

Office of  
SELECTMEN  
340 Anawan Street  
Rehoboth, MA 02769



Tel.: (508) 252-3758  
Fax: (508) 252-5342

**BOARD OF SELECTMEN  
MEETING OF THE BOARD OF SELECTMEN  
MONDAY, JUNE 14, 2021  
MEETING MINUTES  
SELECTMEN'S MEETING ROOM, TOWN HALL**

**Present:** Selectman Frederick "Skip" Vadnais, Selectman James Muri, Selectman Dave Perry, Selectman George Solas, Selectmen Michael Deignan and Interim Town Administrator Deborah Arruda

At 6:00 PM it was voted to enter into Executive Session pursuant to MGL CHAPTER 30A, §21 (2) To conduct strategy sessions in preparation for negotiations with non-union personnel or to conduct collective bargaining sessions or contract negotiations with non-union personnel. (6) To consider the purchase, exchange, lease or value of real estate, if the chair so declares that an open meeting may have a detrimental effect on the negotiating position of the public body

**Call to Order at 7:00 p.m.:** The Board and the public participated in the Pledge of Allegiance to the Flag.

**1.0) Consent Agenda**

**Warrants for June 14, 2021:**

J. Muri motion to approve this week's Warrant: 21-50B Payroll \$151,271.21; 21-49A Withholdings \$34,459.26; 21-50 Warrant \$74,080.20. Second by D. Perry. Vote 5-0.

**Minutes:** Executive Minutes: none  
Regular Minutes: none

**Announcements:**

Next Selectmen's Meeting will be held, Monday, June 21 at 7 PM at Town Hall.

Town Offices will be closed on Friday, June 18<sup>th</sup> in observance of Juneteenth Day.

Chairman Vadnais made note of a call from the Youth lacrosse team inquiring about town field usage and asked that it be added to next week's agenda.

**TOWN ADMINISTRATOR'S REPORT**

We have scheduled a Public Hearing for June 21 at 7:30pm for Cumberland Farms. It's for changes of officers and/or beneficial interest at the corporation. ABCC requires all municipalities to hold a public hearing. Abutters do not need to be notified for this change. We scheduled the date after speaking with the Attorney that will be present at the meeting, however, we were recently notified by their office that June 21<sup>st</sup> will not work for them. They are asking us to open the public hearing and continue it. They will contact us for a rescheduled date in July sometime.

*\*Some action items were taken out of order to accommodate the set time of the public hearing.*

## **NEW BUSINESS:**

### **Action Item #1: Vote to Approve and Sign Consultant's Agreement**

In Executive Session, the Board approved the agreement with the retiring Tax Collector / Treasurer to stay on as a subject matter expert/consultant on an as needed basis.

M. Deignan motion to approve and sign an agreement with Cheryl Gouveia as a Professional Development Consultant for the period of June 21, 2021-June 30, 2022. Second by J. Muri. Vote 5-0.

### **Action Item #6: Vote to Approve Tax Collector/Treasurer Job Description**

The Personnel Board has reviewed and is now asking the BOS to review and sign the Tax Collector/Treasurer job description. The current Tax Collector/Treasurer has reviewed, made corrections and signed as the current department head.

M. Deignan motion to approve and sign the job description for the Tax Collector/Treasurer. Second by J. Muri. Vote 5-0.

### **Action Item #2: Vote to Approve and Sign Temporary Tax Collector/Treasurer Employment Agreement**

M. Deignan motion to approve and sign an employment agreement with Lisa Dias-Cabral as "Interim" Treasurer/Collector for the period of June 21, 2021 – April 5, 2022 as per General Law Chapter 41, Section 108N1/2. Second by J. Muri. Vote 5-0.

M. Deignan made a friendly amendment to his previous motion to change the term "interim" to "temporary" to be in agreement with the employment agreement wording. Second by J. Muri. Vote 5-0.

### **Action Item #4: Discussion of "In-Person" Meetings with Possible Action Taken**

An Advisory on Emergency Lifting was sent to our office by Jay Talerman. Legislation was discussing a possible extension on remote meetings, permit changes, etc. on Thursday, June 10<sup>th</sup>. As of June 15<sup>th</sup> (tomorrow) the State of Emergency will be lifted and municipalities are required to resume pre-covid process, meaning all public meetings will need to be held in person per order of the Governor.

Town Clerk Laura Scwhall was present to inform the Board and discuss the logistics.

### **Action Item #3: Discussion on Anawan School with Possible Action Taken**

Selectman Solas informed us of the new development with the Women's Development Group. He read the letter into the record.

Selectman Perry updated the Board with his findings in conjunction with the Building Inspector, the Fire Chief and the Health Agent in regards to the Anawan School. He read the inspectors letter into the record.

D. Perry motion to direct Highway Superintendent to secure building grounds with fencing, 20-25 feet from all walls. Second by J. Muri. Vote 5-0.

D. Perry motion to direct Fire Chief to have constructed a temporary electric meter in order to install a fire alarm connected to the building. Second by J. Muri. Vote 5-0.

M. Deignan motion to direct the Highway Super to get quotes for demolition and allow Selectman Perry to continue to work with everyone on project. Second by J. Muri. Vote 5-0.

## **Documentation:**

Selectman Solas' letter the Women's Development Group

Building Inspector's letter to D. Perry

**Action Item #5: Vote to Authorize Purchase of Francis Farm**

Town Counsel, Kate Feodoroff is asking that the Board vote on the purchase of Francis Farm and to allow the Chair to execute all documents.

J. Muri made the following motion:

Pursuant to article 9 at the May 11, 2021 Annual Town Meeting, I move to purchase for \$2,400,000 a certain parcel of land totaling approximately 42.02 known as Francis Farm, which is shown on that plan entitled "Land Owned by Francis Farm, Inc. Rehoboth, Massachusetts E. Otis Dyer, R.P.L.S. Rehoboth, dated December 9, 2003", recorded with the Bristol County Northern District Registry of Deeds in Plan Book 422, Page 34, having a street address of 151R County Street, Rehoboth, Massachusetts 02769, and being Lot 1 on Town of Rehoboth Assessor's Map 34, and being further described in a deed to Seller recorded at the Bristol Northern District Registry of Deeds in Book 24646, Page 346, and those threes (3) certain parcels of land totaling approximately 5.87 acres combined, as more fully shown on that plan entitled "Definitive Subdivision Plan to be known as "Francis Farm" County Street, Rehoboth, MA A.P. 34 Lot 1 151R county Street Scale 1"=40' Drawn by SNA Date: Sept. 7, 2002", recorded with the Bristol County Northern District Registry of Deeds in Plan Book 416, Pages 32-36, having a street addresses of 19 Francis Farm Road, 23 Francis Farm Road, and 33 Francis Farm Road respectively, all located in Rehoboth, Massachusetts 02769, and being Lot 1 on Town of Rehoboth Assessor's Map 34, and being further described in a deed to Seller recorded at the Bristol Northern District Registry of Deeds in Book 24646, Page 343, and further that the Chair shall be authorized to execute any documents required to effectuate said purchase.

Second by M. Deignan. Vote 5-0.

**Discussion:**

The word "acre" should have been added after 34, line 12.

**Action Item #7: Vote Appointments, as submitted**

The following individuals need to be appointed:

J. Muri motion to appoint Michael Costello to the Litter Committee, effective 6/14/221-6/30/21. Second by M. Deignan. Vote 5-0.

J. Muri motion to appoint Deborah Arruda as the Southern Massachusetts Health Group (SMHG) Alternate, effective 6/14/21-6/30/21. Second by M. Deignan. Vote 5-0.

J. Muri motion to appoint Lisa Dias-Cabral as the Temporary Collector/Treasurer, Effective 6/21/21-4/5/22. Second by M. Degnan. Vote 5-0.

J. Muri motion to appoint Lisa Dias-Cabral as the Southern Massachusetts Health Group (SMHG) Representative, effective 6/14/21-6/30/21-taking the place of Cheryl Gouveia. Second by M. Deignan. Vote 5-0.

**Action Item (8): Discussion on City of Lagoa's 500<sup>th</sup> Anniversary Celebration-August 2022, with Possible Action Taken**

Last week we received a letter from the Mayor of the City of Lagoa in the Azores. They will be celebrating their 500<sup>th</sup> Anniversary as a village and their 10<sup>th</sup> year of incorporation as a city. They will be marking

many different celebrations and activities. They will be putting together an exhibition of photographs that shows the history of Lagoa which will be intended to be displayed outdoors for 2 weeks in their sister cities. They are looking for our town to host this two-week period with a location of our choice between August 12 – 26, 2022.

