

TOWN OF WENHAM

Board of Selectmen  
Meeting of, February 23, 2016  
Town Hall, 138 Main Street

Pursuant to the Open Meeting Law, M.G.L. Chapter 30 A, §§ 18-25, written notice posted by the Town Clerk delivered to all Board members, a meeting of the Board of Selectmen (BOS) was held on TUESDAY, February 23, 2016 at 7 pm in the Selectmen Chambers.

**WELCOME: CALL TO ORDER**

With a quorum present, Ms. Harrison called the Board of Selectmen (BOS) meeting to order 7 PM  
Selectmen present Catherine Harrison, Chair; Jack Wilhelm, Vice Chair; John Clemenzi, Clerk  
Also Present: Peter Lombardi, Town Administrator; Catherine Tinsley, Recording Secretary

Public Information

Recorded with permission by HWCAM

Agenda

Warrant Articles

**PUBLIC INPUT:** *Items not on the Agenda*

There were none.

**ANNOUNCEMENTS**

- The warrant for the annual town meeting closes Monday, February 29, 2016
- Tuesday March 1, 2016 is the Presidential Primary. Absentee ballots are available at the Town Clerk's office until Monday February 29, 2016.
- The Essex Tech students were recognized and thanked for the building the new election booths replicating the old booths.
- The Annual Warrant Hearing is Monday, March 28, 2016. The location is still to be determined.
- The WVIS (Wenham Village Improvement Society) will be providing lunch on Town Meeting day, Saturday April 2 from 12 to 1 at the Bessie Buker cafeteria; residents are invited
- The Annual Town Meeting is Saturday April 2 held in the Bessie Buker Perkins auditorium
- The Annual Elections are held in Town Hall on April 7, 2016; Mr. Clemenzi requested the BOS consider moving the election day back to the morning of Town Meeting in the future.
- Introduction of Steve Ozahowski, the new Chief Assessor - Mr. Wilhelm introduced Steve Ozahowski, recently hired as the Chief Assessor for Wenham. Assessor Tom Tanous was present and talked about Mr. Ozahowski's career and experience as an Assessor/ Appraiser, noting he is on Hamilton's Board of Assessors. Assessors Lisa Craig and Michelle Bailey were present in a show of support.  
Steve Gasperoni was recognized for his years of service to the town of Wenham
- Ms. Harrison announced with sadness that long time Wenham resident Dot Woodbury passed away last week.

**REPORTS**

Town Administrator – Mr. Lombardi stated he had no formal report. Most of his time was spent working on the Town Meeting preparation.

Selectmen

Mr. Wilhelm updated the Board on the progress toward the future potential plans for Boulder Lane, a parcel of land in east Wenham of approximately 50 acres of which Wenham owns 29 acres. The Brady family owns acreage within the 50 acres. The goal is to develop the land. An appraiser was hired by the Town of Wenham to determine the proportional value of the Wenham parcel and the Brady parcel. The Town of Wenham acreage holds a higher value. Mrs. Brady owns the frontage.

APPROVED 5.17.16

A meeting with Mrs. Brady and her attorney was held to review this comprehensive report; a response from Mrs. Brady is anticipated in the near future regarding the terms of a proportional value. This would come before the BOS to be ratified.

The Town Administrator is working on an article to authorize the Town to enter into a five-year Land Pooling Agreement with the Bradys. This Agreement would allow the two land owners to act as one legal entity to seek proposals for development. The goal is to generate revenue through the sale of the land and future tax revenue.

The appraiser suggested at least one project for the property that would be favorable to both parties

## NEW BUSINESS

### Appointments

Council on Aging (COA) Board of Directors – Stephanie Mark

Stephanie Mark has submitted a letter of interest to serve on the COA Board of Directors.

The COA Board recommended Ms. Marks be appointed to the COA Board of Directors

*VOTE: Mr. Wilhelm moved, and it was seconded, the BOS appoint Stephanie Marks to the COA Board of Directors for a three-year term from July 1, 2015 to June 30, 2018, effective immediately. The motion carried unanimously.*

### Melody Miles Annual Road Race: Request for May 28, 2016

The Board acknowledged a letter requesting to conduct the 21<sup>st</sup> Melody Miles Road Race on May 28, 2016. This is sponsored by the Hamilton Wenham Friends of the Arts. All paperwork was in order.

