

BOARD OF SELECTMEN MEETING

SEPTEMBER 12, 2016

Chairman Judith L. O'Connell called the meeting to order at 7:03 p.m. in Room 9 of the Town Hall. Present were Selectmen Gregory B. Bendel, Kevin A. Caira, Michael L. Champoux and Michael V. McCoy. Also present was Town Manager Jeffrey M. Hull.

Chairman O'Connell stated that September 11 marked the fifteenth anniversary and asked members of the Board of Selectmen and residents to keep the victims and their families in their thoughts.

Chairman O'Connell asked those present to rise and she led the pledge of allegiance.

TREASURY WARRANTS

Chairman O'Connell asked for a motion to accept Treasury Warrants. A motion was made by Selectman Champoux, seconded by Selectman Bendel and by the affirmative vote of all, it was

VOTED: That the Board of Selectmen accept Treasury Warrants 8, 8A, 9, 9A, 10, 10A, 11 and 11A.

Chairman O'Connell stated that members of the Board of Selectmen and the Town Manager were wearing an article of orange clothing in recognition of Leukemia Awareness Month.

DANIELLE SPICER, PE, SENIOR ASSOCIATE, GREEN INTERNATIONAL AFFILIATES, INC., RE: PUBLIC HEARING, RENEWAL OF EARTH REMOVAL PERMIT FOR YENTILE FARM RECREATIONAL FACILITY, 9 CROSS STREET

Paul Alunni, Town Engineer, advised that he is serving as the Project Manager and he felt it appropriate to request that the Earth Removal Permit be renewed. Mr. Alunni advised the Board of Selectmen as to the status of the project and remaining work to be completed. He advised that it is anticipated that a grand opening will be held in the spring of 2017.

Chairman O'Connell asked if there were any questions or comments from the Board. Selectman Caira asked about the soil on the property. Mr. Alunni stated that it appears there will be an excess of a couple of hundred cubic yards and the Department of Public Works does not have adequate space to store. Mr. Alunni noted that a certificate will not be issued until stabilized.

Selectman Champoux asked about the one year extension and was advised that is a procedural duration. Town Manager Hull stated that the high school project was a similar situation.

Chairman O'Connell asked if there were any questions or comments from the audience and there were none. Chairman O'Connell closed the public hearing.

A motion was made by Selectman Caira, seconded by Selectman McCoy and by the affirmative vote of all, it was

VOTED: That the Board of Selectmen grant a one year extension of an Earth Removal Permit to Green International Affiliates relative to Yentile Farm Recreational Facility, 9 Cross Street.

Chairman O'Connell thanked Mr. Alunni for his efforts during the development of Yentile Farm. She stated that she has been going to the site on a regular basis and was approached by an abutter who commented on how incredible it is to watch noting the precision and cleanliness of the site as well as the professionalism and friendliness of the workers.

BOARD OF SELECTMEN DISCUSSION, RE: FACILITIES MASTER PLAN

Town Manager Hull stated that Kendra Amaral, Assistant Town Manager; George Hooper, Superintendent of Public Buildings and Valerie Gingrich, Planning & Conservation Director, have been very involved in this effort and stated that Mr. Hooper is the Chairman of the Permanent Building Committee that is responsible for projects involving public buildings. Town Manager Hull reminded the Board who is serving on the Facilities Master Plan Committee.

Town Manager Hull stated that the Committee has been working for about a year and noted that funding was appropriated at the 2015 Annual Town Meeting with the stipulation that the need for senior housing be addressed. The intent is a twenty year plan to look at facilities and determine what needs to happen. He stated that the Cecil Group was hired to assist the Town in developing the Facilities Master Plan.

The Committee identified different scenarios for dealing with the schools and general government buildings. The project can be looked at in three blocks, the overall project looking at 28 different buildings, including smaller buildings such as the cemetery garage, in terms of needs for modifications and improvements; schools needs and general government needs. The other element is discussion for providing opportunities for senior housing. Town Manager Hull advised that the different scenarios were presented at a public meeting on June 29, 2016 at the Wilmington Middle School. He stated that since that time, committee members have met with "stakeholder" groups to ascertain their viewpoint. They have met with the Planning Board, Conservation Commission, Elderly Services Commission, Library Trustees and the Recreation Commission. Meetings were also held with the School Committee and the Finance Committee. Town Manager Hull stated that the intent tonight is for the Board of Selectmen to provide comment on the current scenarios.

