

MINUTES OF THE BOARD OF SELECTMEN MEETING

November 10, 2014
Meeting held at Town Hall

MEMBERS PRESENT: Chairman Robert Merry, Vice Chairman Joseph Perry, Clerk Robert Snow, Jack Cook, David Petersen (Town Administrator Deborah Eagan, Assistant Town Administrator Amy Lydon)

PUBLIC ATTENDEES: Bill DiMento – Board of Assessors; Diane D’Angeli – Board of Assessors; Sean McFadden – Principal Assessor; Michelle Ford – Library Trustee; Pamela Jacobson – Library Director; Joshua Tuff – Library Trustee; Janet Peabody – Library Trustee; Mark Behringer – Library Trustee; John McCallum – Library Trustee

CALL MEETING TO ORDER

Chairman Robert Merry called the meeting to order at 7:04 p.m. He said the meeting is being audio and video recorded digitally.

PLEDGE OF ALLEGIANCE

Joseph Perry led the Pledge of Allegiance.

CHAIRMAN’S COMMENTS

None.

7:05 – 7:15 p.m. CITIZEN QUERY

Citizen's Query opened.

GENERAL BUSINESS

1. Request from PGS PTA to hang a banner on Town Common backstop on the Pine Grove School Annual Craft Fair

Dave Petersen made a motion to authorize the PGS PTA to hang a banner on Town Common backstop on the Pine Grove School Annual Craft Fair, Bob Snow second, all in favor - aye (5-0).

2. Review ZBA application from Gregory Maffei for special permit for the change of a non-conforming use

Chairman Merry read the first page of the application (COPY ATTACHED). Snow asked if the Building Inspector had commented on this. Petersen said it is for a change in commercial use. Cook said this is the location where the school used to be and abutters have been notified. There were no comments from the Board to the ZBA on this application.

3. Announcement from Water Superintendent Marybeth Wisner that Town water ban has been lifted

Chairman Merry said, "Superintendent Wisner has informed the Board that during the November 4, 2014 Board of Water Commissioner's meeting, the Board lifted the Town's water ban."

Snow asked if the water ban signs would be removed. Petersen said at the last Water Board meeting they said the signs would be coming down.

OLD BUSINESS

1. Town Hall Window Project contract award

Chairman Merry read the memo from Deborah Eagan to the Board of Selectmen regarding IFB – Town Hall Second Floor Window Replacement Project II (COPY ATTACHED). Petersen asked if this is the same contractor that did some of the upstairs windows already. Merry said yes, he did ten of the large upstairs auditorium windows. Petersen said he did a good job and seemed efficient.

Joseph Perry made a motion to award the Town Hall Window Replacement project to AJ Wood Construction Inc. in the amount of \$4,230 per window, Bob Snow second, all in favor - aye (5-0).

2. Girl Scout land purchase update

Chairman Merry read the following:

Debbie has been working with Judy Pickett on the purchase and sales agreement for the Girl Scouts property.

Judy is recommending that we do a 21E site assessment. Debbie has contacted two companies to get price estimates for a level-one site assessment on the property. She is seeking authorization from the Board to proceed with the site assessment.

Petersen said this is one more step in the process that we need to do and the Town's attorney recommends this.

Dave Petersen made a motion to proceed with the 21E site assessment, Bob Snow second, all in favor - aye (5-0).

MINUTES

- August 25, 2014

Joseph Perry made a motion to approve the minutes of August 25, 2014, Bob Snow second, all in favor - aye (5-0).

7:05 – 7:15 p.m. CITIZEN QUERY

Citizen's Query closed. There were no further Citizen's Queries.

7:15 p.m. JOINT MEETING & PUBLIC HEARING

Joint meeting with the Board of Assessors – Tax Classification Hearing

Chairman Merry called for a motion to open the joint meeting of the Board of Selectmen and the Board of Assessors. Bob Snow so moved, Jack Cook second, all in favor – roll call vote: Robert Merry – aye, Joseph Perry – aye, Dave Petersen – aye, Jack Cook – aye; Robert Snow – aye; Bill DiMento - aye; Diane D'Angeli – aye. Donald Thurston – ABSENT.

Joint meeting opened at 7:15 p.m.

Merry read the tax classification notice into the record (COPY ATTACHED).

