

TOWN OF WENHAM

Board of Selectmen
Meeting of, February 2, 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 2, 2016 6:30 pm in the Selectmen Chambers.

WELCOME: CALL TO ORDER

With a quorum present, Ms. Harrison called the Board of Selectmen (BOS) meeting to order 6:33 PM
Selectmen present Catherine Harrison, Chair; Jack Wilhelm, Vice Chair participated remotely; John Clemenzi, Clerk
Also Present: Peter Lombardi, Town Administrator; Catherine Tinsley, Recording Secretary

Selectman Wilhelm participated remotely as allowed (940 CMR 29.00) due to distance, and was considered present. Mr. Wilhelm stated for the record that “no other person was present and/or able to hear the discussion at the remote location” during executive session.

EXECUTIVE SESSION – Lakeview Golf Course Property

Vote: Ms. Harrison moved, and it was seconded, the BOS enter into executive session under M.G.L. Ch. 30A, § (6) To consider the purchase, exchange, lease or value of real property if the chair declares that an open meeting may have a detrimental effect on the negotiating position of the public body, and the Chair so declared, and to include Tom Harrington, Special Counsel and to return to open session. The motion carried unanimously by roll call vote.

The Board returned to open session at 7:05 PM. The Chair called for a five-minute recess.
The meeting reconvened at 7:10 PM.

Ms. Harrison announced again for the public that Selectman Wilhelm was participating remotely as allowed under 940 CMR 29.00 due to physical geographical distance and was considered present. It was confirmed he could be heard by all in attendance. All votes taken during the meeting would be by roll call vote as required.

Public Information

Recorded with permission by HWCAM

Agenda

Community Host Agreement Amendment– Lakeview

Proposed Demolition Bylaw

PUBLIC INPUT- There was none

ANNOUNCEMENTS

- Appointment Openings – Iron Rail; Conservation Commission; Fence Viewer; Council on Aging Board of Directors
- The Annual Elections are April 7, 2016. The list of open offices was read; this information is on the Town’s web site.
- Signed nomination papers must be returned to the Town Clerk by February 18; the deadline to withdraw is March 7, 2016.
- No papers have been pulled for School Committee (SC); papers for SC must be returned by February 22, 2016.
- The Aging Mastery Program is being run through the Council on Aging COA, by Jim Reynold, the COA Director
Mr. Reynolds was present and gave a brief summary of the program saying it is put forth by the National COA, but Wenham is one of the first towns in the area to offer the program. This is a 10-week educational program, starting March 30, 2016. Various topics are covered that involve navigating longer lives such as eating, sleeping, medication management and modest lifestyle changes. The sessions are 1 ½ hours and held at the Library. Anyone interested in participating should call the COA.
 - The Zoning Board is meeting February 4 at 7:30 in Town Hall. The site plan review of Penguin Hall is on the agenda. Site plan reviews do not require notice of a public hearing. Any interest input or questions should attend.

REPORTS

Town Administrator

Peter Lombardi report included:

- Interviews to fill the Assessor position upon the retirement of Steve Gasperoni have been completed and Steve Ozahowski has been hired as a part time Assessor.
- Roberta Cody was hired as the new Assistant Health Agent. Ms. Cody works with other local communities in this same role.
- There was a house fire on Longfellow Road over the weekend. The Wenham Fire Department was recognized as were the mutual aid communities for their work to save abutting houses, citing this is a neighborhood where the houses are close to each other.

(The Agenda was taken out of order)

Eastern Essex District Veteran's Service Office - update

Karen Tyler, Veteran's Service Officer was present to introduce the newly hired Veteran's Assistant Tracey Brown after Georgia Gadbois retired from the position.

The office is located in the Ipswich Town Hall and works to connect services with veterans.

The Eastern Essex District is made up of eight communities and is considered a model for district offices.

OLD BUSINESS

Lakeview Update

Attorney Tom Harrington was present.

Ms. Harrison opened the meeting for public comments/ questions. There were none.