Selectman Vadnais suggests sending a letter to our ambassador to Lagoa, Manuel Botelho, and ask him to follow up to coordinate.

**OLD BUSINESS:**

**Action Item (1): Vote to Approve and Sign the Conservation Restriction-28 Smith Street-Blue Heron Estates, LLC**

The Planning Board is asking the BOS to approve and sign the restriction.

D. Perry motion to approve and sign the Conservation Restriction at 28 Smith Street-Blue Heron Estates, LLC. Second by J. Muri. Vote 5-0.

**Selectmen's Reports:**

**Perry:** no report

**Deignan:**

-Updated the Board and the public on the online poll results regarding the potential change of hours at Town Hall.

-DP/MD need to talk about Reserve Account

-David House & Colleen Simpson are working on Highway solar, need to have them come in 6/28

**Solas:** no report

**Muri:** no report


**Vadnais:** Need to add IT Committee tot 6/21 agenda

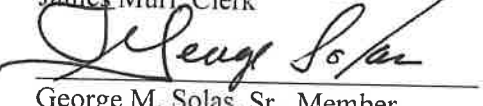
**ADJOURNMENT:** Selectmen D. Perry made a motion to adjourn the executive session at 8:13 PM and enter back into Executive Session. Second by J. Muri.

**Roll call vote. Vadnais – aye, Muri – aye, Perry -aye, Solas – aye, Deignan – aye. (5-0)**

  
Frederick E. Vadnais, Jr., Chairman

  
David A. Perry, Jr., Vice Chairman

  
James Muri, Clerk

  
George M. Solas, Sr., Member



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Michael P. Deignan, Member

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Respectfully Submitted,  
Cindy McDonough  
**Approved: 1/31/2022**



## *Town of Rehoboth, MA.*

*Building Department*

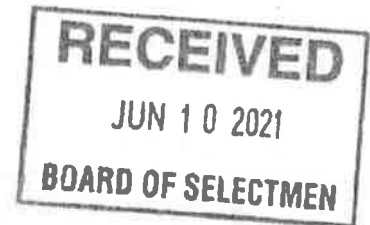
*148 Peck Street*

*Rehoboth, MA. 02769*

*Phone # 508 252-3335 Fax # 508 252-6159*

*Date: June 9, 2021*

Dave Perry  
Board of Selectmen's liaison to the Building Department  
Selectmen's Office  
Rehoboth Town Hall  
148 Peck Street  
Rehoboth, MA 02769



Re: Former Anawan Elementary School 53 Bay State Road

Mr. Perry:

On Thursday June 3<sup>rd</sup> 2021 last week, we met at 53 Bay State road along with Frank Baresi-Rehoboth Fire Chief, and Karl Drown- Rehoboth's Health Agent. We met at 53 Bay State Road at my request with the Fire Chief and Health Agent over my growing concern of the physical shape and safety aspects of the building and the surrounding site.

Before entering the building, I pointed out multiple holes on the roof where the weather has been entering for years. I also pointed out multiple broken windows and areas at the gutter/roof lines that have holes which are letting water in and finding its way behind the masonry walls.

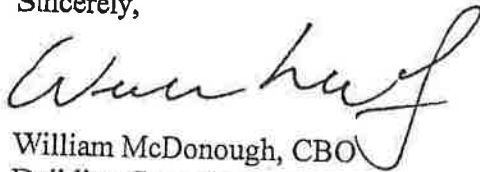
Upon entering, there were dead squirrels in the foyer area, along with about 90% of all ceilings collapsed to the floors. Black mold is all over the walls and floors, and all of the hardwood floors are completely buckled and rotted. There is water damage to just about every exterior wall as well as subflooring on the first floor.

The electrical service, which was still connected for required fire protection alarms, had to be terminated and removed due to extensive water damage to the entire electrical service panel and components for the fear of electrical shorts and possible fire.

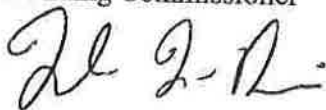
This building has been deemed "unsafe for entry" by both the Rehoboth Fire Department and Building Department years ago. It was as far back as August 2012 when the BOS voted 4-1 to restrict all access to the school to authorized personnel only because the structure was deemed unsafe. But now after almost 9 years of it being left unattended to, the building has gone too far at this point and now will need to be condemned for demolition. The building is so unsafe that merely locking it up and keeping people out isn't safe enough anymore. The extensive mold, the deterioration of the roof structure, and the inability to maintain fire protection has made it unsafe to its environment. Especially when there is a Town owned recreation area directly behind the building.

It is the determination of this office, with support from the Rehoboth Fire Chief and Rehoboth Health Agent that the Former Anawan Elementary School immediately be secured by a temporary fence surrounding the property as well as having a temporary electrical service be connected just outside the building to enable fire alarm service to the Rehoboth Fire Chief's satisfaction, until such time the building is razed and removed. At this time, I will allow 90 days of temporary fencing around the building to secure it prior to demolition. Any time beyond that will need to be discussed by the BOS along with myself, Chief Baresi, and Health Agent Drown.

Sincerely,



William McDonough, CBO  
Building Commissioner



Chief Frank Baresi  
Rehoboth Fire Department

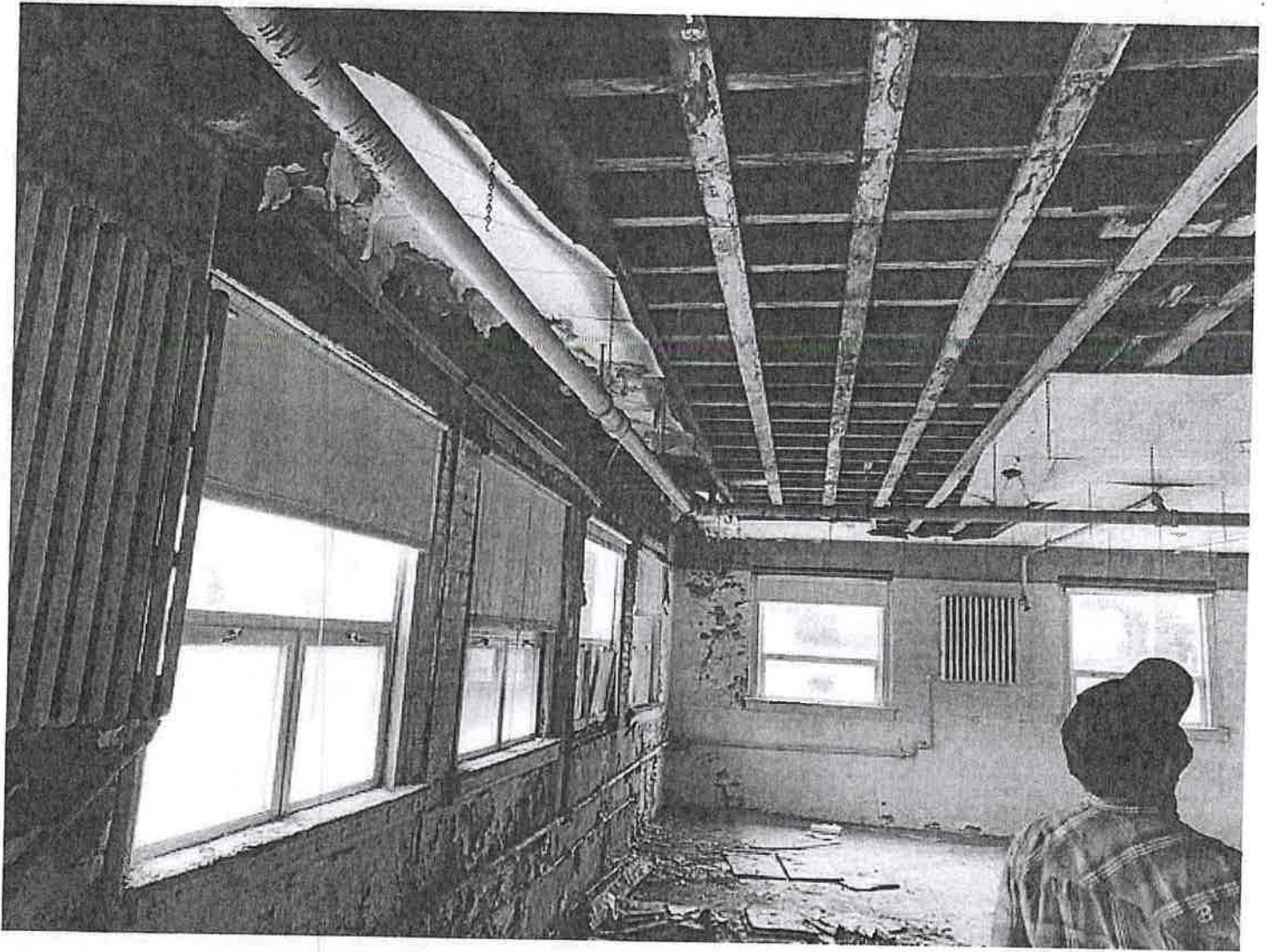


Karl Drown  
Rehoboth Health Agent

Cc: Laura Schwall- Town Clerk  
Rehoboth Board of Selectmen  
Deborah Arruda- Interim Town Administrator

