



Office of
SELECTMEN
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**BOARD OF SELECTMEN
MEETING MONDAY, AUGUST 20, 2018
MEETING MINUTES
GLADYS L. HURRELL REHOBOTH SENIOR CENTER**

Present: Selectman Frederick "Skip" Vadnais, Selectman Gerry Schwall, Selectman James Muri, Selectman David Perry, Selectman Michael Costello, and Helen Dennen, Town Administrator.

At 6:03 PM it was voted to enter into Executive Session pursuant to **MGL CHAPTER 30A, Section 21(a) (3)** *To discuss strategy with respect to collective bargaining or litigation if an open meeting may have a detrimental effect on the bargaining or litigating position of the public body and the chair so declares; detrimental effect on the negotiating position of the public body.*(6) *To consider the purchase, exchange, lease or value of real property if the chair decides that an open meeting may have a de*

Roll Call Vote: Perry, aye; Muri, aye; Costello, aye; Schwall, aye, Vadnais, aye Vote 5-0

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 August 16th, 2018: Warrant; 19-06A Withholdings, \$28,404.90; 19-07B Payroll, \$92,804.46; 19-06 Warrant, \$201,967.15; 19-06R Refund Warrant, \$10,164.39; 19-06R1 Refund Warrant, \$1,186.32. D. Perry motioned to ratify the weekly Warrants as previously signed by S. Vadnais. Second by G. Schwall. Vote 5-0

Warrants for August 23rd, 2018: Warrant; 19-07A Withholdings, \$28,831.77; 19-08B Payroll, \$117,378.58; 19-07 Warrant, \$2,286,264.42. G. Schwall motioned to approved the weekly Warrants as read. Second by D. Perry. Vote 5-0

Minutes: Regular Minutes: August 10, 2018

G. Schwall motion to hold Regular Meeting Minutes for August 10, 2018. Second by M. Costello. Vote 4-0, D. Perry abstained.

Open Forum – Announcements:

M. Costello acknowledged the passing of Jim Johnston and Werner Horlbeck. They were both volunteers in the town and they will be hard to replace.

G. Schwall stated that Senator Feeney will hold office hours at the Rehoboth Senior Center on Monday August 27th and Monday September 24th from 11:30am to 12:30pm. S. Vadnais stated he is here to hear any and all concerns.

G. Schwall stated that the 375th Keep Rehoboth Beautiful Committee is looking for volunteers to help with the town-wide cleanups. If you are interested contact the Selectmen's office for a Talent Bank form or go to our website for a copy.

G. Schwall motioned that the next Selectmen's meeting is scheduled for Monday, August 27th at the COA Building, 55 Bay State Road at 7:00PM. We will be skipping Tuesday September 4th, due to State Primary Election Day. Second J. Muri. Vote 5-0

G. Schwall stated that Larry Procopio's Harvest Block Party is scheduled for September 15th at Redway Plain.

Town Administrator's Report:

Posting for a Truck Driver/Laborer position for Highway. Interviews will start on Wednesday afternoon through Thursday morning. There are 10 candidates and more than 30 applications were received.

The Assistant Town Treasurer's position has been posted. We will be moving forward with the process of hiring someone.

Selectman Muri and I have a meeting scheduled to discuss OPM services.

NEW BUSINESS:

Action Item #1 Appointment of Reserve Officers for Police Department

G. Schwall tabled the above-named item to a later date at the request of the Police Chief.

Action Item #3: Municipal Building Study Committee

Discussion:

J. Muri stated as part of the Public Safety Building Effect Act, we need to put together a Building Study Committee. This committee will act as the executive committee that oversees the project as a whole. The representatives are:

