

EXECUTIVE SESSION (ES) CONFIDENTIAL

The ES was part of the Wenham Board of Selectmen (BOS) **December 1, 2015** posted meeting.

Pursuant to Open Meeting Law, M.G.L. c. 30A, § 22 (f) the minutes of any ES, the notes, recordings or other materials used in the preparation of such minutes and all documents and exhibits used at the session, may be withheld from disclosure to the public in their entirety under sub clause (a) of clause Twenty-sixth of Section 7 of Chapter 4, as long as publication may defeat the lawful purposes of the ES, but no longer; provided, however, that the ES was held in compliance with Section 21. These minutes will not be released until approved for release by the Selectmen and notice of such approval has been entered into the regular minutes.

Selectmen Present: Chair Catherine Harrison; Jack Wilhelm (6:45 pm); John Clemenzi

Also Present: Peter Lombardi, Town Administrator

1. The purpose of the ES was to discuss the Notice of Intent to Convert Property Under MGL Ch. 61 B.

Special Counsel Tom Harrington and Planning Coordinator, Emilie Cademartori were present.

Attorney Harrington reviewed the draft language for a Host Community Agreement between the Town of Wenham and the property owners/ developers regarding the potential development of the Lakeview Golf Course to include:

Build more units of they preserve more open space

- Locking into flexible development by law (17 to 23 units still to be determined)
- Location of development on the property
- Age restricted units for density bonus plus affordable units (10-15%)
- Affordable units
- Maintain the view
- Buffer zone i.e. minimum of three rows of trees, 70 % open space, 500 foot set back from Main Street
- Water conservation features i.e. leak detection devices, low water fixtures, no irrigation
- Mitigation Fee

Attorney Harrington will communicate that the town will not waive right of first refusal until all permits and appeal periods have passed.

Attorney Harrington and Ms. Cademartori left the meeting.

2. Contract Negotiations for Library Director, Jan Dempsey

Ms. Dempsey was present for this discussion.

She requested to be placed on the step which she would have been had the two towns approved budget/ salaries in 2014. At the time, it was thought the Director's salary, as a contractual position, would not be on a step system and the 1% increase was not added at that time and would be negotiated in the new contract.

A discussion followed regarding the proposed step increase from step 3 to step 4 retroactive to July 1, 2015 and to continue along the step system to be increased on the anniversary of hire being March.

Each step is a 2 % increase for an additional \$1200-\$1500 annually. This would bring the Library Director into compliance with other Library employees.

It was the consensus of the BOS to support the Library Director's contract at an annual salary of \$77,149 for FY 16 effective July 1, 2015 to June 30, 2016 with placement at grade Q step 4 on March 14, 2015. This will be voted in open session.

Mr. Wilhelm moved, and it was seconded, to return to open session at 7:30 pm. The motion carried unanimously by roll call vote.

Respectfully submitted by

Catherine Tinsley
2.29.16