

Town of Swampscott Select Board Regular Session Minutes MAY 25, 2022 – 6:15 P.M. Swampscott Police Dept. & Virtual

SELECT BOARD MEMBERS PRESENT: NEAL DUFFY, MARY ELLEN FLETCHER, DAVID GRISHMAN, KATIE PHELAN, PETER SPELLIOS

MEMBERS ABSENT: NONE

OTHER TOWN OFFICIALS PRESENT: SEAN FITZGERALD, TOWN ADMINISTRATOR

MR. DUFFY WELCOMED THE FINANCE COMMITTEE AND CAPITAL IMPROVEMENT COMMITTEE TO A JOINT MEETING BETWEEN ALL THREE COMMITTEES. THE SELECT BOARD WAS PRESENT IN THE POLICE DEPARTMENT'S TRAINING ROOM WHILE THE OTHERS ARE ON ZOOM. MR. DUFFY READ A STATEMENT BY MARCH FOR OUR LIVES, A NATIONAL GUN VIOLENCE PROTECTION ORGANIZATION THAT WAS BORN OUT OF A MASS SHOOTING AT STONEHAM DOUGLAS HIGH SCHOOL IN PARKLAND, FL IN 2018.

A. PUBLIC COMMENTS: NONE.

B. TOWN ADMINISTRATOR'S REPORT: I AM PLEASED TO BE ABLE TO OFFER THE FOLLOWING REPORT ON PROGRAMS AND INITIATIVES THAT ARE ON-GOING IN THE TOWN OF SWAMPSCOTT, AS WELL AS SOME UPDATES ON A VARIETY OF THINGS THAT HAVE HAPPENED SINCE MY LAST REPORT.

<u>HUMAN RESOURCES</u>: Swampscott's new incoming HR Director and Asst. TA, Pete Kane, has started this week. Pete's office is located on the 2nd floor, in the former conference room. Bonnie Lavoie, Swampscott's HR Coordinator and Benefits Coordinator, has relocated from the 3rd floor to the 2nd floor, next to the lunch room.

<u>KING'S BEACH</u>: ON MONDAY, MAY 23, THE TOWN HOSTED ANOTHER IMPORTANT STEERING COMMITTEE PROCESS FOR THE KING'S BEACH WATER QUALITY ENGINEERING STUDY FOR THE TOWN OF SWAMPSCOTT, THE CITY OF LYNN, AND LYNN WATER AND SEWER COMMISSION (LWSC). THE ONGOING WATER QUALITY ISSUES STEM FROM ELEVATED BACTERIA LOADING ASSOCIATED WITH NON- STORMWATER DISCHARGES THAT CONTAMINATE THE FLOW FROM BOTH LYNN AND SWAMPSCOTT STORMWATER OUTFALLS ONTO KING'S BEACH AT THIS POINT.

At this meeting, we reviewed a number of criteria for the purpose of prioritizing the specific objective(s) of each alternative approaches to alleviate water quality issues that have plagued King's Beach. These objectives included:

SITING RESTRICTIONS – THE NECESSARY FOOTPRINT FOR THE SELECTED ALTERNATIVE. THERE IS VERY LIMITED AVAILABLE SPACE AS BOTH LYNN AND SWAMPSCOTT ARE HEAVILY DEVELOPED WITH LITTLE OPEN SPACE.

- PERFORMANCE RELIABILITY THE RELIABILITY OF THE TECHNOLOGY TO OPERATE SUCCESSFULLY UNDER VARYING CONDITIONS. IN PARTICULAR CONSIDERATION FOR DRY WEATHER, WET WEATHER, TIDAL INFLUENCE, AND ITS RESILIENCE TO FUTURE CLIMATE RELATED IMPACTS.
- OPERATIONS AND MAINTENANCE THE DAY-TO-DAY NEEDS FOR OPERATING AND MAINTAINING THE SOLUTION.
- IMPLEMENTATION SCHEDULE HOW LONG IT WILL TAKE FOR THE SOLUTION TO BE EFFECTIVE AT IMPROVING THE WATER QUALITY AT KING'S BEACH OR OTHERWISE INCREASING THE NUMBER OF DAYS THE BEACH IS SAFE FOR SWIMMING.
- Environmental Permitting The types of permits required for this alternative, including an approximate cost and duration for permitting. Permitting timelines will be incorporated into the Implementation Schedule criterion as well.

- CAPITAL AND LIFE CYCLE COSTS (PLANNING LEVEL) A PLANNING LEVEL ESTIMATE FOR THE COST TO DESIGN AND CONSTRUCT THE ALTERNATIVE. IN ADDITION, THE COST OF O&M WILL BE ESTIMATED. WITH THESE COST FACTORS AVAILABLE, AN OVERALL LIFE CYCLE COST WILL BE DEVELOPED FOR A COMMON TIMEFRAME.
- ENVIRONMENTAL IMPACT THE TYPE OF DIRECT AND ANCILLARY IMPACTS THAT CAN BE ANTICIPATED FROM THE ALTERNATIVE.
- PUBLIC ACCEPTANCE THE POTENTIAL FOR SUPPORT OR PUSHBACK FOR THE ALTERNATIVE.