Town Manager Hull stated that the Cecil Group will identify pros and cons of scenarios, provide cost estimates and the effect on programs and infrastructure. Once the detailed information is received, a public meeting will be held as well as meeting with various groups then the Facilities Master Plan Committee will make a recommendation on the preferred scenario to be brought to the 2017 Annual Town Meeting.

Assistant Town Manager Amaral noted that the baseline for each scenario is in bold and leaving the building as it exists is also to be considered with the caveat that the Town will need to continue investing in the building by repairing or replacing roofs, windows, electrical, etc. Each of the scenarios were reviewed.

Selectman Caira asked how the scenarios came about and was advised that they are a result of discussions during Committee meetings. He stated that at the public meeting he requested that the property purchased from St. Dorothy Church be considered for a Town/School Administration building and that is not included among the scenarios. Selectman Caira was advised that the scenarios being reviewed tonight have not been altered since the public meeting in June.

Selectman Caira stated that his first priority would be a combined Town/School Administration building. He stated that he understands the benefit of having students from grades one to five without transfers from school to school. He stated that he is not in favor of putting new buildings at the site of the Swain School. He believes it is important to keep as an open area for practical use and noted the parking lot is used for high school parking and there are a lot of activities that take place at that location that may be jeopardized including the Fun on the Fourth festivities, the Farmers Market and Concerts on the Common.

Selectman Caira stated that one thing that was not addressed was a fire substation in North Wilmington and thought it would be in one of the scenarios. Town Manager Hull advised that the need for a substation will be addressed. He advised that it is not included in the scenarios before the Board because it is not a current building.

Selectman Caira stated that regarding the library it is his opinion that it is in a great location and believes the monies that were bequeathed to the Library Trustees would be used to make modifications to bring the library up to date.

Selectman Bendel stated that it is difficult to review the scenarios without imagining costs, keeping in mind that the Town just built a new high school. He stated that Wilmington has a history of a great school system. In addition he commented that he is in favor of a combined Town/School administration building; leaving the Whitfield property as is; accommodating and continuing to make seniors comfortable by renovating the senior center; he is concerned with congestions at Town Common and would not be opposed to renovating buildings in the area but does not want to see additional buildings at the Swain site. Selectman Bendel opined that Wilmington is a safe place to live and that is what draws people to Wilmington and why he wants to stay in Wilmington and he looks forward to hearing information on a substation in North Wilmington. He commented that investment in schools and seniors are crucial.

Selectman McCoy stated that he understands the need to prioritize and he will rely on the Town Manager and Department Heads. He noted that a year ago senior housing was not included in the Facilities Master Plan and he supported Mr. Marchese's motion at the Town Meeting. He stated that he would like to see affordable senior housing not Over 55 Housing. He commented that he is not in favor of a Proposition 2 ½ override.

Assistant Town Manager Amaral responded that once a list of approximately five scenarios for each side is identified the timing, financial impacts, property surplus, etc. will be looked at. Town Manager Hull stated that these items will not happen for ten or twenty years and some may not be addressed for more than twenty years. He stated that there is a need to manage the investments and changes so that the Town is not looking for overrides.

Selectman McCoy stated that the Town owns property off Salem Street and noted that he did support the purchase of the Yentile Farm and St. Dorothy property.

Selectman Champoux stated that he spoke with the Town Manager and Assistant Town Manager after reviewing the scenarios. He stated that he likes the Town Common as it is and acknowledged that he has become aware of a large area of wooded land that could be made available. He stated that he needs to see schematics in order to visualize how a building would impact the area. Selectman Champoux stated that senior housing has been articulated as a need and appreciates the Town responding to that need. He stated that he would endorse the creation of an environment where independent contractors can develop land that is conducive to low cost of entry, perhaps deed restricted, for seniors only. He believes the Town needs to be cautious how formal the Town gets in being involved in the senior housing business. Selectman Champoux stated that a fire substation in the North Wilmington area makes sense as the population and businesses continue to grow in that area. He stated that one of the concerns relative to the schools is the current and recent investment the town has made, such as new windows and boilers, and the possibility of decommissioning those schools. Relative to what grades should be in which school, he stated that he would rely on the School Department to make those determinations.

Selectman Champoux commented about the Roman House and likened it to the moustache on the Mona Lisa. The Mona Lisa being the brand new, state-of-the-art high school. He agreed that a combined Town/School Administration Building at the St. Dorothy property needs to be the Town's focus and opined that the Roman House needs to leave its current site.