6/9/2021

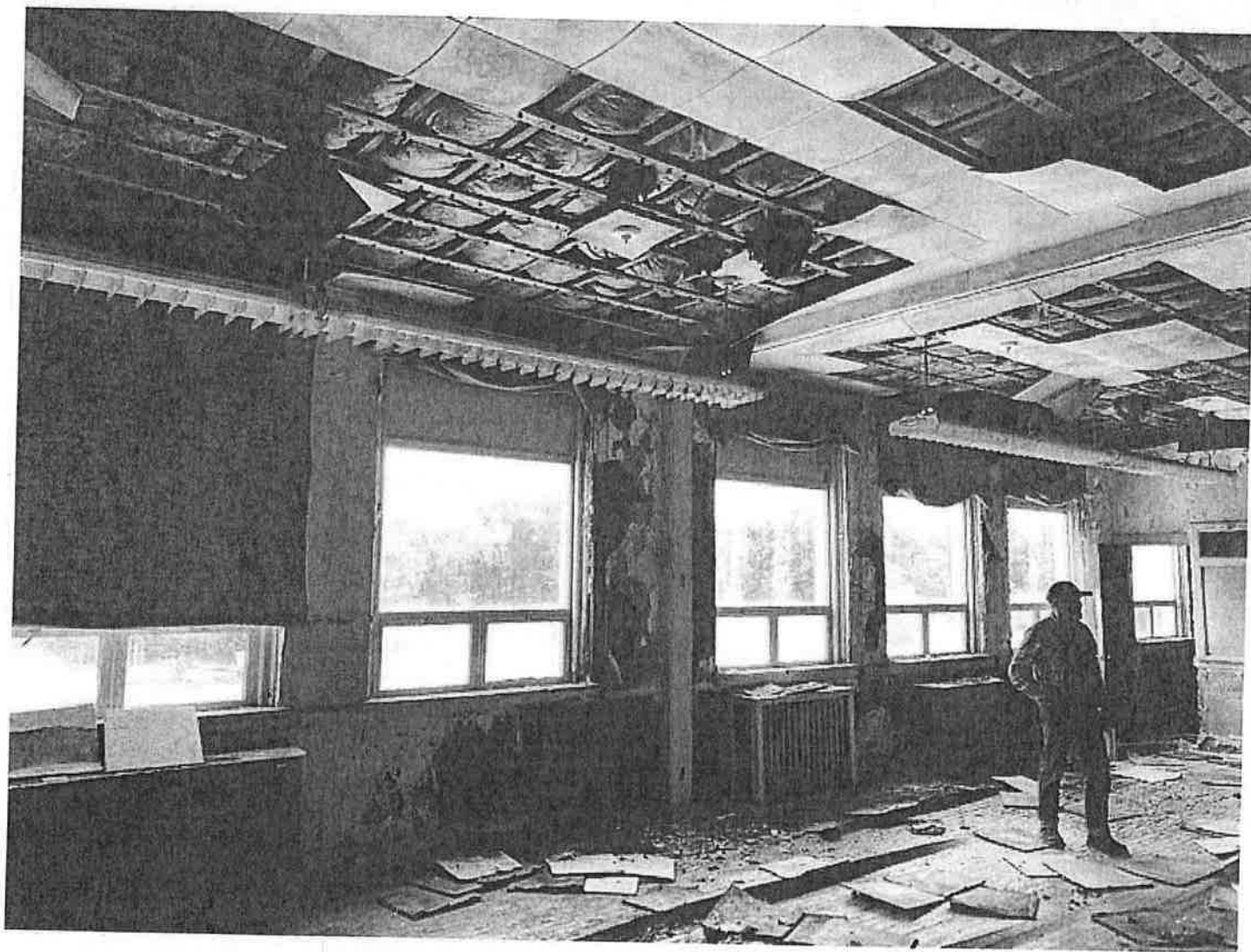
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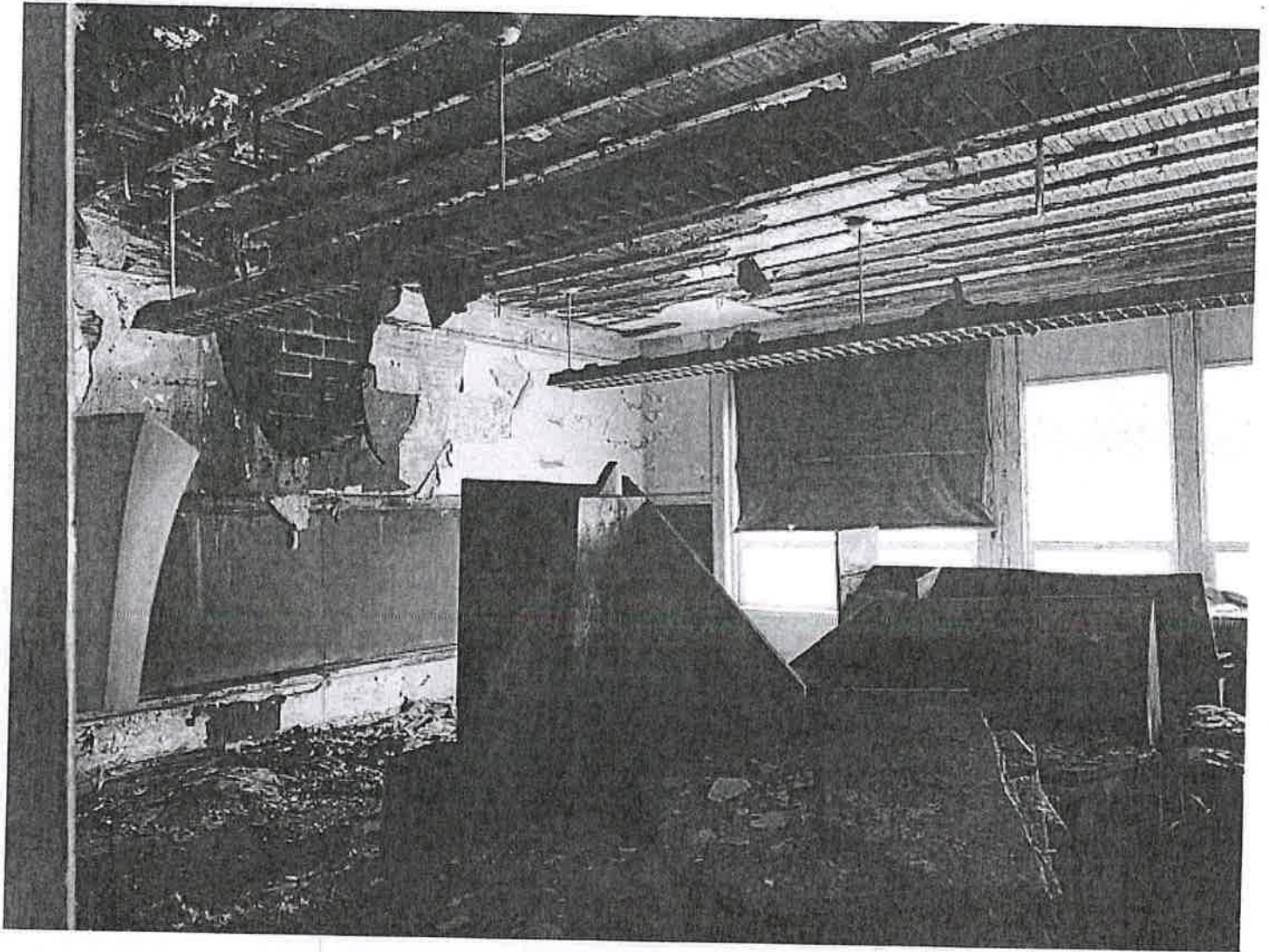
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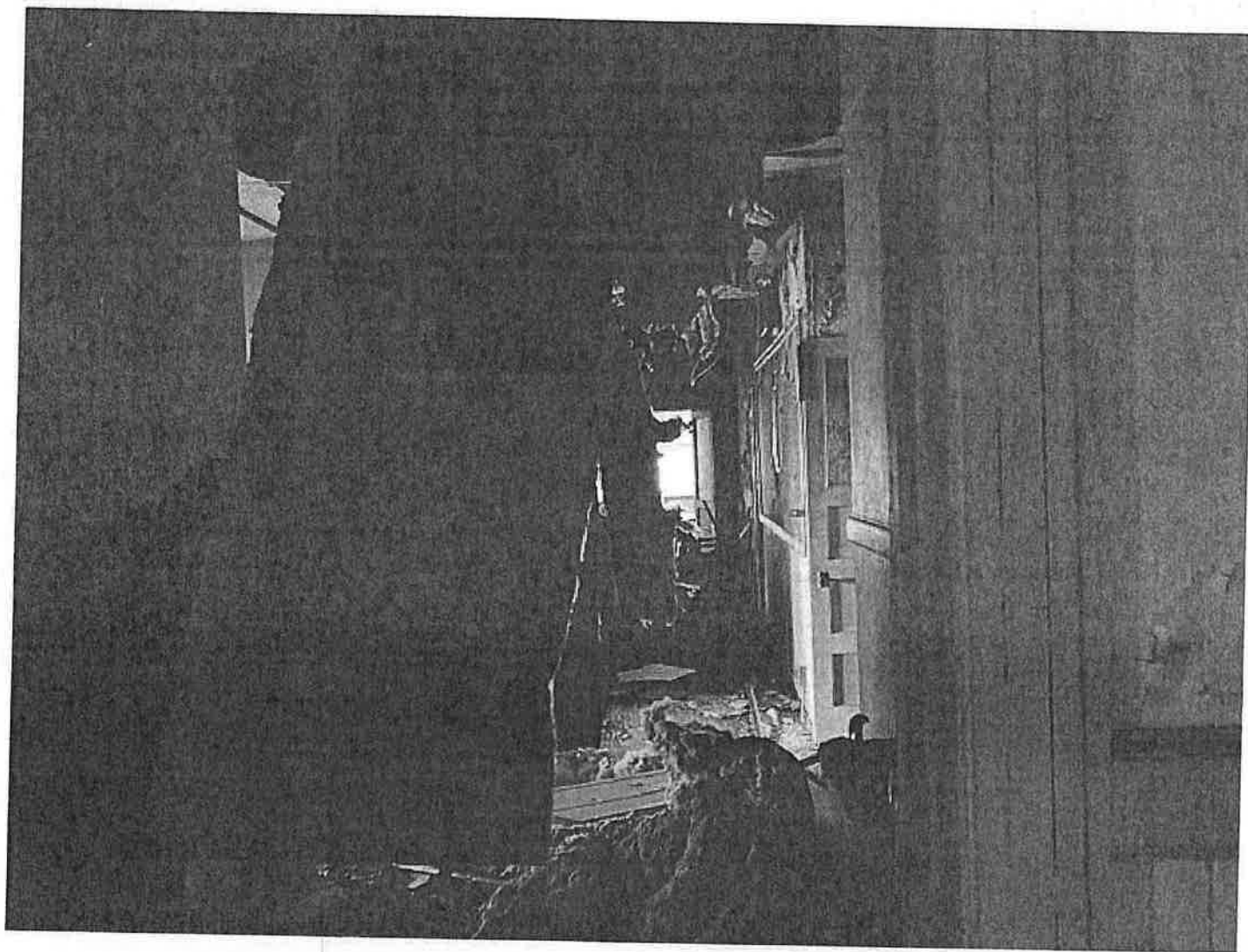
