



Town of Swampscott
Select Board Meeting Minutes
Tuesday, November 24, 2020 – 6:00 PM
Virtual Meeting

SELECT BOARD MEMBERS PRESENT

Peter Spellios (Chair), Polly Titcomb, Neal Duffy, David Grishman, Don Hause

MEMBERS ABSENT

None

OTHER TOWN OFFICIALS PRESENT

Sean Fitzgerald, Town Administrator; Allie Fiske, Assistant to the Town Administrator; Gino Cresta, Assistant Town Administrator/DPW Director; Marzie Galazka, Director of Community & Economic Development; Danielle Strauss, Recreation Director

The meeting was called to order at 6:07pm

COVID-19 UPDATE

Town Administrator Sean Fitzgerald provided an update on COVID-19. Over the last month, there have been 72 new cases, 45 new cases in the last 2 weeks. There is risk within our community. He showed a graph that demonstrated the trends which were low this summer and have raised to rates higher than the surge in April. Town Administrator Fitzgerald shared the new testing hours which are Monday-Friday 2:30-6:30pm and Saturdays on 8:00-12:00pm). Nahant has also opened testing to Swampscott residents. Town Hall will be closed starting on Monday and open for appointment only. Also ran through safety tips for Thanksgiving.

Chairperson Peter Spellios also reminded everyone that students who travel outside of the state for Thanksgiving must receive a negative COVID-19 PCR test before they return.

RECREATION EVENT UPDATE

Recreation Director Danielle Strauss provided an update of winter recreation events. Due to COVID-19, Ms. Strauss has had to be innovative and envision new virtual and distanced programs:

9th Annual Gingerbread House Contest: This contest will be virtual this year; residents can send in their photos and they will be voted on Facebook.

Holiday Decorating Contest – Light up Swampscott: This is a partnership with the Library and Senior Center. Residents are encouraged to decorate their house and residents will travel around to visit houses and vote for their favorite.

Santa's Calling: Register to have Santa call your child on December 8 between 5:30-8pm

A Visit from Santa: This sold out immediately but they expanded the program – Santa will stop by and visit kids on December 19th from 12-2pm.

Virtual Holiday Wine Tasting: December 11 from 7-8pm.

Ms. Strauss indicated that there will be additional programs this winter, including a snowman contest and series of cooking and art classes.

BOARD & COMMITTEE APPOINTMENTS

Town Administrator Fitzgerald introduced several individuals being nominated to Swampscott boards:

Kim Barry: Andrew's Chapel Oversight Committee

Ted Dooley: Harbor & Waterfront Committee

Robert Dobias: Harbor & Waterfront Committee

Jeffrey Brand: Commission on Disability

On MOTION (Grishman) and SECONDED (Hause) it was VOTED by roll call to vote to approve Kim Barry to the Andrew Chapel Restoration Committee for a 3-year term, Jeffrey Brand to the Commission in Disability for a 3-year term, Robert Dobias to the Harbor & Waterfront Committee for a 1-year term, and Edward Dooley to the Harbor and Waterfront Committee for a 2-yaer term.

Vice Chair of the Select Board Polly Titcomb provided a summary of the Athletic Field Advisory Committee which is being revived after being dormant for several years. She reviewed the mission statement and charge of the committee.

Vice Chair Titcomb introduced 9 candidates and each were given an opportunity to speak and introduce themselves.

On MOTION (Duffy) and SECONDED (Titcomb) it was VOTED by roll call to change the Athletic Field Advisory Committee membership from 10 members to 9 membbbers, and to appoint the following committee members and corresponding terms:

Vote change the Athletic Field committee from 10 to 9 members and appoint (list all) to the Committee with following terms.

Adam Packer: 1-year term

Al Pica: 1-year term

Alexandra Byrne: 1-year term

Alice McDonald: 2-year term

Brendan Greco: 2-year term

Caroline Siefken: 2-year term

John Tripp: 3-year term

Mellissa Caplan: 3-year term

Ryan Joy: 3-year term

Tamy-Fee Meneide, Swampscott's Critical Partner in Anti-Racism, spoke briefly about upcoming programs and initiatives on race and racism. On December 3, the Town Department Heads will be meeting to speak about the Town leader's role they play in recognizing and addressing issues of race and racism in our Town. On December 3 at 6:30pmm, there will be a community forum called *Unpacking Racism*. All are invited to share their experience and thoughts on how the Town can start to move toward making Swampscott welcoming for all.

2nd READING OF THE CALYX PEAK LEASE AGREEMENT

Director of Community and Economic Development Marzie Galazka provided a review of the proposed lease agreement with Calyx Peak of 16 New Ocean Street. The lease will be for a maximum of 30 years at \$4,500 a month plus tax payment of \$1,500 per month. This will increase annually by 3%.

This lease would start on April 1, 2021. Calyx has to first go to the Cannabis Control Commission to obtain their license. They will be raising and rebuilding the structure and will provide the Town with a construction schedule and a construction management plan.

Select Board Member Neal Duffy asked how the charities listed in the MOU had been selected and if this is up for discussion. This was a list selected by a sub-group earlier this year. 5 were included in the Terpene Journey HCA and 4 in this – with one related to veterans services to be determined.