Chairman O'Connell noted that many of her comments will be the same as other members on the Board. Relative to the Buzzell Senior Center she stated that it is a vibrant population that attends and is in favor of making renovations or expansions to make sure the seniors are comfortable. She understands the idea of having a stately, prominent common and believes it is a vibrant space and opined that she likes it the way it is and likes the idea of it being open. She stated that she has concern for safety and traffic patterns by bringing too many things to the same area. Chairman O'Connell stated that relative to the Whitfield School site, she likes the way things are but would be open to proposals. Relative to the Town Hall site she believes the building has some life left to it and likes the adjacency to the athletic fields. She stated that she would not be in favor of selling the St. Dorothy property or the Whitfield property. She stated that she has envisioned a central administration building being located on Main Street, it disperses the traffic and it is located near the current Town Hall. Chairman O'Connell offered comment relative to the library and stated the library can always use enhancements. She commented that while she has been on the Board, the Selectmen have been supportive of capital improvements to its buildings and capital expenditures. Chairman O'Connell offered additional comments on the Public Buildings Department, possible fire substation and relative to schools she would like to hear from the Superintendent of Schools and the School Committee.

Ms. Gingrich believes that new zoning allowing for condos and apartments may fulfill some of the housing need. She stated that seniors have limited income and when the survey was conducted last fall common responses were the desire for less space, less maintenance, less cost and a deck/patio rather than a yard. She stated respondents had a range of income and without zoning incentives developers won't provide units for the range of incomes. Ms. Gingrich advised that currently the Town is at ten percent affordable housing and cautioned that when the census is done in 2020 the Town will be below the ten percent threshold because units are being added but not affordable units. She advised that the Town is losing some affordable housing units because they were part of a rehab program and due to the length of time the loan period is expiring.

Selectman McCoy opined that the Town should contact the Executive Director of the Wilmington Housing Authority and get the state involved. He stated that the Whitfield site would be an ideal location for affordable senior housing and noted it is in close proximity to a grocery store, hair salon, transportation and eateries. Selectman McCoy stated that the property should not be used for registry parking.

Town Manager Hull stated that the Town does not have sewer in the Whitfield area. He stated that the Town needs to consider whether sewer is brought in to that area as it becomes further developed.

Selectman Bendel asked whether it would be beneficial to survey the residents again as the scenarios are narrowed down. He stated that the feedback from residents was crucial as he reviewed the scenarios.

Selectman Champoux asked whether there are tracts of land that are undeveloped or that the Town owns that could be used for senior housing. Town Manager Hull stated that there are smaller parcels available for a single family home.

Ms. Gingrich stated that the Town needs to think about the availability of sewer. She stated that there is property off Salem Street but it is very wet. Ms. Gingrich noted that they tried to be mindful of seniors who want to be close to shopping.

Selectman Cairra stated that he would not want to consider anything at the Whitfield, Swain or Glen Road properties. He suggested the current Public Buildings Department location on Church Street be considered for housing. Ms. Gingrich stated that approximately 12 to 14 units could be located at that property.

Chairman O'Connell asked if there were any questions or comments from the audience. George Lingenfelter, Concord Street, stated that he hopes the Town will be honest and keep its promises. He opined that the Town made an egregious error when it took out the pedway at the Wildwood site damaging the property, it was promised that the Swain School would remain and it was disingenuous to say the Town was preserving the building, he is currently in legal action against the Town and his neighbors and applied for a rebate and was denied. He alleged that he was provided the wrong forms and the Town has not been forthcoming. Chairman O'Connell advised Mr. Lingenfelter that his comments were out of order as tonight's discussion is relative to the Town's facilities. Mr. Lingenfelter stated that there were public comments making promises to keep the Roman House. Chairman O'Connell stated that she has made no promises regarding any of the buildings. Town Manager Hull stated that what was promised was that the Whitfield School would remain for one year to allow an evaluation for viable alternative uses.

Selectman McCoy recalled that prior to the demolition of the Swain School it had to be roped off for public safety due to bricks falling.

Mr. Lingenfelter apologized as he meant that promises were made to keep the Roman House, not the Swain School, during high school meetings. Chairman O'Connell stated that during the high school building meetings there were no promises made. Some members were out front that they believed the building should come down and were advocating to take it down.

Assistant Town Manager Amaral stated that the Facility Master Plan Committee Meeting will be held on Thursday, September 15 at 7:00 p.m. in the Large Instruction Room at the High School.

