

MINUTES OF THE BOARD OF SELECTMEN MEETING

September 17, 2018

Meeting held at Town Hall, 139 Main Street, Rowley, MA

7:00 p.m.

MEMBERS PRESENT: Chairman Cliff Pierce; Clerk Robert Snow, Robert Merry, David Petersen (Town Administrator Deborah Eagan, Assistant Town Administrator Amy Lydon) Vice Chairman Joseph Perry - ABSENT

PUBLIC ATTENDEES: Keith Rice – USW Local 12012-4 Gas Workers; Lawrence White – FINCOM; Bernard Cullen – 283 Wethersfield Street

CALL MEETING TO ORDER

Chairman Pierce called the meeting to order at 7:00 p.m. He said the meeting is being audio and video recorded and broadcast live via Rowley Community Media.

PLEDGE OF ALLEGIANCE

The Pledge of Allegiance was recited.

NEW BUSINESS

1. Letter from Joe Haley expressing interest in serving on the Parks and Recreation Committee

Chairman Pierce read the letters from Joe Haley and Tim Southall.

Bob Snow made a motion to appoint Joe Haley to the Parks and Recreation Committee, Dave Petersen second, all in favor - aye (4-0). Joe Perry - ABSENT

2. Review Notice of Intent to Sell 563 Wethersfield Street and right of first refusal purchase option under Massachusetts General Laws Chapter 61A

Chairman Pierce read the following:

The Board of Selectmen is in receipt of a Notice of Intent from Martha Chase Geary to Sell 563 Wethersfield Street under Massachusetts General Laws Chapter 61A.

The notice has been reviewed by the Planning Board and Conservation Commission and both Boards are recommending that the Board of Selectmen waive the right of first refusal purchase option for this property.

Memos from the Planning Board and Conservation Commission are attached.

*If the Board is in agreement, the Board needs to vote to sign the Waiver document.
Principal Assessor Sean McFadden will notarize the Board's signatures.*

Dave Petersen made a motion to approve the waiver, Bob Snow second, all in favor - aye (4-0). Joe Perry – ABSENT

The Selectmen signed the waiver and Sean McFadden notarized their signatures.

3. Update on FY 20 Triton Budget

Chairman Pierce said he attended a meeting last week with Nerissa Wallen, Brian Forget and the Chairs of the Board of Selectmen for Newbury and Salisbury to discuss the issues of the FY19 budget process. He said it was a candid discussion, and everyone agreed that better communication is needed. He said they discussed amending the Triton Regional School District Agreement to accomplish this. He said on a short-term basis the District Communications meetings will be held in the three Towns on a rotating basis, rather than at Triton. He said they also discussed the need for getting the budget information sooner than February 12th, and Brian Forget agreed to provide a preliminary budget in November with caveats and contingencies. He said this meeting was a good start, and this will be discussed at the DCM on October 4th. He said on October 10th, there will be another meeting with the Chairs of the Board of Selectmen.

Bernie Cullen said this is great and he attended a Triton meeting last week and they handed out a packet which included the Treasurer's Report. He said this report shows what happened in FY 18, and shows the revenue receipts and expenditures. He said receipts were \$48 million versus expenditures of \$43 million, and there is probably an explanation, but we need to understand the revenue sources.

7:10-7:15 p.m. PUBLIC COMMENT

Larry White from Central Street made the following comments:

1. He asked if the Triton meeting that Cliff attended was open to the public. Pierce said no, there was no quorum of a board present.
2. He said there are rumors that marijuana income will be a cash cow for the Triton, and he hopes that won't be the case. He said this is an unknown source of income, he would like to see Triton level funded and not based on anticipated increased marijuana income.

Keith Rice of United Steel Workers said he isn't here to discuss the Union contract for the locked out National Grid workers, but is here to talk about a public safety issue. He said he will leave his contact information if the Selectmen want to discuss this with him.

OLD BUSINESS

1. Pine Grove School Project Update

Chairman Pierce read the following:

Joe Perry attended a working group meeting last week to review the proposed furniture purchases for phases 3-5 of the project. The cost of the proposed items appear to be within the budget.

Cliff attended the construction meeting last week and will update the Board on the project.

Pierce said the pick-up and drop-offs at the school have gone well, but there was an issue on the first day of school with the new curbing layout. He said Dore & Whittier are undergoing a study to determine what changes are needed and will report their findings at the next construction meeting.

7:15 p.m. APPOINTMENT Town Counsel Tom Mullen and Attorney John Harrington, Outside Counsel for Verizon New England Inc., to discuss and approve Verizon Cable Renewal License Agreement

Tom Mullen said he is here along with Attorney Harrington. He said they were here in the past during the requisite hearing, where the details of the contract were worked out. He said now there are two original contracts ready to be signed. He said the highpoints of the renewal contract are:

- It is for a five year term, which is the longest term that we can have.
- The entire Town is in the service area.
- The Town is getting a high definition PEG channel in addition to the standard channels, and this is unusual.
- He said the Town will be paid PEG fees of \$25,000 in five equal installments annually, and 33/100ths of gross revenues which will be paid quarterly.

Pierce asked why a shorter amended agreement wasn't used, instead of this huge document. Harrington said there has only been one amendment issued in the State of Massachusetts. He said the changes are based on the original agreement and are changes in technology and the laws dictated the negotiation. Petersen asked if the fees received will be equivalent to the fees received by Comcast. Harrington said yes, 4% of gross revenues go to PEG access support, and a 15% premium has been factored in. Bob Snow disclosed that he receives his health care insurance through Verizon.