Animal Advisory Committee: Richard Panofsky, term 8/20/18 – 6/30/2019

Green Energy Committee: Carolyn Panofsky, term 8/20/18 – 6/30/2019

Ambulance: Scott Meagher, Term 8/20/18 – 6/30/2019

REMA: Bill Mariano, term 8/20/18 – 6/30/2019

Fire Department: Frank Barresi, term 8/20/18 – 6/30/2019

Police Department: James Medeiros, term 8/20/2018 – 6/30/2019

Town Office/Town Administrator: Helen Dennen, term 8/20/2018 – 6/30/2019

Citizen Member: Joseph Nunes, term 8/20/2018 – 6/30/2019

Citizen Member: David Foss, term 8/20/2018 – 6/30/2019

Deputy Chief James Medeiros will be the chairman, the committee is working on the clerk and vice-chairman. They will meet with J. Muri and H. Dennen on Thursday for the OPM meeting.

J. Muri motioned to accept the appointments as read. Second by G. Schwall. Vote 5-0.

Action Item #7: 375th Parade

M. Costello provided the Board with an update on the parade route. Letters will be mailed out to all residents that live along the route to inform them of when the streets will be closed on October 7th, 2018, so they can plan accordingly. A letter has been drafted.

G. Schwall motioned to accept the drafted letter and send it out as per order of the Board of Selectmen. Second by D. Perry. Vote 4-0. Selectman Muri was not present.

Further Discussion:

M. Costello gave a detailed parade route and parade start time.

Action Item #2: Public Hearing 7:30PM Petition for Joint Pole Location for Hornbine Road

M. Costello motion to open the public hearing. Second G. Schwall. Roll call vote Perry, aye; Costello, aye; Schwall, aye, Vadnais, aye Vote 4-0

G. Schwall motion to close the public hearing. Second D. Perry. Roll call vote Perry, aye; Costello, aye; Schwall, aye; Vadnais, aye.

M. Costello motioned to allow National Grid to install the pole on Hornbine Road for a guide wire. Second by D. Perry. Vote 4-0.

Discussion:

Mr. Josh Stabler of National Grid was present.

Ms. Angela Candard of 223 Hornbine Road was present.

Ms. Candard stated she was in favor of the pole being put in. She has some wires that hang over her driveway and this will resolve that problem.

Mr. Stabler presented the reasons for the poles being needed.

Ms. Candard asked about certain poles on her property being removed.

Mr. Stabler stated she would need to speak to Verizon regarding them.

The Board discussed what is being moved to the new pole.

M. Costello stated that he will speak with his liaison at Verizon to help resolve Ms. Candard's concerns.

Action Item # 5: Clean Energy PILOT Agreement – Assignment of Rights

M. Costello motioned to authorize Chairman Vadnais to sign. Second D. Perry. Vote 4-0

Action Item #6: Fall Special Town Meeting

G. Schwall motioned to set the date for Fall Special Town Meeting on Monday October 29, 2018. Second by D. Perry. Vote 4-0

G. Schwall motioned to open the warrant for the acceptance of articles. Second by D. Perry. Vote 4-0

G. Schwall motioned to close the warrant on September 17, 2018. Second by D. Perry. Vote 4-0

Action Item # 8: Budget Amendments

G. Schwall motioned to table the above-named item. Second by M. Costello. Vote 4-0

Action Item #9: Greenlock Request to Access Town Roadways

G. Schwall motioned to approve the request to access town roadways on 10/14/2018 starting at 10am for Greenlock Therapeutic Riding Center in accordance with police details as specified by the Police Chief and signs are allowed to be on town property. Second by D. Perry. Vote 4-0

Discussion:

M. Costello stated that marking paint is to be used on the roads.

Action Item #4: National Grid Substation Project

The Planning Board has asked the Board of Selectmen to place a petition to amend the Rehoboth Zoning By-laws and zoning map to create the "Public Electric Utility Overlay District". The requested zoning change will allow for the National Grid Substation off Reynolds Ave, which will benefit the Town with quicker restorations of power in the event of outages.

J. Muri motioned to place this petition, a proposed zoning bylaw amendment for the Public Electric Utility Overlay District on Special Town Meeting Warrant in the Fall. Second M. Costello. Vote 5-0

J. Muri motioned to have the Planning Board hold a public hearing as soon as possible in anticipation of Fall Town Meeting.