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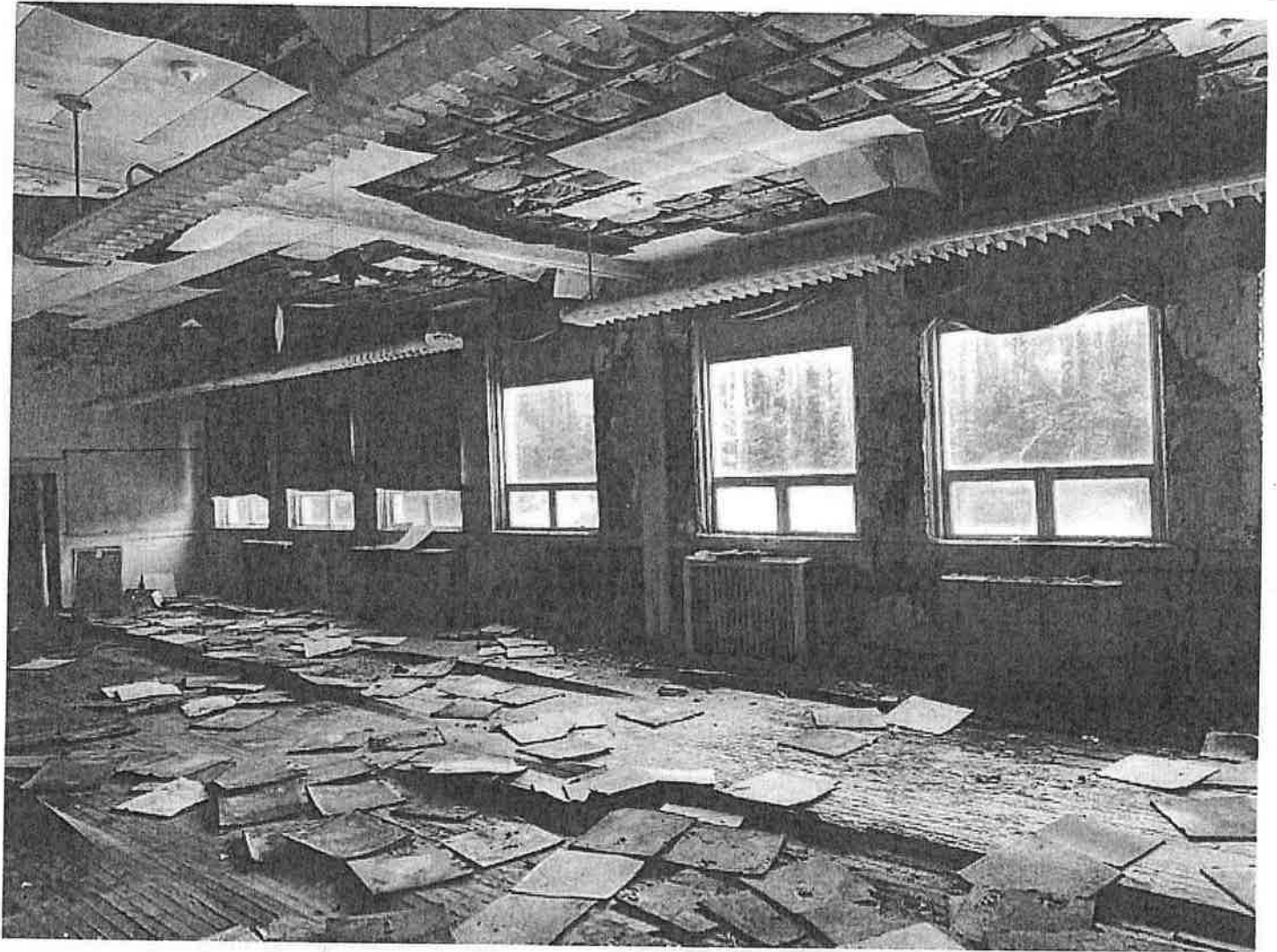
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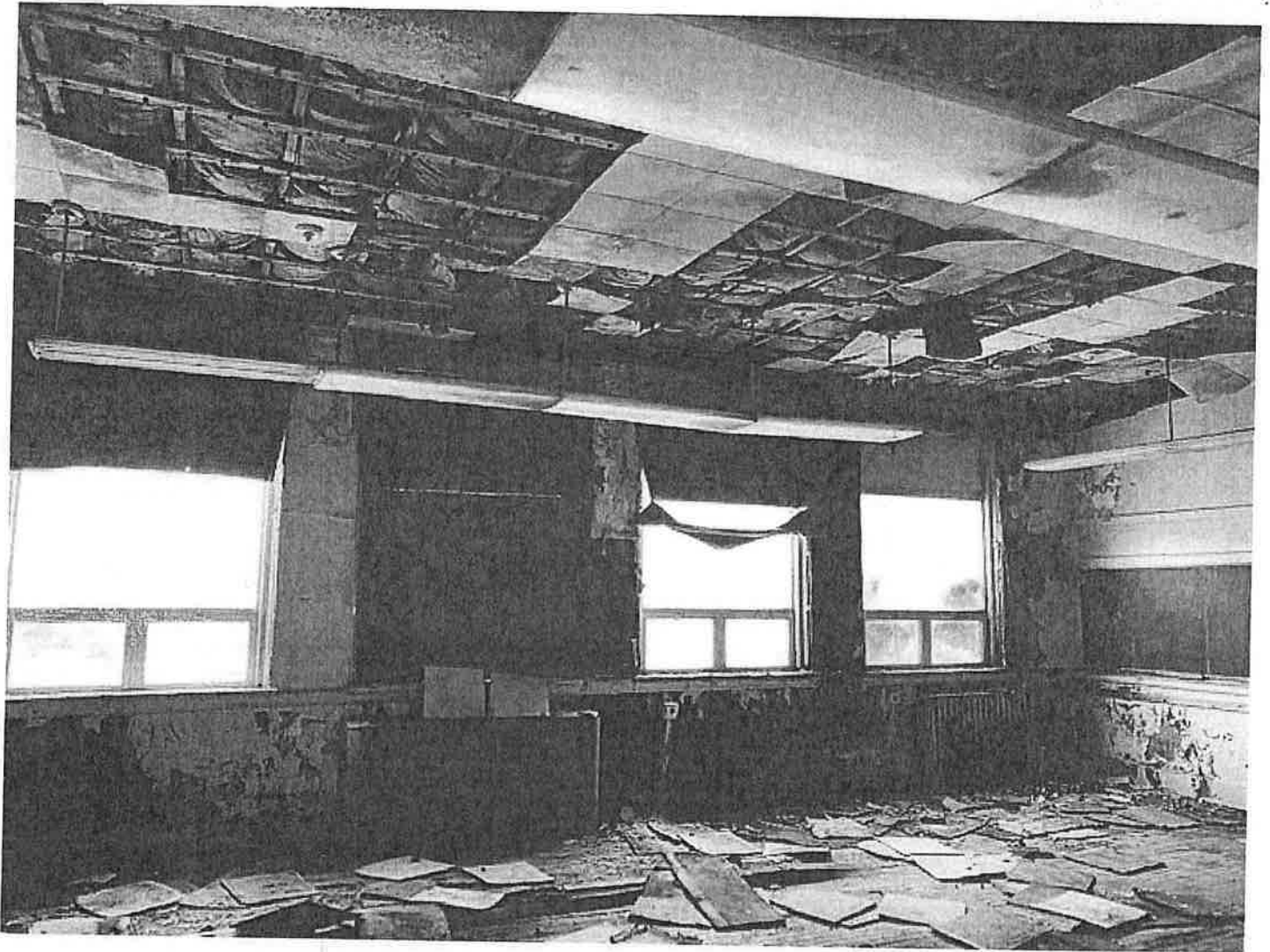
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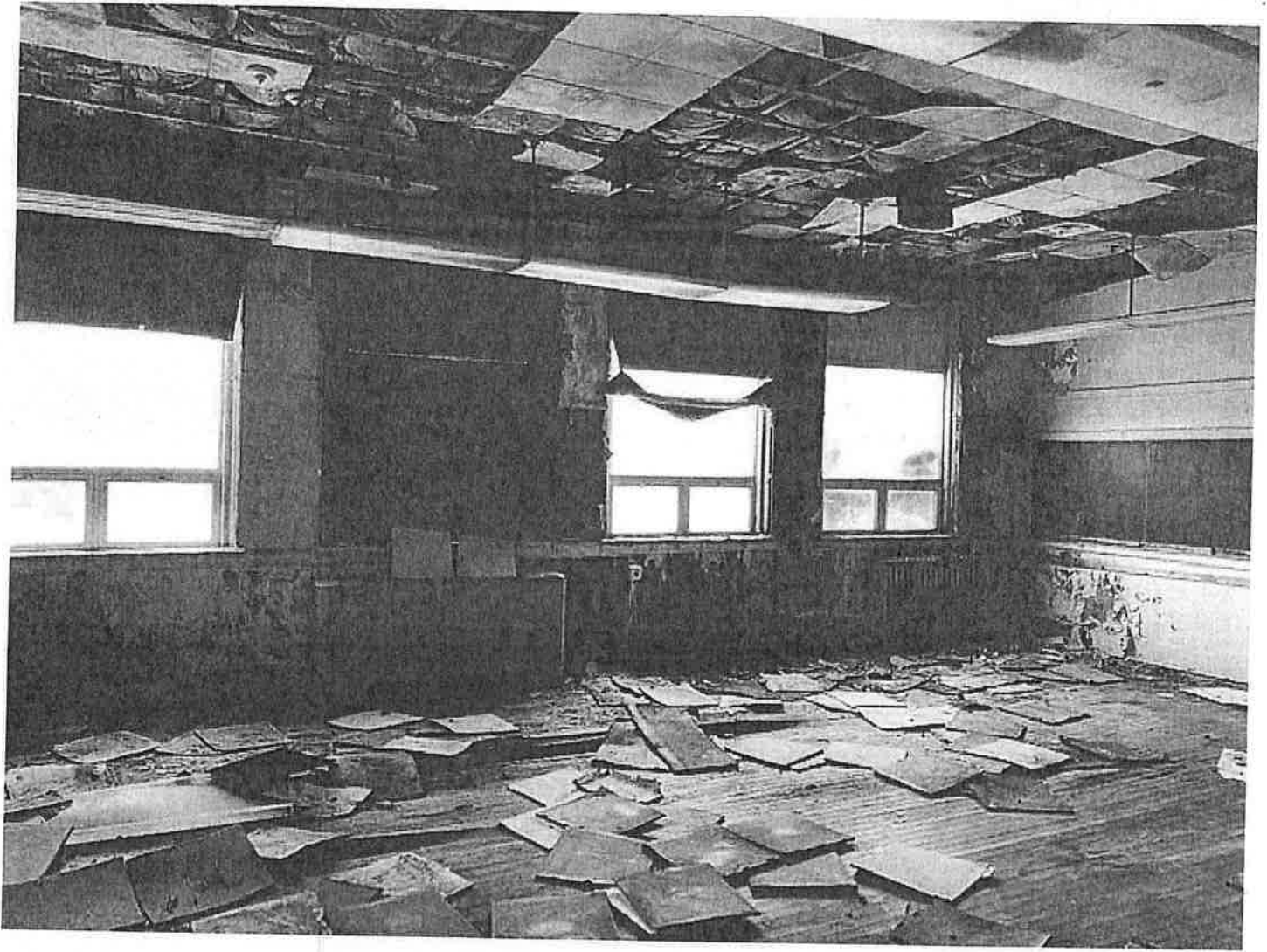