COMMUNICATION

Town Manager Hull reviewed a letter from Victoria Rutson, Director, Office of Environmental Analysis, Surface Transportation Board, who wrote requesting the Town's review and preliminary comments on the updated proposal filed with the Surface Transportation Board by New England Transrail, LLC (NET) to acquire, construct and operate various rail lines and transloading facilities in the towns of Wilmington and Woburn, Massachusetts.

Town Manager Hull reviewed a letter from Daniel R. Deutsch, Esquire, Deutsch/Williams, to Danielle Gosselin, Office of Environmental Analysis, Surface Transportation Board, which was written in response to Ms. Rutson's letter. Mr. Deutsch provided Comments of Wilmington, Massachusetts on Updated Petition for Exemption of New England Transrail, LLC.

Town Manager Hull reviewed a memorandum from Town Clerk Sharon George regarding the November election and Early Voting. She advised the Board of Selectmen that Town Hall will be designated as the Early Voting site and will be conducted Monday, October 24 through Friday, November 4. The hours for early voting will be Mondays 8:30 a.m. to 7:00 p.m.; Tuesday through Friday 8:30 a.m. to 4:30 p.m. and Saturday, October 29 from 9:00 a.m. to 1:00 p.m. The Presidential Election will be held Tuesday, November 8 from 7:00 a.m. to 8:00 p.m.

Town Manager Hull reviewed a letter from James Lemay, Chairman, Board of Library Trustees, who acknowledged the generous bequest of \$350,000 from the Barbara A. Johnson Trust to the Wilmington Memorial Library. At its meeting of September 1, the Board of Library Trustees unanimously voted to earmark this bequest for a significant future library improvement.

Town Manager Hull reviewed a letter from Brian Sinkiewicz, Senior Vice President & General Manager, Textron Systems Corporation, who wrote to advise that Textron Systems has decided to wind down the manufacturing and sale of the Sensor Fuzed Weapon product line.

Town Manager Hull reviewed correspondence from Massachusetts Department of Telecommunications and Cable regarding notice of public hearing and request for comments.

Town Manager Hull reviewed correspondence from Paul Regan, Executive Director Massachusetts Bay Transportation Authority, regarding membership on the Advisory Board. The Board of Selectmen was requested to update its membership information with the Massachusetts Bay Transportation Authority.

Town Manager Hull reviewed information from the Massachusetts Municipal Association regarding Fall Legislative Breakfast Meetings.

BOARD TO CONSIDER REQUEST OF KRISTEN STOKES FOR RESIDENTS OF JACOBS STREET TO HAVE A NEIGHBORHOOD BLOCK PARTY ON SATURDAY, SEPTEMBER 17, 2016 FROM 2:00 P.M. TO 8:00 P.M.

Town Manager Hull distributed correspondence that was received today revising the location of the block party. Ms. Stokes was present and described the proposal and where they would like the streets blocked off. Discussion took place regarding the impact to residents traveling on Faulkner Avenue and Cunningham Street.

Town Manager Hull advised that the change was in response to two complaints that were received relative to the location last year.

Chairman O'Connell asked if there were any questions, comments or a motion. Members of the Board believe the hours of 2:00 p.m. to 8:00 p.m. are reasonable and expressed their appreciation to Ms. Stokes and the residents of Jacobs Street neighborhood for accommodating the change in location. A motion was made by Selectman McCoy, seconded by Selectman Caira and by the affirmative vote of all, it was

VOTED: That the Board of Selectmen grant the request of residents of Jacobs Street to have a block party on Saturday, September 17, 2016 from 2:00 p.m. to 8:00 p.m.

BOARD TO CONSIDER APPROVAL OF LICENSE TO SELL CHRISTMAS TREES FOR BOY SCOUTS OF AMERICA TROOP #56, C/O JOHN MAININI, AND FOR WILMINGTON METHODIST CHURCH, C/O JOHN ARVANITIS.

Town Manager Hull advised that the applications were reviewed by Police Chief Michael Begonis who recommended approval and by Inspector of Buildings Al Spaulding who advised that there are no outstanding zoning issues.

Chairman O'Connell asked if there were any questions, comments or a motion from the Board. A motion was made by Selectman Bendel, seconded by Selectman Caira and by the affirmative vote of all, it was

VOTED: That the Board of Selectmen grant a License to Sell Christmas Trees to the Boy Scouts of America Troop #56, c/o John Mainini, and the Wilmington Methodist Church, c/o John Arvanitis, and further that the fee be waived.