Bernie Cullen asked how much revenue the Town receives from this, and who does it go to. Mullen said there are two parts: the PEG grant which receives the PEG fees of \$25,000 in five equal installments annually, and 33/100ths of gross revenues which will be paid quarterly; and the PEG access support which receives 4% of gross revenues. Harrington said there are detailed filing reports on their gross revenue which are filed quarterly.

Dave Petersen made a motion to approve the Verizon Cable Renewal License Agreement, Bob Snow second, all in favor - aye (4-0). Joe Perry – ABSENT

The Selectmen signed the contract.

OLD BUSINESS

2. Fire Station and Police Station Addition Project Update

Chairman Pierce read the following:

The project is continuing along at a good pace. Wiring for the telephone and data lines is being done in the buildings. Site lighting is being installed. The roof should be finished this week. Drywall is being installed in both buildings. Preparations are starting for asphalt paving of the aprons.

Petersen said they are filling the driveway and bringing it up to grade.

3. Sign Cannabis Control Commission Host Community Agreement Certification Form for Morando Brands, LLC

Chairman Pierce read the following:

The Cannabis Control Commission has asked Morando Brands LLC to complete the CCC Host Community Agreement Certification Form. The Board of Selectmen voted and signed the Host Agreement with Verdant Medical, Inc. on July 30, 2018.

The Board needs to vote to authorize Cliff Pierce to certify that Morando Brands LLC has executed a host agreement with the Town of Rowley and to sign the form as the authorized representative.

Petersen said we cannot spend this money before we get it. He said there are five or six proposals that have been accepted, but the State hasn't approved anything yet. He said it will be one or two years before we see any money from this. He said we don't know how many of these businesses will survive. Pierce said applicants also need to go through Town permitting which takes time, and the impact fee is not payable until the

first year after the business operates. Snow said money from this is three to four years away.

Bob Snow made a motion to authorize Cliff Pierce to sign the CCC Host Community Agreement Certification Form, Dave Petersen second, all in favor - aye (4-0). Joe Perry – ABSENT

MINUTES

- September 10, 2018

Bob Snow made a motion to approve the September 10, 2018 minutes, Dave Petersen second, all in favor - aye (4-0). Joe Perry – ABSENT

ANNOUNCEMENTS

- The Town has the following vacancies:
 - a. Agricultural Commission Associate
 - b. Cultural Council
 - c. Council on Aging
 - d. Fence Viewer – three positions;
 - e. Wood, Lumber & Bark Inspector;
 - f. Zoning Board of Appeals Associate – three seats;
 - g. Parks and Recreation Committee – one seat; and
 - h. Deputy Shellfish Constables – two positions.For more information on these positions, please contact the Selectmen's Office at 948-2372.
- The Rowley Food Pantry is in need of donations. Donations can be left at the Rowley Public Library. The Food Pantry is open on Tuesdays from 10:00 a.m. to 12:00 p.m. and on Thursdays from 5:30 p.m. to 7:00 p.m.

ADJOURN

Chairman Pierce called for a motion to adjourn. Bob Snow so moved, Dave Petersen second, all in favor - aye (4-0). Joe Perry – ABSENT

Open meeting adjourned at 7:31 p.m.

Respectfully submitted,
Amy Lydon
Assistant Town Administrator

ATTACHMENTS

1. Email Letter from Joe Haley expressing interest in serving on the Parks and Recreation Committee
2. Email from Tim Southall supporting Joe Haley serving on the Parks and Recreation Committee
3. Meeting Memo regarding New Business #2: Review Notice of Intent to Sell 563 Wethersfield Street and right of first refusal purchase option under Massachusetts General Laws Chapter 61A
4. Memo from Kirk Baker regarding 563 Wethersfield Street
5. Memo from Brent Baeslack regarding 563 Wethersfield Street
6. Memo from Brent Baeslack to Conservation Commission regarding 563 Wethersfield Street
7. Map of 563 Wethersfield Street
8. Email correspondence regarding Notice of Intent to Sell Under MGL Ch. 61 A – 563 Wethersfield Street
9. Letter from E. James Kroesser regarding Notice of Intent to Sell Under MGL Ch. 61 A – 563 Wethersfield Street, including enclosures
10. Signed Notice of Nonexercise for 563 Wethersfield Street
11. Meeting Memo regarding New Business #3: Update on FY 20 Triton Budget
12. Triton Treasurer's Report dated August 24, 2018
13. Board of Selectmen Public Comment Policy for Public Meetings
14. Meeting Memo regarding Old Business #1: Pine Grove School Project Update
15. Meeting Memo regarding 7:15 p.m. Appointment: Town Counsel Tom Mullen and Attorney John Harrington, Outside Counsel for Verizon New England Inc., to discuss and approve Verizon Cable Renewal License Agreement
16. Draft Verizon Cable Renewal License Agreement
17. Meeting Memo regarding Old Business #2: Fire Station and Police Station Addition Project Update
18. Meeting Memo regarding Old Business #3: Sign Cannabis Control Commission Host Community Agreement Certification Form for Morando Brands, LLC
19. Signed Cannabis Control Commission Host Community Agreement Certification Form for Morando Brands, LLC
20. Draft minutes of September 10, 2018