

**BOARD OF SELECTMEN**  
*Meeting Minutes*  
**Wednesday, April 4, 2018**  
**Swampscott, MA 01907**

Attendance: Chairman, Naomi Dreeben, Vice Chair, Laura Spathanas, Patrick Jones, Peter Spellios, Donald Hause, Town Administrator, Sean Fitzgerald, Assistant Town Administrator, Town Treasurer, Ron Mendes.

7:05 p.m. meeting began with the Pledge of Allegiance

No Resident Comment

**MSBA Statement of Interest for Clarke and Stanley Schools**

Superintendent Pam Angelakis presented to the Board of Selectmen the SOI for Clarke Elementary School and Stanley Elementary School.

Selectman Jones read:

Having convened in an open meeting on Wednesday, April 4, 2018, prior to the SOI submission closing date, the **Board of Selectmen** of Swampscott, in accordance with its charter, by-laws, and ordinances, has voted to authorize the Superintendent to submit to the Massachusetts School Building Authority the Statement of Interest Form dated Friday, April 6, 2018, for the **Clarke Elementary School** located at 100 Middlesex Avenue, Swampscott, MA, which describes and explains the following deficiencies and the priority category(s) for which an application may be submitted to the Massachusetts School Building Authority in the future elimination of existing severe overcrowding. The overcrowding in this facility is occurring due to the lack of appropriate education spaces. Hallways are used to store PT equipment, deliver PT services, as teacher work spaces, and small group learning spaces; and hereby further specifically acknowledges that by submitting this Statement of Interest Form, the Massachusetts School Building Authority in no way guarantees the acceptance or the approval of an application, the awarding of a grant or any other funding commitment from the Massachusetts School Building Authority, or commits the City/Town/Regional School District to filing an application for funding with the Massachusetts School Building Authority.

- A motion was made by Selectmen Jones to approve seconded by Selectmen Spathanas the Board voted unanimously.

Selectman Jones read:

Having convened in an open meeting on Wednesday, April 4, 2018, prior to the SOI submission closing date, the **Board of Selectmen** of Swampscott, in accordance with its charter, by-laws, and ordinances, has voted to authorize the Superintendent to submit to the Massachusetts School Building Authority the Statement of Interest Form dated Friday, April 6, 2018, for the **Stanley Elementary School** located at 10 Whitman Road, Swampscott, MA, which describes and explains the following deficiencies and the priority category(s) for which an application may be submitted to the Massachusetts School Building Authority in the future elimination of existing severe overcrowding. Replacement of or addition to obsolete buildings in order to provide for a full range of programs consistent with state and approved local requirements. Programs that service students with motoric issues cannot be located at the Stanley Elementary School as the school is not accessible; and hereby further specifically acknowledges that by submitting this Statement of Interest Form, the Massachusetts School Building Authority in no way guarantees the acceptance

or the approval of an application, the awarding of a grant or any other funding commitment from the Massachusetts School Building Authority, or commits the City/Town/Regional School District to filing an application for funding with the Massachusetts School Building Authority.

- A motion was made by Selectmen Jones to approve and seconded by Selectmen Hause the Board voted unanimously.

There was a discussion regarding the feasibility study and allocating \$750k but it was decided more time needed to be spent on what the vision is. There was a discussion on being prepared at Town Meeting on if we go without the MSBA what that would mean to the residents of this town and what an additional \$30 million means in taxes.

#### **Citizen's Petition: Snow Removal- Cheryl Barker**

Cheryl Barker, resident of Swampscott presented her petition for residents and commercial properties to remove snow and ice off their sidewalks after a snow storm. Ms. Barker presented a power point presentation with photographs depicting areas with ice and snow that were not removed after many snow storms and the danger from not having the areas cleared. Citizens petition will appear on the warrant.

BOS requested the Town Administrator put together a group including Ms. Barker, DPW, Health Department, Public Safety Department and BOS Selectman Spathanas to work on the language for the warrant.

#### **FY19 Proposed Capital Improvement Recommendations**

Town Administrator went over the recommended FY19 Capital Improvement projects.