2nd READING OF THE CALYX PEAK HOST COMMUNITY AGREEMENT

Director of Community & Economic Development Marzie Galazka stepped through a presentation regarding the Host Community Agreement for Calyx Peak at 16 New Ocean Street. The agreement would be 10 years which is consistent with the lease. The operator will pay a community impact fee of 3% of all gross sales to cover items such as road and infrastructure improvements, police training, fire protection services, public health, etc. They will be making an annual donation of \$25,000 increasing by 3% to be distributed to 5 charities selected by the Town.

Marzie and Gino Cresta reviewed a list of neighborhood improvements that will occur in conjunction with this impending business opening.

1. Repave the road on Curry Circle
2. Correct drainage issues at the end of Curry Circle
3. Install new signage
4. Stripe New Ocean Street with Do Not Block box
5. Install curb extension with planting beds on pine street
6. Install crosswalks along Pine leading to the train station

Chairperson Spellios asked that for any street where changes are proposed that there be a meeting with that street. Tabled for a moment.

DIVERSITY UPDATE

Tamy-Fee Meneide, Swampscott's Critical Partner in Anti-Racism, spoke briefly about upcoming programs and initiatives on race and racism. On December 3, the Town Department Heads will be meeting to speak about the Town leader's role they play in recognizing and addressing issues of race and racism in our Town. On December 3 at 6:30pmm, there will be a community forum called *Unpacking Racism*. All are invited to share their experience and thoughts on how the Town can start to move toward making Swampscott welcoming for all.

2nd READING OF THE CALYX PEAK HOST COMMUNITY AGREEMENT (CONTINUED)

A resident spoke to commend the board for their efforts to communicate around this issue. He asked for clarification that the lease is contingent upon the CCC approval and also made suggestions regarding parking signs and ensuring there are enough.

Pete D'Agostino confirmed that they will be working on their employee off-site parking plan. There will be a Select Board meeting that directly reviews parking and traffic plans.

On **MOTION** (Grishman) and **SECONDED** (Hause) it was **VOTED** by roll call to authorize the Town Administrator subject to non-substantive further revisions of this document to enter into the HCA, Lease, and MOU so presented to the board. Roll call: Grishman (YES) Titcomb (YES) Hause (YES) Duffy (YES) Spellios (YES)

RAIL TRAIL EASEMENTS

Chairperson Spellios shared a map of the trail which in this stage is being constructed within the most densely populated part of the plan. This segment extends Bradlee Ave. to Beach Bluff. Within this stretch, 6 properties are being impacted and the Town has secured waivers from all 6 residences. The trail construction would start after Thanksgiving.

On **MOTION** (Hause) and **SECONDED** (Grishman) it was **VOTED** by roll call to acquire by eminent domain permanent and temporary easements for rail trail purposes consistent with the order of taking and easement plans that are in the select board packet. Roll call: Hause (YES) Titcomb (YES) Grishman (YES) Duffy (YES) Spellios (YES)

HADLEY RE-USE COMMITTEE DISCUSSION

Town Meeting members voted to approved Select Board's recommendation to form the Hadley Re-Use Study Committee. Committees will each be contacted to ask that they vote to appoint members to the committee. This appointment should occur on December 16 with recommendations made to Select Board member Neal Duffy prior to that. Mr. Duffy gave an update on research that has been done to gather information about similar projects in other communities.

The board clarified that the committee is not asked to come up with final blueprints. Their role is to determine if there can be a consensus result where stakeholders can envision a future of the

site that meets different goals and objectives. There was a brief discussion about needed skill sets (Real Estate, Historic Preservation, Architecture).

David Grishman recommended doing a site visit of Hadley in addition to models in other communities.

CONSENT AGENDA

On **MOTION** (Hause) and **SECONDED** (Grishman) it was **VOTED** by roll call to approve meeting minutes from November 4, 2020 and November 10, 2020 meetings/

TOWN ADMINISTRATOR REPORT

- Town Meeting follow-up
- CARES Act Funding Update
- FY22 Budget Development
- Capital Planning Process
- COVID-19 Update/Testing
- Town Hall Business Hours
- Thanksgiving Safety
- Town Clerk election thank you
- Senior Center programs
- Department of Public Works
- Staffing updates
- Health Department updates
- Veterans Day
- Recreation Department

Director of Community and Economic Development provided an update on the status of outdoor seating and jersey barriers.

Chairperson Spellios spoke briefly about the Aggregate Industries permit. The order of the Governor has expired so this will be on the agenda on December 16 or in January. Marzie will send an update to Polly and Peter with a timeline for the permit. Mr. Spellios also asked for an update on fees as well as capital projects for the December 9 meeting.

On **MOTION** (Hause) and **SECONDED** (Grishman) it was **VOTED** by roll call to adjourn the meeting. Roll call: Grishman (YES) Titcomb (YES) Duffy (YES) Titcomb (YES) Hause (YES)

Meeting adjourned at 8:38 PM

True Attest,



Allie Fiske, Assistant to the Town Administrator

Minutes APPROVED by vote of the Select Board 12/9/2020