AS A REMINDER, THE FOLLOWING SIX (6) ALTERNATIVES ARE BEING EVALUATED:

- a. Source elimination through infrastructure improvements (e.g. rehabilitation of sewers and drains tributary to King's Beach)
- b. PUMP DRY WEATHER BASE FLOW TO LWSC WASTEWATER TREATMENT PLANT
- c. DISINFECTION WITH CHEMICAL ADDITION (E.G. CHLORINATION / DECHLORINATION)
- d. DISINFECTION WITH ULTRAVIOLET (UV) LIGHT
- e. Extend the outfall deeper into the ocean
- f. Relocate the outfall along the shore where there is no public beach

BUILDING DEPARTMENT: THIS WEEK, I MET WITH STEVE CUMMINGS SWAMPSCOTT'S BUILDING COMMISSIONER AND REVIEWED THE FOLLOWING BUILDING DEPARTMENT PERMITS:

- 17 Plumbing Permits \$1,480.00
- 5 Gas Permits \$115.00
- 20 Electrical Permits \$2,500.00
- <u>26 Building Permits</u> \$7,030.00
- TOTAL OF 68 PERMITS \$11,125.00

STEVE HAS BEEN BUSY WITH FOLLOWING UP ON A NUMBER OF PERMITTING ISSUES AND CODE ENFORCEMENT ISSUES.

<u>POLICE:</u> Chief Quesada, Sgt. MacDonald and Det. Delano recently held a "Town Hall" discussion with Machon residents and will be looking to continuing "town hall" discussions throughout the community. Additionally, the Swampscott Police Department, in conjunction with Fire, have also started "Hi-Five Fridays". Representatives from both departments visit local schools and daycares on Fridays.

LASTLY, THE POLICE DEPARTMENT HAS ALSO STARTED A NEW INITIATIVE – DRIVE FOR KINDNESS" AT ALL OF THE ELEMENTARY SCHOOLS. ONE STUDENT PER MONTH IS REWARDED WITH A RIDE TO SCHOOL IN OFFICER BRUCE WILSON'S POLICE CAR FOR PERFORMING A RANDOM ACT OF KINDNESS. HIGH SCHOOL SENIORS DECORATED BOXES TO LOOK LIKE POLICE CARS. STAFF MEMBERS ADD NAMES TO BOXES WHEN THEY OBSERVE A STUDENT PERFORMING A RANDOM ACT OF KINDNESS. AT THE END OF THE MONTH, THE STUDENT WHOSE NAME HAS THE MOST ADDS IS SELECTED FOR A RIDE TO SCHOOL.

<u>OPEN SPACE:</u> I CONTINUE TO HOLD STRATEGIC DISCUSSIONS WITH INDIVIDUALS REGARDING POSSIBLE ACQUISITION OF OPEN SPACE—WE ARE PLANNING ON MEETING AT 5:30 P.M. IN NON-PUBLIC TO DISCUSS IN DETAIL.

<u>RECREATION:</u> I have continued to meet with Dannielle Strauss our Recreation Director to discuss a number of events and programs for Swampscott. Here is a summary of some of the no-cost/low cost events upcoming June:

- JUNE 4TH PRIDE DAY CELEBRATION ON THE TOWN HALL LAWN FROM 1:00 PM 3:00 PM. FREE PUBLIC EVENT
- JUNE 6TH ANNUAL GOLF TOURNAMENT TO RAISE FUNDS FOR JULY 4TH CELEBRATION. TICKETS AVAILABLE ON-LINE THROUGH THE TOWN WEBSITE, RECREATION TAB: HTTPS://EPAY.CITYHALLSYSTEMS.COM/SELECTION
- JUNE 12TH OCTOBER 30TH FARMER'S MARKET, SUNDAYS, 10:00 AM 1:00 PM ON THE TOWN HALL LAWN
- JUNE 16TH JUNETEENTH CELEBRATION ON THE TOWN HALL LAWN, 1:00 PM 3:00 PM. FREE PUBLIC EVENT

- JUNE 25TH HARBOR FESTIVAL AT FISHERMAN'S BEACH, 10:00 AM 2:00 PM. FREE EVENT. THERE WILL BE FOOD, KIDS GAMES, AND A CONCERT WITH PHILLIP KIDS & SEA SHANTY'S
- JUNE 26TH STRAWBERRY FESTIVAL ON THE TOWN HALL LAWN FROM 4:00 PM 8:00 PM, PARADE AT 5:00 PM, BRIAN MAES CONCERT AT 6:00 PM. THERE WILL BE A BEER GARDEN, FOOD & OTHER VENDORS
- JUNE 25TH/26TH SWAMPSCOTT'S 170TH ANNIVERSARY HISTORICAL EVENTS WILL BE TIED IN WITH OTHER EVENTS
- JUNE 27TH START OF SUMMER RECREATION PROGRAMS.