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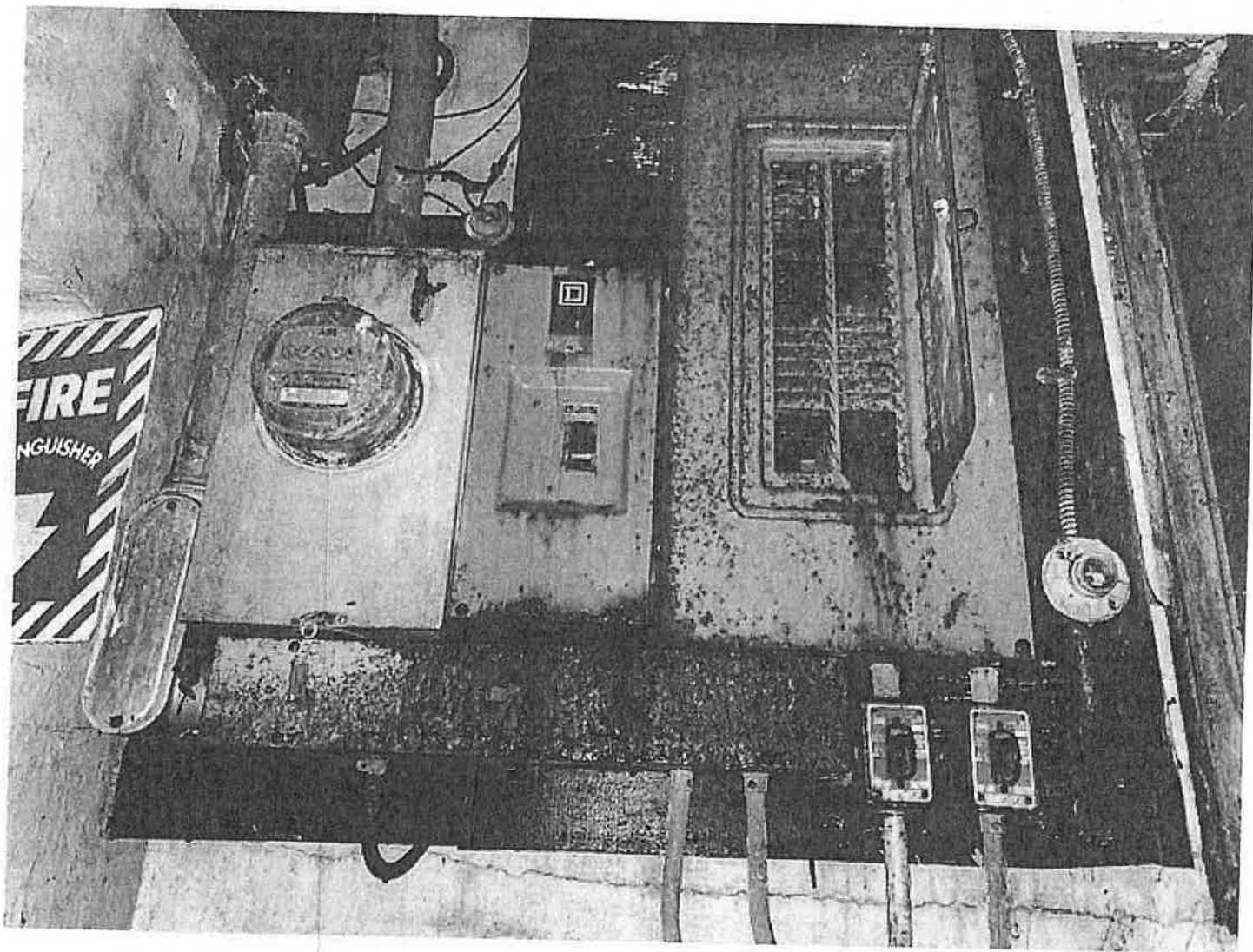
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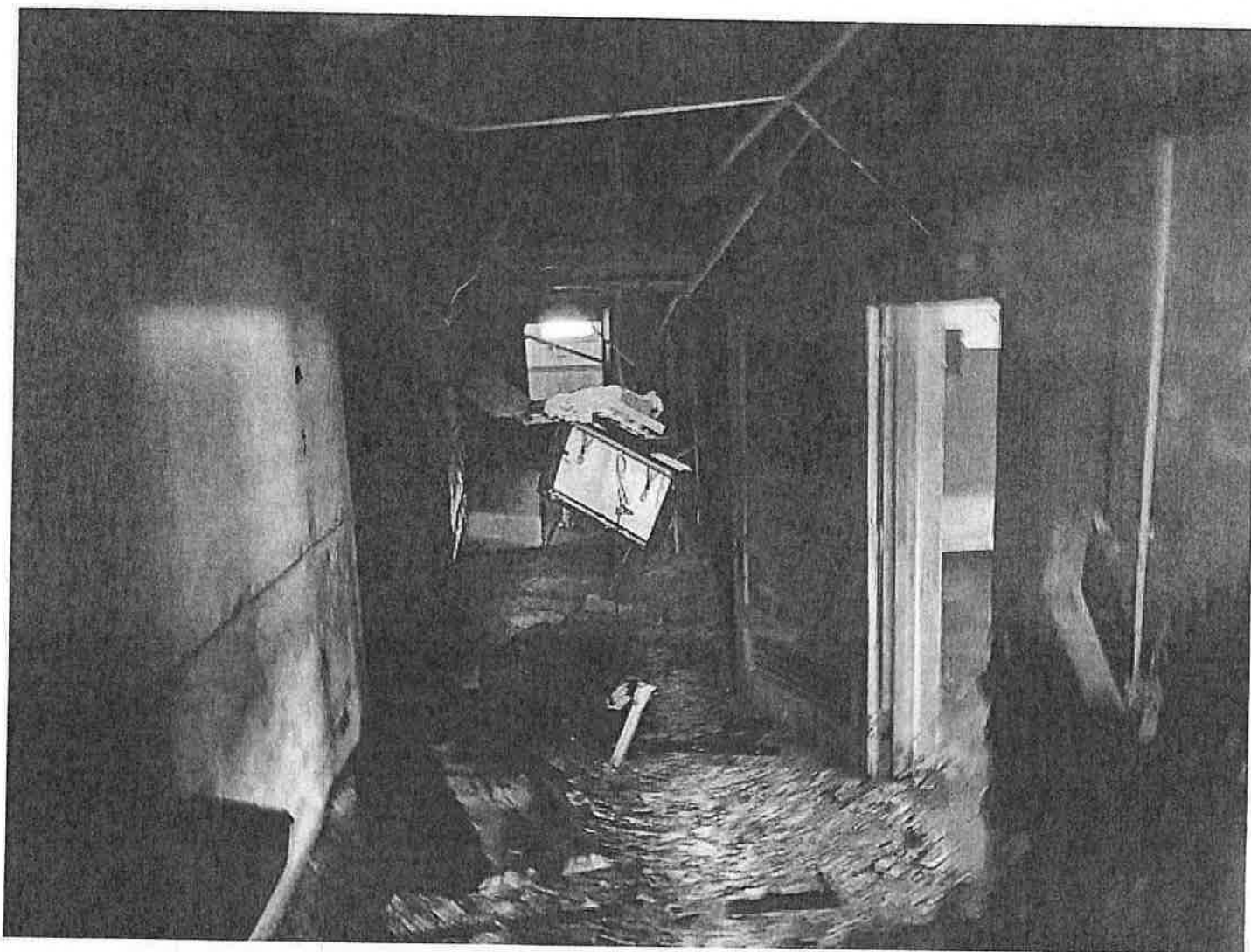
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