Chairman Merry called for a motion to open the tax classification hearing. Dave Petersen so moved, Jack Cook second, all in favor – roll call vote: Robert Merry – aye, Joseph Perry – aye, Dave Petersen – aye, Jack Cook – aye; Robert Snow – aye; Bill DiMento - aye; Diane D'Angeli – aye. Donald Thurston – ABSENT.

Tax classification hearing opened 7:16 p.m.

Merry said that notice of this public hearing was published in the October 31, 2014 edition of The Daily News. He called upon the Board of Assessors to make a presentation on the classification of tax rates and a recommendation for fiscal 2015.

DiMento said the good news is that the tax rate will decrease from 14.74 to 14.24 per \$1,000. He said the bad news is that the assessment of an average single family house has increased 7.2% from about \$360,000/\$370,000 a year ago to \$398,000. He said there has been new growth of \$28 million but 98% of that new growth is residential with very little industrial/commercial growth. He said page two of the handout (COPY ATTACHED) shows the current flat rate schedule and an average \$5,600 tax bill. He

said this page illustrated the effect of shifting the tax burden onto commercial/industrial versus residential, but the Board of Assessors recommends staying with the flat tax rate. Petersen said this is a good idea and we don't want to push the commercial business out of town which will hopefully increase as the economy improves. DiMento said the new growth impacts town services, the rate should stay flat and we can continue to promote commercial businesses. Merry said he agrees with Petersen. Snow said a flat rate attracts more businesses. DiMento said this is a source of significant savings to commercial businesses. Perry said the handout shows a 9% increase in condo assessed values. Principal Assessor Sean McFadden said of the \$28 million in new growth, \$20 million was from new condominiums.

Chairman Merry asked if any of the audience members had any questions and said residents must state clearly his or her name and address. There were no questions.

Chairman Merry called for a motion to close the tax classification hearing. Dave Petersen so moved, Bob Snow second, all in favor – roll call vote: Robert Merry – aye, Joseph Perry – aye, Dave Petersen – aye, Jack Cook – aye; Robert Snow – aye; Bill DiMento - aye; Diane D'Angeli – aye. Donald Thurston – ABSENT.

Tax classification hearing closed 7:19 p.m.

Chairman Merry called for a motion on the determination of classification rates for residential, open space, commercial, industrial and personal property for the fiscal 2015 by a roll call vote. Joseph Perry so moved that the rates be set as recommended by the Board of Assessors, Dave Petersen second, all in favor – roll call vote: Robert Merry – aye, Joseph Perry – aye, Dave Petersen – aye, Jack Cook – aye; Robert Snow – aye; Bill DiMento - aye; Diane D'Angeli – aye. Donald Thurston – ABSENT.

Chairman Merry called for a motion to close the joint meeting of the Board of Selectmen and the Board of Assessors. Dave Petersen so moved, Bob Snow second, all in favor – roll call vote: Robert Merry – aye, Joseph Perry – aye, Dave Petersen – aye, Jack Cook – aye; Robert Snow – aye; Bill DiMento - aye; Diane D'Angeli – aye. Donald Thurston – ABSENT.

Joint meeting closed at 7:25 p.m.

The Selectmen signed the document. Petersen thanked McFadden and his staff and said they are a pleasure to work with.

DiMento updated the Board on the dock project that he is working on as the Harbormaster. He showed the Board the potential dock materials and discussed the pros and cons and costs of each. He said he recommends 2x8 pressure treated wood for the construction and Azek on the top deck. He said he is open to suggestions.

7:30 p.m. JOINT MEETING

Joint Meeting with the Board of Library Trustees to fill a vacancy on the Board of Library Trustees and to discuss opening with George Gallant

Chairman Merry read George Gallant's letter of interest for the vacancy on the Board of Library Trustees (COPY ATTACHED).

Chairman Merry called for a motion to open the joint meeting of the Board of Selectmen and the Board of Library Trustees. Dave Petersen so moved, Bob Snow second, all in favor – roll call vote: Robert Merry – aye, Joseph Perry – aye, Dave Petersen – aye, Jack Cook – aye; Robert Snow – aye; John McCallum – aye; Janet Peabody – aye; Michelle Ford – aye; Mark Behringer – aye; Joshua Tuff –aye; John Manning - aye.

Joint meeting opened at 7:34 p.m.