Documentation:**PETITON TO AMEND THE TOWN OF REHOBOTH ZONING BY-LAWS AND ZONING MAP****Discussion:**

Joshua Lee Smith of Bowditch and Dewey representing Massachusetts Electric Company, Ann Malley of National Grid, and Sara Migdel of National Grid were present.

Ms. Tish Vadnais on behalf of the Planning Board was present.

Ms. Vadnais stated the Planning Board has sent the proposal of the warrant article to Town Counsel.

M. Costello stated that there was discussion on the name of the overlay district.

Ms. Vadnais stated that they added the word "Electric" to the overlay district name.

The Board discussed the project with the representatives.

J. Muri stated the end of construction is scheduled for Spring of 2023.

Action Item #10: Rockwell Roofing Payment Authorization

D. Perry motioned to approve payment of \$135,850.00 to Rockwell Roofing, Inc. for replacement of roof at the Public Safety Building Fire Department side. Second by G. Schwall. Vote 5-0

Discussion:

G. Schwall requested to send a letter to Rockwell Roofing regarding the deficiencies with their clean up. There were nails left on the ground. Emergency vehicle utilize the area.

Action Item #11: Mobile Home 176 Davis Street

M. Costello motioned to approve an additional six-month extension to complete the re-building of the home at 176 Davis Street. Second by D. Perry. Vote 5-0

Action Item #12: Appointments

M. Costello motioned to appoint Rebecca Smith to be the Board of Selectmen Representative on the Community Preservation Committee replacing Hillary Chiemilinski for a term of 8/20/2018 – 6/30/2020. Second by G. Schwall. Vote 5-0

G. Schwall motioned to appoint Wendy Wolfe Carderelli to the 375th Anniversary Committee for a term of 8/20/2018 – 12/31/2018. Second by M. Costello. Vote 5-0

D. Perry motioned to reappoint the following people:

James T. Tombetta to Chief of Police for a term of 7/1/2018 – 6/30/2021

Abby Abrahamson to Litter Prevention Coordinator for a term of 7/1/2018 – 6/30/2019

David R. Downs to Hornbine School Association Committee for a term of 7/1/2018 – 6/30/2021

Norman L. Spring to Town Photographer for a term of 7/1/2018 – 6/30/2019

David House to Renewable Energy RFP Coordinator for a term of 7/1/2018 – 6/30/2019

Second by M. Costello. Vote 5-0

D. Perry motion to appoint Maureen Whittemore to the Cultural Council for the term of 8/20/2018 – 6/30/2021 as a new appointment. Second by G. Schwall. Vote 5-0

Action Item # 13 Vote to Issue Liquor License to Four Seasons Events, LLC dba Francis Farm

D. Perry motion to issue all Alcohol Restaurant Liquor License to Four Seasons Events, LLC dba Francis Farm effective thru 12/31/2018. Second by M. Costello. Vote 5-0

Action Item # 14 Senior Center Roof Repairs

J. Muri gave the Board an update on the roof repairs needed to the Senior Center.

The Board discussed the potential cost.

G. Schwall motion to table the item. Second by D. Perry. Vote 5-0

OLD BUSINESS:

None

Selectmen's Reports:

Vadnais: no report

Schwall: Earlier in the meeting I had stated to contact MaryBeth Moriarty for the Block Party her number is 617-899-0394. Also, applications can be found on the Town Website.

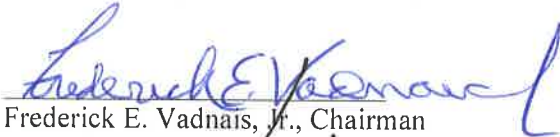
The Farmers Market agreement came back from Town Counsel with concerns and recommendations. This has been sent to the Agricultural Commission to review the changes.