Votes from the Capital Improvement Committee are as follows:

- Building- Permitting Software- \$50k- Approved
- Community Development- Façade Improvement Program \$25k – Holding vote due to questions. A request was made for Pete Kane to come back to discuss in further detail.
- Community Development – Smart Growth Zoning- \$25k- Holding vote due to questions. A request was made for Pete Kane to come back to discuss in further detail.
- Community Development – Light Pole Replacement \$125,000k- Approved
- DPW- 1996 GMC 1 Ton Dump Truck with Sander- \$66k – Approved
- DPW- 1998 GMMC- C SERIES TC7H04 Truck- \$78k- Approved
- DPW- Street Repairs- \$200k- Approved
- DPW- Sewer- Sewer Rehab-\$2,216,000k Approved- A request was made for Town Administrator Fitzgerald to look at report and studies before Town Meeting.
- Facilities- Police station- install roof hatch \$15k- Approved
- Facilities- Senior Center- HVAC system \$20k – Approved
- Facilities- Clarke School- Accessibility- Stage Life- \$25k- Approved
- Facilities- Clarke School- Fire/ Life Safety- Fire alarm upgrades \$30k- Approved
- Facilities- Town Hall- Windows and Frames \$33,5k- Approved
- Facilities- High School- Fire Suppression \$35k- Approved
- Facilities- DPW Yard- Roof/ drains/ insulation- \$50k – Approved
- Facilities- Clarke School- Mechanical/ electrical/ plumbing HVAC System- \$55k- Approved
- Facilities- Library- Elevator Sleeve- \$80k – Approved
- Facilities- Stanley School- HVAC system/ need 2 boiler burners and replace 2 roof exhaust fans/ requires a crane- \$150k – Looking for additional information

- *Facilities- Hadley School- Feasibility Study for new school- \$750k- Looking for additional information*
- *Facilities- Middle School- Roof/ Drains/ Insulation- \$20k approved*
- *Fire Dept. Design Services for Station Addition- \$52k voted- Not Approved*
- *Dire Dpt- Apron Repair= provide reinforced concrete apron ramp – Approved*
- *Fire Dpt. SCBA Replacement -Approved*
- *Library- Third Floor Renovation - \$55k – Approved*
- *Police- Firearms Training Simulator- \$44k- Not Approved*
- *Police- Police Vehicle Replacement Program- \$320k- Approved*
- *School- Technology- Upgrade Telephone System- \$25k- Approved*
- *School- Technology HS Chromebooks- \$35k- Approved*
- *School- Technology- Chromebooks- \$35k- Approved*
- *School- Technology IPADS- \$43k- Approved*
- *School-Technology MacBook Airs-\$85K- Approved*
- *Technology- Town- Town Hall switching project-\$60K- Approved*

### **Demo Delay Proposal**

*Town Administrator reviewed the demo delay appeal and recommendations with the BOS.*

*Selectman Dreeben read the By Laws Purpose which is for the demo delay is to preserve and protect significant buildings, limit detrimental effect of demolition on the character of the town, and how builders are encouraged to seek out other options to preserve rehabilitate and restore buildings that might be demolished.*

*When a building is preserved any significant building which the commission determines following a public hearing, is subject to 9-month demolition delay review period of the by law.*

*During that 9-month delay that would be the time for the builder and HC to work out a way to potentially preserve the building.*

*Appeal process will allow the builder to be able to appeal to the BOS which will make a determination to uphold or overturn the decision of the HC.*

*Town Administrator spoke on how there should be a due process appeal.*

*Chairman of the Historical Commission Justina Oliver discussed that the delay period process is very vague, and it does needs to be explored. Justina Oliver brought up other towns and their process on the delay. Her suggestions is looking more in depth on the demo delay process.*

*Historical Commission member Sylvia Belkin discussed her concern on bringing in others into the demo delay process. She discussed her concern and how there needs to be more consideration in this process.*

*It was the consensus of the BOS that the Town Administrator and Selectman Hause meet with the Historical Commission members for a mediation process on how to proceed with appeals to Demo Delays.*

### **Votes of the Board:**

*The Board voted on a motion made by Selectmen Jones to approve the 2<sup>ND</sup> Annual Boston Fox Trot 5k Run the motion was seconded by Selectmen Spathanas the board was unanimously in favor.*

*The Board voted on a motion made by Selectmen Jones to approve the 3<sup>rd</sup> Annual Freedom Run to benefit Stepping Stones for Stella the motion was seconded by Selectmen Spathanas the Board was unanimously in favor.*

*The Board voted on a motion made by Selectmen Jones for Swampscott Youth Football and Cheer to display banners in Town and School properties for their up and coming registration the motion was seconded by Selectmen Spathanas the Board was unanimously in favor.*

*The Board had a discussion on presenting all the articles and the timing of it all. They began the process of going through each article.*

*Town Administrator will meet with Town Moderator to discuss the listing of the articles. Selectman Hause asked to the Town Administrator to reach out to anyone who has jurisdiction on the Fish House and Train Station and have a discussion on what each is supposed to be doing.*

*Town Administrator read his TA Report.*

*Adjournment:*

*The board voted unanimously on a motion by Selectman Jones to close meeting seconded by Selectman Hause.*

*True Attest:*

*Ana Lanzilli*

*Administrative Assistant*