Eagan said the Board can ask Gallant general questions and said he already serves on a Town Board and has taken the state ethics exam. She said this appointment would be to fill the vacancy until the next election. Gallant said his main objective is to help out, and he doesn't know exactly what the position entails. Merry asked Gallant why he is interested in serving on this board. Gallant said he is retired, serves on the COA board, volunteers at Seaview and has time and wants to help out. Perry said he is a former Library Trustee and it is a wonderful group and a great organization that does a lot of good work. Michelle Ford asked Gallant if he would be interested in running once the temporary term expires at the next election. Gallant said he would like to serve the partial term and then decide. Ford asked Gallant if he can make the regular meetings. Gallant said yes, he is throwing his hat in the ring to see where it goes and what is needed. John Manning said he has been a trustee off and on and said it is a great way to find out what is going on. He said use of the Library is increasing as well as the hours it is open and the budget. He said there are hands-on sub-committees that trustees can participate in that allows them to focus on their interests. Snow said Gallant seems to be a good fit, he participates at the COA and many seniors use the Library a lot. Gallant said he is familiar with the book section at the Senior Center and he is a firm believer in reading a hard copy of a book. Snow said many seniors enjoy books on tape/cds as well. Janet Peabody asked Gallant if he is a regular library user. Gallant said he is not a regular user, but has been in several times for research, the building is great, but he mostly buys books.

Joseph Perry made a motion to appoint George Gallant as Library Trustee until the next election, John Manning second, all in favor – roll call vote: Robert Merry – aye, Joseph Perry – aye, Dave Petersen – aye, Jack Cook – aye; Robert Snow – aye; John McCallum – aye; Janet Peabody – aye; Michelle Ford – aye; Mark Behringer – aye; Joshua Tuff –aye; John Manning - aye.

Chairman Merry called for a motion to close the joint meeting of the Board of Selectmen and the Board of Library Trustees. John Manning so moved, John McCallum second, all in favor – roll call vote: Robert Merry – aye, Joseph Perry – aye, Dave Petersen – aye, Jack Cook – aye; Robert Snow – aye; John McCallum – aye; Janet Peabody – aye; Michelle Ford – aye; Mark Behringer – aye; Joshua Tuff – aye; John Manning – aye.

Joint meeting closed at 7:45 p.m.

ANNOUNCEMENTS

Bob Snow thanked the COA for putting on the dinner for the Veterans. He said there were about forty people there along with Ryan Lennon, the new Veterans Director. Perry said Representative Hill attended and Bob Snow and he served dinner.

- Library Events: Landscapes – Oil Painter Priscilla Serafin’s work is on display during the months of Oct. & Nov.
- Household Hazardous Waste Collection Day – Saturday, November 22, 2014 8:30 a.m. – 12:30 p.m. Rowley Highway Department. See Town website for more information.
- The Town has the following vacancies:
 - a) **Library Trustee** – one opening to fill until next annual town election
 - b) **Fence Viewer**– three positions;
 - c) **Wood, Lumber & Bark Inspector**; and
 - d) **Zoning Board of Appeals Associate** – two open seats
 - e) **Historical Commission-Historic District Commission** - three seats
 - f) **Parks and Recreation Committee** - two seatsFor more information on these positions, please contact the Selectmen’s Office at 948-2372
- Rowley Food Pantry is in need of donations. The Food Pantry is open Tuesdays from 10:00 a.m. to 12:00 p.m. and Thursdays from 5:30 p.m. to 7:00 p.m.

There being no further business before the Board, Chairman Merry called for a motion to adjourn. Jack Cook so moved, Joseph Perry second, all in favor – aye (5-0).

Open meeting adjourned at 7:48 p.m.

Respectfully submitted,
Amy Lydon
Assistant Town Administrator

ATTACHMENTS:

1. Email correspondence regarding request from PGS PTA to hang a banner on Town Common backstop on the Pine Grove School Annual Craft Fair

2. ZBA application from Gregory Maffei for special permit for the change of a non-conforming use
3. Memo from Deborah Eagan to the Board of Selectmen regarding IFB – Town Hall Second Floor Window Replacement Project II
4. Memo from Attorney Judith Pickett to Deborah Eagan regarding Girl Scout P&S
5. Draft purchase and sales agreement for Girl Scouts land
6. Tax Classification Hearing Notice
7. Hand-out from Board of Assessors regarding the tax classification hearing
8. Email correspondence regarding Erin Skillman's resignation as Library Trustee and Vacancy Notice
9. Notice of Vacancy – Board of Library Trustees
10. Letter of interest and resume from George Gallant