

The Select Board met on Tuesday August 1, 2023 beginning at 7:00pm in the Main Meeting Room of Town Hall. The following members were present:

Allyson Hamilton, Chair
Mark Gallivan, Vice Chair
Benjamin Barrett, Clerk
James O'Neil
Glenn Maffei

Also participating
James Johnson, Town Administrator
Aoife Kelly, Executive Assistant

Appointments

Call to Order and Pledge of Allegiance

Chair Hamilton called the meeting to order at 7pm followed by the Pledge of Allegiance. Chair Hamilton took a moment to recognize the passing of Susan Maguire and her tenure on various Boards and Committees around Town and gave her deepest condolences to her family. A moment of silent was held.

Vote request of Ashnick Realty Holdings LLC for a Lodging House License at 81 Diamond Street (continued from July 18)

Business owner Anthony Yabba and Attorney Gregg Corbo (via ZOOM) KP Law were present. Gregg outlined to the Board that there are only a number of reasons that they could deny an application; these reasons included the physical inadequacy of the property, lack of supervision or the applicant having a bad record in running a lodging house. Building Commissioner Crowley provided comment on the inspections that have been completed to date at the property. The Board discussed the conditions that they would be adding to the approval of this license and Business Owner Yabba agreed that he would abide by all the conditions. On motion of Clerk Barrett, seconded by Vice Chair Gallivan, voted to approve request of Ashnick Realty Holdings LLC for a lodging house license at 81 Diamond Street subject to the applicant obtaining all inspections and complying with all conditions as outlined in the written decision. Motion Passed (5-0-0).

Vote request of AP Auto Group LLC for a Class II Dealer License to operate at 1171R Main Street, Bay 2

Business owner Gebberson Dalla-Costa was present. Gebberson explained to the Board that he would not be conducting any in person sales at the Main Street location but is setting up more a wholesale business with buying/selling at the auctions and possibly bringing to Main Street for repair. The location on Main Street is an office and repair shop only. On motion of Clerk Barrett, seconded by Vice Chair Gallivan, voted to approve the request of AP Auto Group LLC for a Class II Dealer License to operate at 1171R Main Street, Bay 2 with the conditions there is to be no in person sales conducted at the property. Motion Passed (5-0-0).

Community & Economic Development Director Patrick Deschenes

Community & Economic Development Director Patrick Deschenes and Senior Planner Tyler Maren (via ZOOM) from the Barrett Planning Group were present. Tyler provided a comprehensive overview on the MBTA Communities Law, where the Town stands in terms of the zoning updates, the areas to look at and next steps. Identify the ideal locations, as well as the zoning for the minimum building out requirements. Downtown is already compliant in terms of acreage, proximity to the train station, but would need to look at an overlay district. Next phase is diving into the writing of the zoning and the public interaction component that needs to take place. Patrick outlined to the Board that they have a

good start point with this work from the Barrett Group but we need to start working on public outreach and needs some direction whether it be from the Planning Board, Select Board or advisory committee. The Board noted the importance of Patrick getting on a Planning Board agenda soon since there are such stringent time constraints in getting this moving forward.

Patrick provided an update to the Board on the accessory dwelling unit bylaw and how he had taken a lot of the feedback from the last meeting into this new draft. The Board thanked Patrick for making the changes and feel comfortable with this latest version of the bylaw and support the by-right aspect of this bylaw. On motion of Clerk Barrett, seconded by Vice Chair Gallivan, voted to sponsor the Accessory Dwelling Unit Bylaw Amendment and add to the Fall 2023 Town Meeting Warrant. Motion Passed (5-0-0).

On motion of Clerk Barrett, seconded by Vice Chair Gallivan, voted to approve request to use the Town Common (which includes the closure of Elm Street and a portion of West Street) and a One Day Entertainment Permit on September 15, 2023 as part of Main Street Live. Motion Passed (5-0-0).

Open Forum - Bill Hamilton Prect.5 spoke on the need for water and adding a reservoir at the prison complex.

New Business

Discussion & Vote on Annual Town Election Article for the Fall Town Meeting Warrant

Jim Johnson provided an update to the Board on this item and how in-conjunction with the Town Clerk and Town Counsel have a draft article for the Board to consider. On motion of Clerk Barrett, seconded by Vice Chair Gallivan, voted to sponsor a Fall Town Meeting Article changing the Annual Town Election to the third Tuesday in May. Motion Passed (5-0-0).

Vote Bid/Contract Award 2023-29 Old Town Hall Entrance Repair to Kneeland Construction Corp.

On motion of Clerk Barrett, seconded by Vice Chair Gallivan, voted to award Bid/Contract 2023-29 to Kneeland Construction Corp. Motion Passed (5-0-0).

CONSENT AGENDA

On motion of Clerk Barrett, seconded by Vice Chair Gallivan, voted to approve the consent items as listed on the August 1 agenda

Various Donors to Night Before the Fourth Gift Account \$1,350

Ravi Addanki to Walpole Fire Gift Account \$600

Vote request of Brian Cullinane for a Block Party on Lewis Avenue on September 30, 2023 from 2-10pm

Motion Passed (5-0-0).

Town Administrator's Update

National Night Out

I wanted to give a shout out to the recreation department, they are doing a great job out there with their programming and even though it was early it was still well attended, all the team are doing a great job.

Warrant & FY24 Budget

The warrant is set to close it on August 22 and right now there are about 22/23 articles. We continue to work through everything for the FY24 budget with the state budget process just about being finalized. It still needs to be ratified and signed by the Governor but it looks good and we are looking likely to still be in line for an extra \$1.5m. My likely recommendation is the majority of that goes towards capital stabilization to help offset the cost of the high school

renovation. I do expect some tweaks in the budget as the school department did mention that they may need an extra \$200,000 or so. I'd like to park about \$100,000 or so in the reserve fund as there is a number of small budgets like Norfolk County Aggie that came in slightly higher. I expect that we will have some recommendation towards the end of this month once we know for sure what the budget is and free cash is certified. Jodi is closing out munis tomorrow and pretty close to having everything finalized to be ready to be submitted to the state

On motion of Clerk Barrett, seconded by Vice Chair Gallivan, voted to adjourn and the meeting was adjourned accordingly at 8:25pm. Motion Passed (5-0-0).