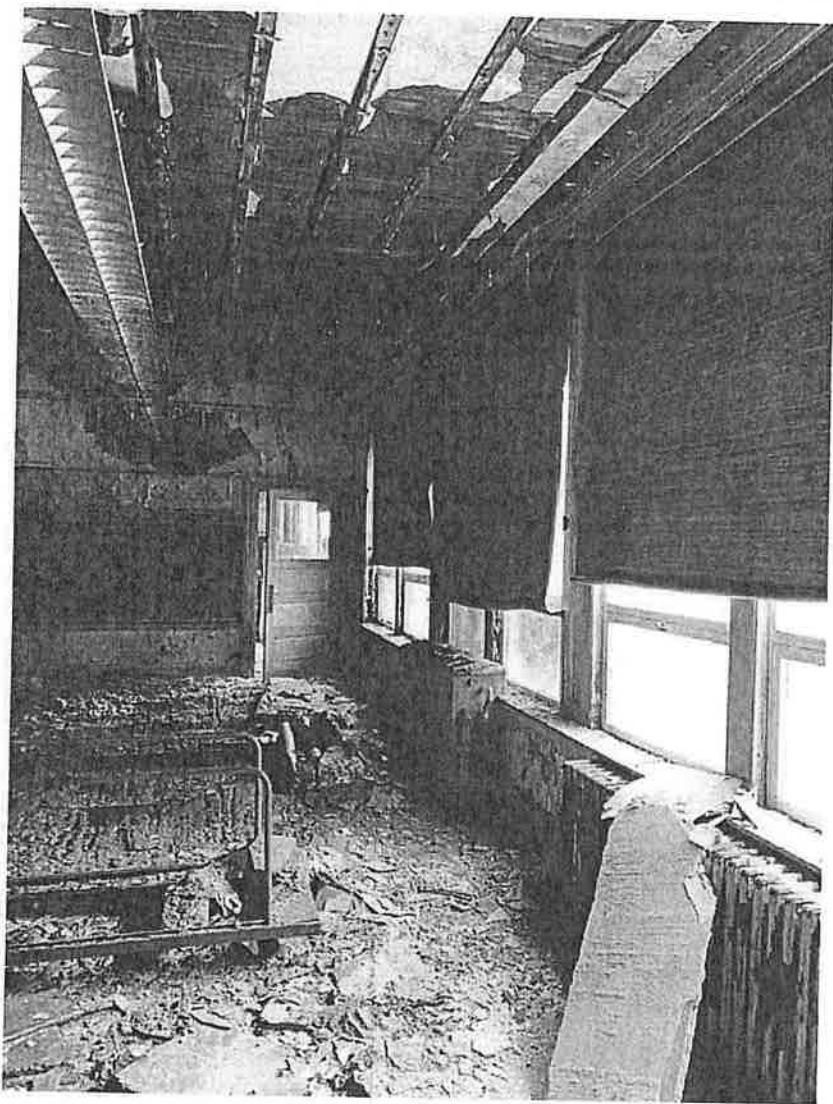
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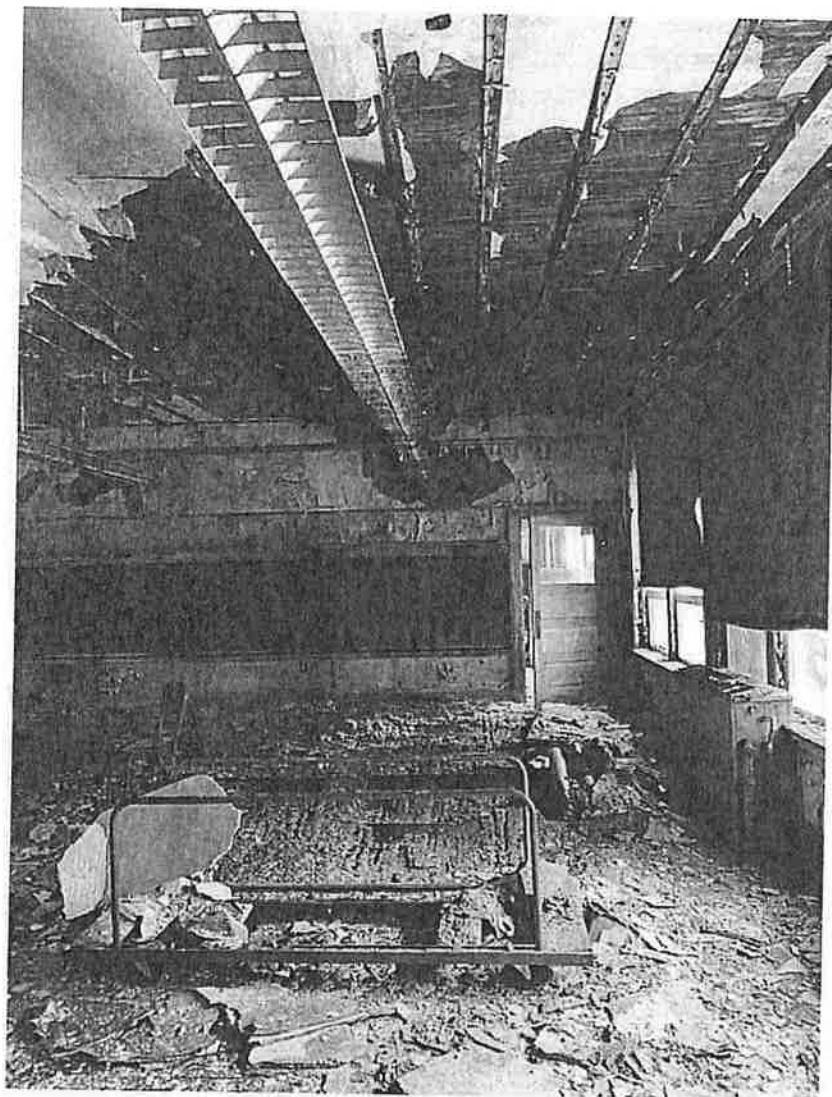
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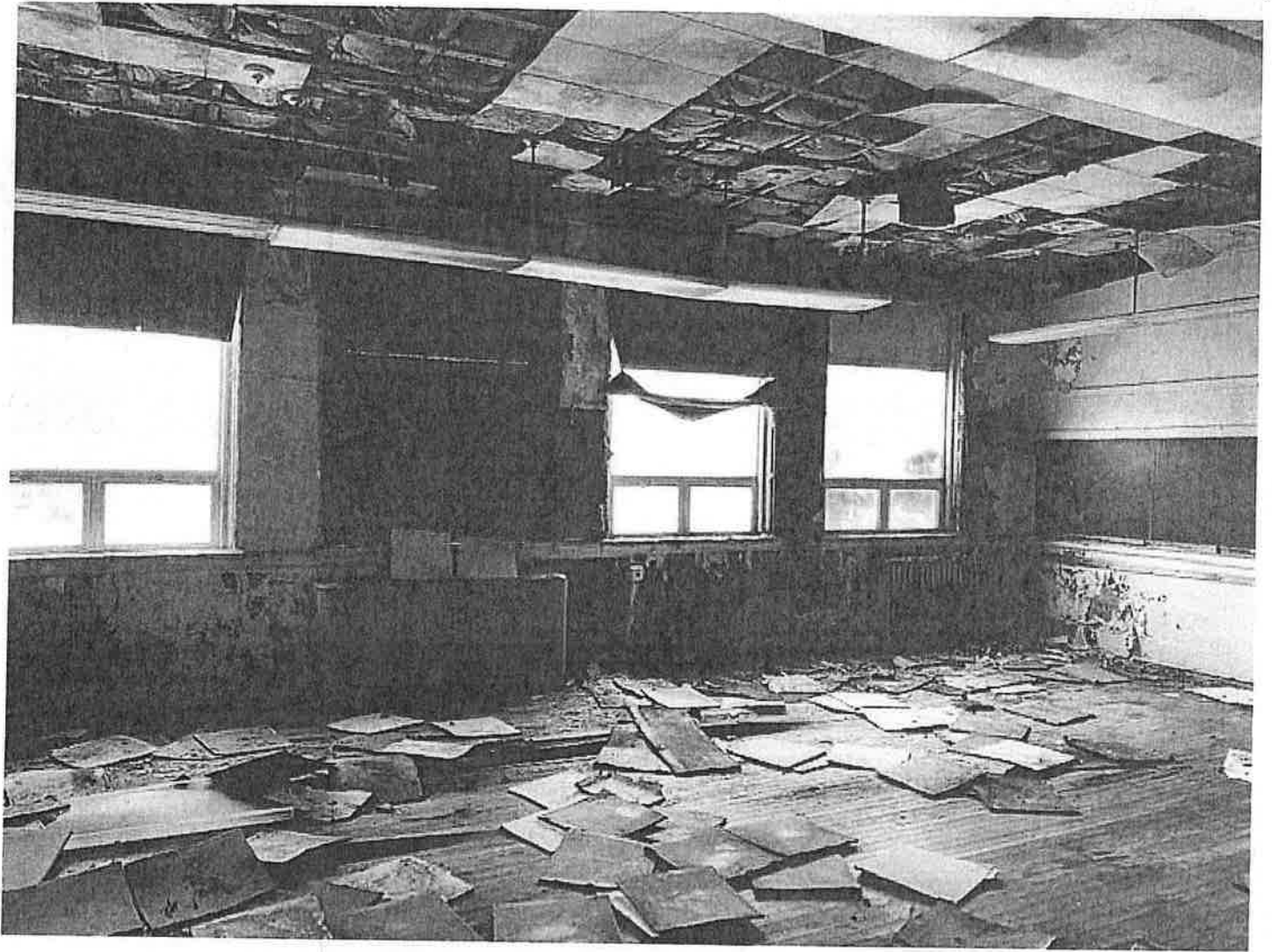