BOARD TO CONSIDER REQUEST OF THE RECREATION COMMISSION TO CONDUCT ITS 49TH ANNUAL HORRIBLES PARADE ON SUNDAY, OCTOBER 30, 2016.

Chairman O'Connell asked if there were any questions, comments or a motion from the Board. A motion was made by Selectman Champoux, seconded by Selectman Bendel and by the affirmative vote of all, it was

VOTED: That the Board of Selectmen grant the request of the Recreation Commission to conduct its 49th Annual Horribles Parade on Sunday, October 30, 2016.

BOARD TO CONSIDER REQUEST OF SHARON GEORGE, TOWN CLERK, TO APPOINT ADDITIONAL ELECTION WORKERS

Chairman O'Connell asked if there were any questions, comments or a motion from the Board. A motion was made by Selectman Champoux, seconded by Selectman Bendel and by the affirmative vote of all, it was

VOTED: That the Board of Selectmen appoint Sandra Cosman, 10 Cobalt Street; Janice LaCasse, 4 Davis Road and Audrey Reed, 3 Deming Way as Election Workers.

BOARD TO CONSIDER REQUEST OF POLICE CHIEF MICHAEL BEGONIS ON BEHALF OF THE SUBSTANCE ABUSE COALITION TO USE TOWN COMMON AND GAZEBO FOR A CANDLELIGHT VIGIL ON WEDNESDAY, OCTOBER 5, 2016

Chairman O'Connell asked if there were any questions, comments or a motion from the Board. A motion was made by Selectman Bendel, seconded by Selectman Caira and by the affirmative vote of all, it was

VOTED: That the Board of Selectmen grant the request of Police Chief Michael Begonis on behalf of the Substance Abuse Coalition to use the Town Common and Gazebo for a Candlelight Vigil on Wednesday, October 5, 2016 from 6:00 p.m. to 8:00 p.m.

BOARD TO CONSIDER REQUEST THAT WILMINGTON TOWN COMMON BE ILLUMINATED IN GOLD DURING THE MONTH OF SEPTEMBER IN OBSERVANCE OF CHILDHOOD CANCER AWARENESS

Town Manager Hull advised that the donor has asked that the request be anonymous. He advised that a donation was made to cover the cost of lighting. Chairman O'Connell asked if there were any questions, comments or a motion from the Board. A motion was made by Selectman Caira, seconded by Selectman Bendel and by the affirmative vote of all, it was

VOTED: That the Board of Selectmen grant the request to light the Town Common gold during the month of September in observance of Childhood Cancer Awareness.

PUBLIC COMMENTS

There were none.

NEW BUSINESS

Selectman Bendel stated that an award ceremony was held yesterday at Lynn English High School where six individuals were honored with the Peter Gomes Service Award. The award is presented by Congressman Seth Moulten to someone who has made a commitment to his/her community. Wilmington's Director of Veterans' Services, Lou Cimaglia, was a finalist for the award.

Selectman Caira noted that the new Welcome to Wilmington sign was installed and expressed his appreciation to the Sons of Italy. Town Manager Hull advised that an invitation will be extended to the Sons of Italy to attend a future Board of Selectmen meeting.

Selectman Champoux advised that he has registered to attend the October 14 legislative breakfast meeting in Amesbury.

IMPORTANT DATES

Town Manager Hull reviewed important dates including:

Sundays Through

- October 9 – Farmer's Market – Town Common Parking Lot – 10:00 a.m. to 1:00 p.m.
- September 15 – Facilities Master Plan Committee – Wilmington High School – 7:00 p.m.
- September 24 – Annual Town Clean-Up – Meet at DPW, 135 Andover Street
8:00 a.m. to 12:00 p.m.
- September 25 – Wilmington's 12th Annual Half Marathon & 5K Run or Walk
- September 26 – Board of Selectmen Meeting – Town Hall – Room 9 – 7:00 p.m.
- October 2 – Harnden Tavern Open House – 2:00 p.m. to 4:00 p.m.
- October 5 – Candlelight Vigil – Town Common – 6:00 p.m. to 8:00 p.m.
- October 10 – Town Offices Closed – *Columbus Day*

There being no further business to come before the Board, a motion was made by Selectman McCoy, seconded by Selectman Bendel and by the affirmative vote of all, it was

VOTED: That the Board of Selectmen adjourn.

Meeting adjourned at 9:30 p.m.

Respectfully submitted,

Recording Secretary