*VOTE: Mr. Clemenzi moved, and it was seconded, to grant permission to the Melody Mile Road Race to include Walnut Road and Larch Row in the race route for their 21<sup>st</sup> road race on May 28, 2016. The motion carried unanimously*

### Discussion Vacancy of Town Moderator Position

Ms. Harrison noted Paul Weaver, Wenham's past Town Moderator of 40 years, has resigned as he is no longer a resident of the Town of Wenham. A Town Moderator is needed for the Town Meeting and Letters of Interest are requested for this year only and must be submitted by March 1. The BOS will then appoint a temporary Moderator for the (2016) Annual Town Meeting. Typically, Town Moderator is an elected position; nomination papers have been taken out for this year's election.

It was suggested that Mr. Weaver be asked to be present at the Town Meeting.

A discussion of the procedure followed. It was noted that Town Counsel Kopelman & Paige would be in attendance at the Town Meeting as well.

*VOTE: Ms. Harrison moved, and it was seconded, the BOS adopt the proposed policy for appointing temporary moderator as discussed. The motion carried unanimously.*

### Proposed Change to School Apportionment Formula

The School Committee discussed establishing a working group made up of representatives from each town and the school district to continue the discussion of the change in the apportionment formula with a goal to smooth out the big shifts in apportionment costs. The School Committee took no action in order to further review the policy.

The School Committee made the following motion.

That the Hamilton Wenham School committee authorized the chair of the school committee to establish its working group comprised of leadership of the two towns and the district to continue the discussions of the apportionment formula in the regional agreement with the goal of establishing consensus in time for presentation of changes at a fall town meeting and each member town.

Mr. Wilhelm suggested this be further discussed at a higher level first for a sense of the Town's support, noting it would not go into effect for years.

### Vote to Place Tree Warden and Cemetery Commission Question on Annual Election Ballot

Last Year's Town Meeting (2015) approved an article on the warrant to place on the 2016 local election ballot to convert the Tree Warden and the Cemetery Commission from an elected position to an appointed position. The Board of Selectmen must officially vote to place this on the ballot.

The BOS will discuss this at a future meeting to recommend or not recommend favorable action.

*VOTE: Mr. Clemenzi moved and it was seconded to place the following questions on the April 7, 2016 annual election ballot:  
Shall the Town vote to have the its elected Tree Warden become an appointed tree warden of the town? Yes or No  
The motion carried unanimously*

*VOTE: Mr. Clemenzi moved and it was seconded to place the following questions on the April 7, 2016 annual election ballot:  
Shall the town vote to have its selectmen appoint the cemetery commission consistent of three members appointed for three year terms? Yes or No  
The motion carried unanimously.*

## OLD BUSINESS

### Discussion on Request for a Liquor License – Grassy Roots

The owner of Grassy Roots has indicated her interest in obtaining a liquor license from the Town of Wenham to sell beer and wine and requested the BOS put an article on the Town meeting warrant to request a home rule petition for an additional Liquor License.

Mr. Lombardi reviewed if this is approved at Town Meeting, it goes to the State Legislature for approval and if approved by the State, applicants would then apply to the Town for a liquor license and public hearings would be held.

The Town has the discretion while drafting the Home Rule Petition to include specifics such as location, business name.

Mr. Clemenzi supported acting in a timely manner to have this ready for Town Meeting.

Mr. Wilhelm suggested the license be written as broadly as possible to support local businesses.

Ms. Harrison was concerned that the process did not allow sufficient time for public input before the Town Meeting.

It was noted there is no public hearing requirement to submit a home rule petition and if the Town is not ready to vote at Town Meeting, the article could be passed over.

This discussion was continued to the next BOS meeting. Mr. Lombardi will provide answers, opinions and a written draft act.

### Article Review: Annual Town Meeting Warrant

Financial articles have not been voted by the Finance Committee to date. The BOS will discuss these articles at their next meeting.

- Article 11- Zoning Bylaw Amendment Associate ZBA members: The BOS unanimously voted to recommend favorable action on Article 11 to Town Meeting.
- Article 12 – Bylaw Amendment: CPC Committee Terms - The BOS unanimously voted to recommend favorable action on Article 12 to Town Meeting.
- Article 13 – Acceptance of MGL Ch. 39 § 23D (Mullen Rule) -The BOS unanimously voted to recommend favorable action on Article 13 to Town Meeting.
- Articles 17, 18, 19 – Bylaw Amendments. The Planning Board is required to hold a public hearing. To be held 2/25/
- Article 20 – Bylaw Adoption: Demolition Delay - The BOS unanimously voted to recommend favorable action on Article 20 to Town Meeting.
- Article 21 - Boulder lane – HELD
- Article Liquor License - HELD
- Article Community Preservation Act Funds – To be voted after the Finance Committee's recommendation from their February 24, 2016 meeting.

## ADJOURNMENT

The BOS unanimously adjourned at 8:19 PM

Respectfully submitted by

Catherine Tinsley  
5.10.16