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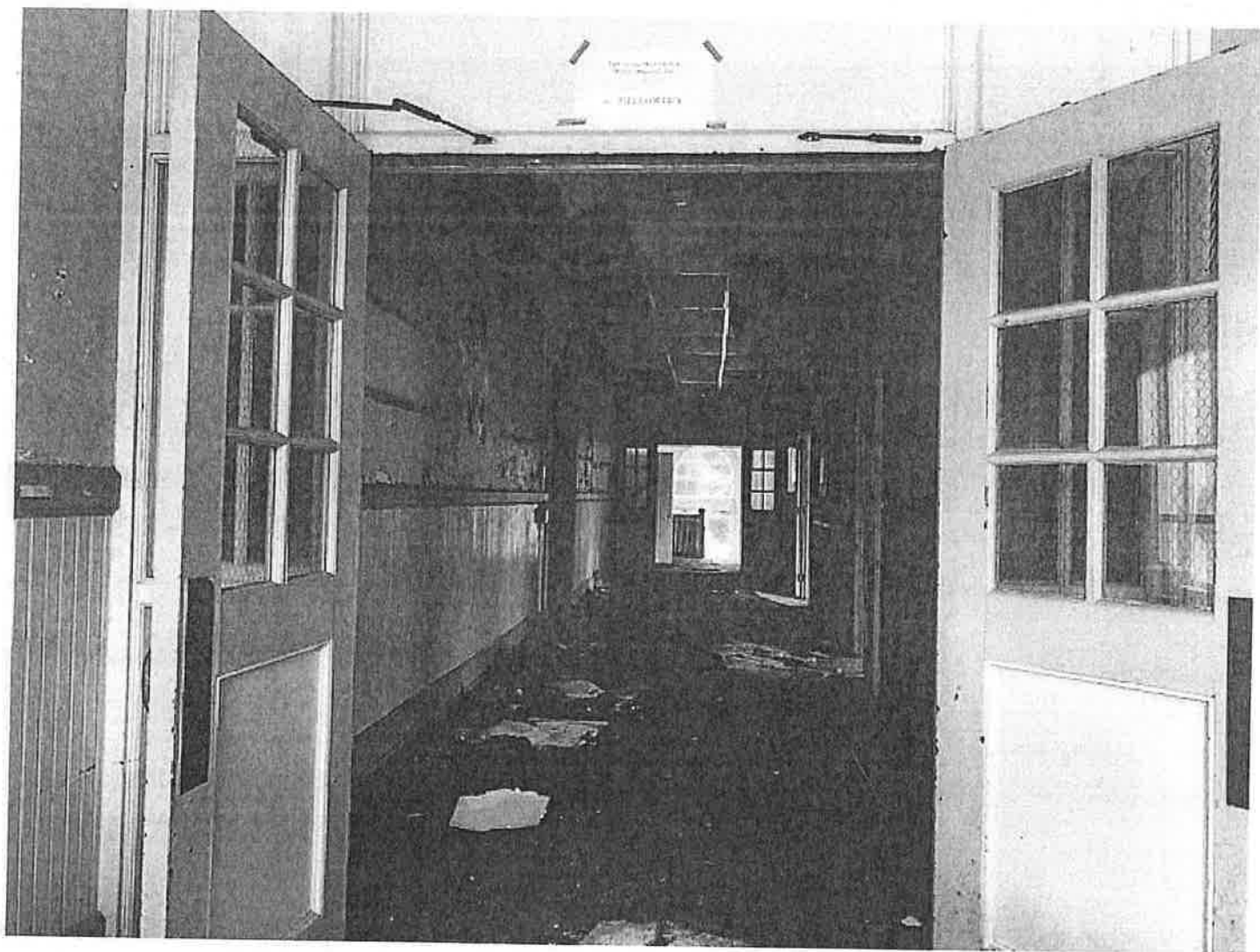
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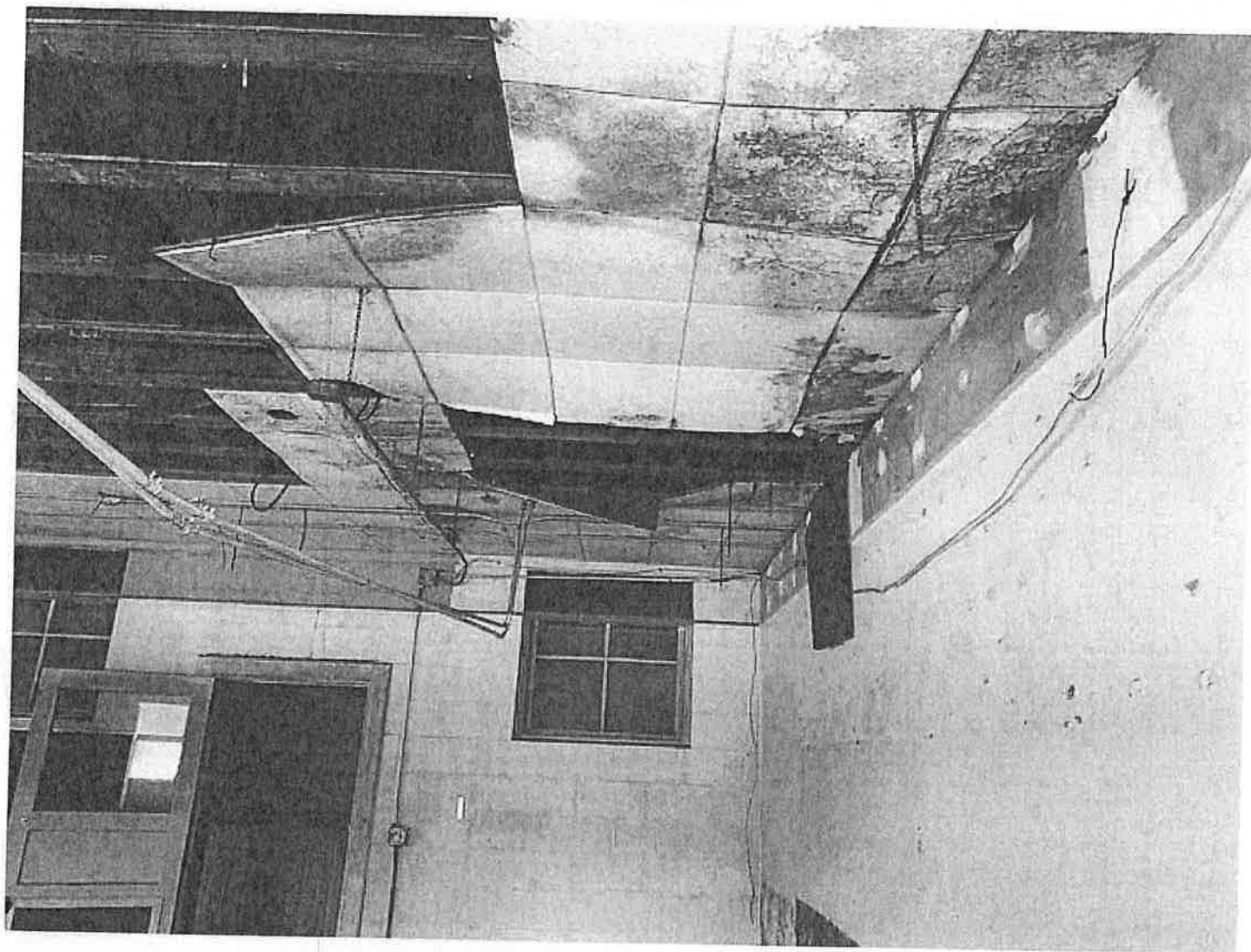
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June \_\_, 2021

