

APPROVED BY
BOARD OF SELECTMEN
AT MEETING OF

12-6-11

Wenham Board of Selectmen
Meeting of November 8, 2011 ~ 7 pm
Special Town Meeting
Bessie Buker School, School Street

Selectmen Present: Molly Martins, Chair; John Clemenzi; Patrick Wilson
Also Present: Jeff Chelgren, Town Administrator; Catherine Tinsley, Minutes Secretary

Public Information:
STM Warrant
Agenda

Abbreviations:
BOS Board of Selectmen
STM Special Town Meeting

With a quorum present, Ms, Martins called the meeting to order at 7 pm

The BOS reviewed the motions and confirmed presentations.
Mr. Chelgren will speak to any queries to Articles 1-6.

The Selectmen reviewed their position on Article 8 - Compensation Adjustment and the details supporting the article.
The FinCom is making their recommendation of Article 8 at Town Meeting.

7:15 Mr. Clemenzi moved the BOS recess and reconvened in Town Meeting.
Mr. Wilson seconded and the motion carried unanimously.

7:30 pm The BOS reconvened at the STM.

9:07 pm Mr. Clemenzi moved to adjourn and it was unanimous to do so.

Respectfully submitted by
Catherine Tinsley

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BOARD OF SELECTMEN
AT THEIR MEETING OF

12-6-11

Draft
WENHAM BOARD OF SELECTMEN
Meeting of Tuesday, November 15, 2011 ~ 7 pm
Wenham Town Hall, 138 Main Street

With a quorum present, Ms. Martins called the meeting to order at 7:00 pm.
Selectmen Present: Molly Martins, Chair; Patrick Wilson, Secretary
Not Present: Selectman John Clemenzi
Also Present: Jeff Chelgren, Town Administrator; Catherine Tinsley, Minutes Secretary

Public information
Agenda
Abbreviations used
BOS Board of Selectmen

**WELCOME AND OVERVIEW OF AGENDA
STATEMENTS OR QUESTIONS BY PUBLIC
ANNOUNCEMENTS**

Special Education Advisory Council

Mr. Wilson announced the Special Event Education advisory Council that an Event Coordinator position will be posted; he read the announcement including the responsibilities. Interested parties should call Margo Killeran.

Tax Classification Hearing

Mr. Chelgren stated the Tax Classification Hearing as posted on the agenda will be held to the December meeting.

PRESENTATIONS BY GUESTS OR STAFF

Mullen Property - Update

Present: Jim Mullen, Property owner / partner; Chris Wise, Wise Living Developer/ Partner
Mr. Mullen talked about the progress since the efforts to work with Deaconess to build assisted living housing on the Essex Street property formally known as Mullen Advertising.
Mr. Mullen reported that one compelling issues has been addressed, A 40,000 Gallon Per Day treatment system has been designed for the property using the highest technique treatment for ground water; this water will have multiple uses after treatment such as landscaping irrigation or fountains.
He referenced a PowerPoint presentation showing a plan dated October 28, 2011 and explained the retirement living project. This will be an Over 55 community.
A general proposed plan is for 238 units (200 apartments/ 38 Town Houses) in two phases
Phase 1 includes 131 Apartments with an expected market price of \$400,000 - \$750,000 and 12 Town Houses in three Buildings with a projected price of 750,000 to 950,000.
Phase 2 includes 62 apartments and 24 Town Houses. Penguin Hall will be the community center for activities.
The exact location of the Town Houses has not been determined and the layout is only conceptual.
He stressed much is yet to be determined and it is hoped the residents of Wenham will contribute to the plan.
The Affordable Housing Committee is already involved and it is expected that this will exceed Wenham's requirements for affordable housing needs in Wenham.
Mr. Mullen reviewed a proposed timeline from November 2012 through to build out in 2014.
This includes meetings with town boards/ committees and meeting with prospective residents through May 2012.
May 2012 through July 2013 is considered the construction phase with architect plans, permitting and financing with Phase 1 being constructed July 2012 through September 2014.
Mr. Wise was introduced as Mr. Mullen's partner going forward with "Wise Living" retirement community concept.
Mr. Wise has six developed properties on the Cape designed for Over 55 woven within the community with 24-hour staff and maintenance, food services, and various sub contracted health services e.g. visiting nursing, hospice.
He briefly reviewed amenities on site including a greenhouse, putting green, pool, and spa.

It was stressed that it is the intention of the developers to have extensive open space with natural resources.

OLD BUSINESS

FY 13 Budget

Mr. Chelgren identified adjustments to the budget calendar changing the presentation of the preliminary budget to December 20, 2011 and the final budget presentations of the first phase on January 18, 2011.

NEW BUSINESS

Election Officer Appointment

This appointment was inadvertently left out of the group appointments.

Mr. Wilson moved to approve Don Luxton as an Election Officer. Ms. Martins seconded and the motion carried unanimously.

REPORTS

Mr. Chelgren acknowledged a request from the Merchants Association for Hamilton / Wenham to have a bonfire at Pingree Park parking lot during a holiday event for the two towns on December 8, 2011 5 pm to 7 pm.

It was the consensus of BOS to approve the request.

Mr. Chelgren informed the BOS that the MMA conference is January 20 & 21, 2012.

Mr. Chelgren stated the merger of the Hamilton and Wenham Finance Departments will be further discussed at a joint BOS and it was the sense of the BOS to meeting the first week in December; Hamilton will be contacted to determine the date.

Mr. Chelgren suggested the Wenham BOS meet to discuss this with Wenham residents prior to the joint meeting and suggested November 22 / 29 as possible meeting dates to include a working session.

Mr. Wilson announced there is an Open Space survey on the Town's web site and asked that residents participate in the survey citing this will allow the town to complete the re-submission of the Open Space plan that allows the Town to remain eligible for grants. Mr. Wilson requested some be printed and be made available at town hall. This will also be discussed at a future BOS meeting.

MINUTES - October 18, 2011 (OS/ ES) October 25, 2011, November 1, 2011 (ES)

Mr. Wilson moved to accept the OS minutes of October 18, 2011. Ms. Martins seconded and the motion carried unanimously.

Mr. Wilson moved to accept the ES minutes of October 18, 2011. Ms. Martins seconded and the motion carried unanimously.

Mr. Wilson moved to accept the OS minutes of October 25, 2011. Ms. Martins seconded and the motion carried unanimously.

Mr. Wilson moved to accept the ES minutes of November 1, 2011. Ms. Martins seconded and the motion carried unanimously.

The November 1, 2011 open session minutes were held and no action was taken.

EXECUTIVE SESSION (ES) - Potential Litigation

Mr. Wilson moved the at 8:54 pm that the BOS enter into ES according to MGL Chapter 39, section 23A and 23B (3) To discuss strategy with respect to collective bargaining or litigation if an open meeting may have a detrimental effect on the bargaining or litigating position of the governmental body, to conduct strategy sessions in preparation for negotiations with nonunion personnel, to conduct collective bargaining sessions or contract negotiations with nonunion personnel and that the Police Union personnel is included and the BOS return to open session for the purpose of adjourning. Ms. Martins seconded and the motion carried unanimously by roll call vote.

The BOS returned to open session at 8:54 PM and on a motion by Mr. Wilson it as unanimous to adjourn.

Respectfully submitted by
Catherine Tinsley