Ms. Harrison reported the Town has received good response to the public hearing regarding the Town's option to purchase the Lakeview Golf Course.

Ms. Harrison stated that an amendment to the Community Host Agreement (section 3 A – 3 B) has been offered by the seller/contractor which requires the building of an age restricted development. This agreement restricts the development to construct dwellings in which at least one resident must be over 55 years of age, with no children under the age of 18 permitted as permanent residents. This amendment has been reviewed by legal counsel.

Although the BOS believed this to be a valuable addition, Ms. Harrison reiterated that it does not limit the BOS in their options, and no decisions have been made regarding the Town's right of first refusal to purchase the property.

*VOTE: Ms. Harrison moved, and it was seconded, to approve and insert the amendment between the existing sections 3A and 3 B as follows:
All dwelling units in the project shall be subject to a restriction requiring there be in-residence at least one person that has reached the age 55 and that no resident (which shall not include periodic visits by those staying 3 months or less in any 9-month period), may be under the age of 18.*

The motion carried unanimously by roll call vote.

Ms. Harrison went on to say that the Board continues to receive public input. Currently, the majority of input favors the Town purchasing the property.

The Lakeview Advisory Committee held their first meeting on Monday February 1, 2016. All twelve members appointed were sworn in and attended. This committee has a tight timeline to look at possible uses by the Town and such details as operating costs, revenue, and impact to the community.

It was noted that the Finance Committee is very important to this process, and Lakeview is on the next meeting agenda to discuss the potential financial impact.

NEW BUSINESS

Letter of Interest for Council on Aging Board of Directors - Stephanie Mark

The COA will be discussing the letter of interest from Ms. Mark at their next meeting on February 9, 2016 and make a recommendation to the BOS.

Proposed Demolition Delay Bylaw

Jim Howard, Chair Historic District Commission was present.

Mr. Howard spoke to the proposed demolition delay bylaw for the Town Meeting Warrant.

Mr. Howard recognized Jackie Bresnahan, permitting coordinator for her assistance in preparing the bylaw for the warrant and creating a process chart. The Permitting Department oversees the permitting of all demolition work.

The delay period proposed is for one year on historically significant house/building and begins the date the owner submits the application. Town Counsel has reviewed the language.

VOTE: Ms. Harrison moved to place the proposed Demolition Bylaw on the Town Meeting Warrant of the (2016) Annual Town Meeting on April 2, 2016. The motion carried unanimously by roll call vote.

Historic Resource Survey Grant Application

Mr. Howard reviewed that the Mass Historical Commission sponsors, and will pay for, half of the cost of surveying cultural and archeological resources in the Town of Wenham through state grant funding.

This includes houses, commercial buildings, statues, bridges, barns, mile markers, etc. within the Town.

The Wenham Historic Commission proposed to include about 100 selected resources which are outside of the town's historic district. A consultant with expertise in this process would work in conjunction with the Wenham Historic Commission and consistent with Mass Historical Commission standards to complete this survey if grant funding is awarded.

Proposed Zoning Bylaw Warrant Articles

Mr. Lombardi reviewed that last year's Town Meeting approved an amended Zoning Bylaw to require public hearings for applications subject to the Dover Amendment. The Attorney General did not accept last years' public hearing notice requirements limited to Dover Amendments as approved at Town Meeting.

The amended bylaw would require the Planning Board / Zoning Board to hold a hearing for any project that requires a site plan review including Dover Site Plan Review. The Board of Selectmen must officially vote to submit these bylaws to the Planning Board for the purpose of holding a public hearing.

VOTE: Ms. Harrison moved, and it was seconded, the BOS submit the proposed Bylaw Warrant Articles to the Planning Board for the purpose of holding a public hearing. The motion carried unanimously by roll call vote.

MINUTES

No minutes were available for approval.

ADJOURNMENT

The Board unanimously adjourned at 8:18 PM.

Respectfully submitted by

Catherine Tinsley

5.9.16