By mail and electronic delivery

Charlotte Thomas Davison  
Women's Development Corporation (WDC)  
861A Broad Street  
Providence, RI 02907

Re: Anawan School Redevelopment – Rehoboth, MA

Dear Ms. Thomas-Davison:

As you will recall, in February of 2017, the Town executed a certain Memorandum of Understanding (MOU) with the WDC, under which the WDC would redevelop the former Anawan School on Bay State Road in Rehoboth. Following the execution of the MOU, and pursuant thereto, the WDC applied for and received a so-called Comprehensive Permit from the Rehoboth Zoning Board of Appeals (ZBA). The Comprehensive Permit is dated February 22, 2018 and was filed with the Rehoboth Town Clerk on March 29, 2018.

As you will also recall, one of the key concerns raised during the ZBA's proceeding was the water supply that was needed to serve the project. Specifically, the WDC faced significant obstacles in satisfying the requirements for establishing an on-site water supply. It is our understanding that those requirements were never satisfied.

The Comprehensive Permit, pursuant to Condition 32 thereof, as well applicable law, unfortunately expired after three years – i.e, March 29, 2021. It was not extended. In that obtaining and retaining a valid comprehensive Permit was a condition of the MOU, it is plain that there is a default thereof. As a consequence, please let this letter serve as notice that the MOU has expired and is now void and of no legal force and effect.

We are sincerely sorry that this creative and important project never came to fruition. We truly appreciate your creativity and diligence in presenting the same. However, at this juncture, we must now seek other opportunities to redevelop this site.

Sincerely,

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Chair, Rehoboth Board of Selectmen