Susan Keeler. Ms. Parker also stated that the fountain project should have been discussed in a public meeting. Selectwoman O'Neill stated that it was the Beautification Committee's responsibility to come back to discuss the fountain project with the Board members. The Board cannot reach out to every committee that is formed to find out the status of every project. Selectwoman O'Neill stated that it was unfortunate that the Committee dissolved based on the Town's lack of interest in the fountain project since there were other projects that it could have pursued. Selectman Vallarelli stated that Ms. Oneschuck already spoke on this matter at a different meeting.

**Agenda Item 13: Presentation Cynthia Mead (Time 98:00 on Stoneham TV on Demand)** Selectwoman Colarusso, Selectwoman O'Neill, and Cynthia Mead from Zoo New England have been working since June 2015, to convince the MBTA and the DCR to create a bus stop and bring bus service to the Stone Zoo. Ms. Mead stated that there are two stops that the 132 bus could make near the zoo. DCR is amenable to creating the stops so long as there is sidewalk is ADA compliant. The remediation will require that a portion of the sidewalk in question be widened to facilitate walkers and wheelchairs. In addition, a tactile pad for the visually impaired will need to be added. Ms. Mead has received quotes for this work that range from \$6,000 to \$8300. Selectwoman O'Neill asked whether the Fallon Road mitigation money could be used to expedite this project. Selectman Vallarelli questioned whether DCR could fund the project. Selectwoman Colarusso stated her concern that placing this matter in DCR's hands would cause undue delay. Selectwoman Colarusso moved to allocate \$8,300 from the Fallon Road mitigation money to complete the project. Selectman Vallarelli seconded the motion.

Voting in Favor:

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

**Motion carried (5-0).**

**Agenda Item 14: Selectmen Recommendation Article #18 (Time 114:18 on Stoneham TV on Demand)** Chairman Boussy stated that Warrant Article number 18 seeks to extend the time period in which the Board has to review Warrant Articles by keeping the Warrant open an additional week. Attorney Solomon commented on the current time requirements for closing the Warrant and stated that the proposed amendment would allow the warrant for the Town Meeting to close on the second Monday of March rather than the fourth Monday of February. A roll call vote was taken.

Voting in Favor:

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

**Motion carried (5-0).**

**Agenda Item 15: Town Administrator (Time 122:26 on Stoneham TV on Demand)** Town Administrator Ragucci informed the Board that the Town secured a \$10,000 Technical Assistance grant; that water rates will be decreasing and sewer rates would be staying the same for FY17 ; that Eversource has requested boring sites and he has requested exact locations; that the Recreation Director has accepted the Town's offer and will start in May; that he received the Clear Government proposal; that the Library Director is retiring and an offer has been made to an applicant; that there is a proposal through MAPC to allow Stoneham into a pool towns receiving bids for electric rates and he expects a rate decrease in the late fall.

**Agenda Item 16: Miscellaneous (Time 128:43 on Stoneham TV on Demand)** Selectman Boussy reminded everyone that the Town Election is Tuesday, April 5, 2016.

Selectman DePinto made a motion to adjourn, seconded by Selectwoman Colarusso **and unanimously voted (5-0).**

**Meeting adjourned at 9: 15 p.m.**

Respectfully submitted,

Dava Feltch Kilbride  
Secretary to the Board of Selectman