Perry: no report

Muri: no report


Costello: no report

ADJOURNMENT: Selectmen G. Schwall made a motion to adjourn the Regular Session Meeting at 8:29 PM., Second by Selectmen D. Perry. Vote 5-0

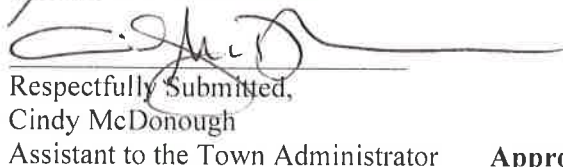

Frederick E. Vadnais, Jr., Chairman


James Muri, Vice Chairman


David A. Perry, Jr., Clerk


Gerald V. Schwall, Member


Michael Costello, Member


Respectfully Submitted,
Cindy McDonough
Assistant to the Town Administrator

Approved:10/5/2020

**PETITION TO AMEND THE TOWN OF REHOBOTH ZONING BY-LAWS
AND ZONING MAP**

**ARTICLE : AMENDMENT TO ZONING BYLAWS-ADDITION OF ELECTRIC ↩
PUBLIC UTILITY OVERLAY DISTRICT**

To see if the Town will vote to amend the Town of Rehoboth Chapter E - Zoning By-Law and Zoning Map by adding the following provisions to said Zoning By-Law as follows:

To amend "Article 3.0 Districts section 3.1" by creating a new overlay district to be known as the "Electric Public Utility Overlay District" and, therefore, section 3.1 shall read as follows:

- 3.1 For the purpose of this by-law the Town of Rehoboth is hereby divided into types of districts, designated as follows:

Residence/Agricultural Districts

Business District ✓ enter

Industrial District Flood Plain District – an overlay district

Groundwater Protection District – an overlay district (added 4/24/95)

Municipal Overlay District (added 11/17/97)

Electric Public Utility Overlay District
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To amend section "3.2 Zoning Map" as follows:

Amend the Zoning Map as described in Section 3.2 such that the lots currently identified by the Rehoboth Assessor's records as Plat 60, Lots 13, 14, 11, 15 and 4 are located within the proposed Electric Public Utility Overlay District as shown on the map attached hereto, and remain located within the underlying Residence/Agricultural Districts.

And to amend "Article 4.0 Use Regulations" by inserting Section 4.1.3 as described herein between Sections 4.1.2.a and 4.2 as follows:

4.1.3 Electric Public Utility Overlay District
M

a. Purpose of the Electric Public Utility Overlay District. Subject to receipt of a Special Permit under Section 8.0 of the Zoning By-Laws and Site Plan approval under Section 6.7 of the Zoning By-Laws, to allow the construction and installation of transformer stations, distribution lines, transmission lines, substations and other necessary infrastructure related thereto, in order for public service corporations to provide reliable electric service for the health, safety and economic and public welfare of the Town and surrounding communities.

b. Delineation of the Electric Public Utility Overlay District. The Electric Public Utility Overlay District is an overlay district superimposed on a portion of the Residence/Agricultural Districts as shown on the Zoning Map, and which is comprised of the lots currently identified by the Rehoboth Assessor's records as Plat 60, Lots 13, 14, 11, 15 and 4.

c. The Planning Board shall be the Special Permit and Site Plan approval granting authority for all uses proposed under this Electric Public Utility Overlay District Bylaw.

d. Properties within the Electric Public Utility Overlay District shall be subject to the same dimensional requirements applicable to properties located within the underlying Residence/Agricultural Districts, provided, however, that the Planning Board may waive the minimum frontage requirements as a component of any Special Permit issued hereunder, provided further, however, that the applicant provides evidence of a right of access from the subject parcel to a public way.

e. This Electric Public Utility Overlay District Bylaw shall not otherwise affect or limit any use that may be allowed in the underlying Residential/Agricultural Zoning District.

COMMENTS: The purpose of this article is to create the electric public utility overlay district and allow transformer station, distribution lines, transmission lines and substation use therein by grant of a special permit by the Planning Board.