<u>MEMORIAL DAY:</u> I have held several meetings with Swampscott's veterans Services Director Mike Sweeney over the last week. He has been busy coordinating programs for Memorial Day.

- DECORATING VETERANS GRAVES AT SWAMPSCOTT CEMETERY TUESDAY, MAY 24 @ 4-7PM
- FIELD OF HEROES AT SWAMPSCOTT TOWN HALL

Friday, May 27—Monday, May 30

MONDAY, MAY 30, 2022 @ 10AM

Memorial Day Commemoration at Swampscott Cemetery

C. NEW & OLD BUSINESS:

- **1.** DISCUSSION/OVERVIEW OF PROPOSED LAND ACQUISITIONS:
 - ARCHER STREET ASSESSORS MAP LOT 7-1-0
 - 0 ARCHER STREET
 - 149 HUMPHREY STREET (HAWTHORNE BY THE SEA)

MR. Spellios reviewed the property acquisition presentation, giving a brief description of all three parcels. He envisions the Archer Street parcels as passive recreation. The community will decide on the exact open space use of the Hawthorne. Archer street lot 7-1-0 has a signed purchase & sale for \$400,000; there is a purchase & sale for the Hawthorne for \$7,000,000; negotiations have just started for 0 archer street. The Board is going before a Special Town Meeting on Tuesday, June 14, 2022, to ask for permission and funding to acquire all three parcels.

There is also a new proposed zoning overlay district for the Glover House, which has been closed and in an increasing state of disrepair since the mid-1990s. The Board has worked with the Athanas Family, which also has an agreement in place to redevelop the property. The Town Warrant will include adding a new zoning overlay district to the property. This will only impact the 2.2 acres located in Swampscott and will allow a density of 68 units/acre. The developer will also pay \$279,000 into the Affordable Housing Trust as if the 40R was still in place. Town meeting will be asked to create an overlay district to increase the number of units to 96 and which will require 17 affordable units (18%).

TA FITZGERALD AND TOWN ACCOUNTANT PATRICK LUDDY DISCUSSED FINANCING OF THE THREE LOTS. TOWN MEETING WILL BE ASKED FOR \$8,875,000, TO BE FUNDED THROUGH THE GENERAL FUND. THESE ACQUISITIONS FIT INTO THE TOWN'S LONG- AND SHORT-RANGE GOALS AND THERE'S NEVER BEEN A BETTER TIME WITH RESERVES. THE TOWN CAN BOND FOR UP TO 30 YEARS USING GENERAL OBLIGATION BONDS, THE BULK OF WHICH WILL BE NEEDED BY OCTOBER. THE TAX IMPACT WILL BE MODERATE USING RESERVES; THE TAX IMPACT WITHOUT RESERVES WILL BE APPROXIMATELY \$80-110/SINGLE FAMILY HOUSE. TA FITZGERALD STATED THAT THE TOWN IS IN A GOOD POSITION TO TAKE ON A PROJECT OF THIS SCOPE & MANAGE TAX RATE AS RESERVES HAVE GROWN FROM \$3M TO \$10M. FISCAL YEAR 2023 CAPITAL PLAN WILL ALSO BE ON THE SPECIAL TOWN MEETING WARRANT. THERE WAS A DISCUSSION ABOUT RESERVES, THE STABILIZATION FUND, TAX IMPACT, CREATING A LAND TRUST AND THE FIVE-YEAR CAPITAL PLAN. THE BOARD AND TOWN ADMINISTRATOR ARE TALKING TO STATE AND FEDERAL PARTNERS TO HELP FUND THE OPEN SPACE PLAN FOR THE HAWTHORNE. THE ATHANAS FAMILY HAS UP TO ONE YEAR TO CLOSE THE RESTAURANT, DURING WHICH TIME THERE WILL BE COMMUNITY MEETINGS TO DECIDE HOW TO USE THE SPACE.

2. DISCUSSION/OPENING/CLOSING OF TOWN WARRANT FOR SPECIAL TOWN MEETING, TUESDAY, JUNE 14, 2022, 7:00 PM:

THE FINANCE COMMITTEE AND CAPITAL IMPROVEMENT COMMITTEE ADJOURNED THEIR MEETINGS AT 8:05 P.M.

UPON **MOTION**, DULY MADE BY DAVID GRISHMAN, SECONDED BY MARY ELLEN FLETCHER, IT WAS UNANIMOUSLY **VOTED**: TO OPEN THE WARRANT FOR THE SPECIAL TOWN MEETING OF TUESDAY, JUNE 14, 2022, 7:00 P.M.: ALL IN FAVOR YES. ANY OPPOSED NO. MOTION PASSES.

ARTICLE 1: THE FINANCE COMMITTEE WILL REPORT. 54 FOSTER STREET HAS TO BE REMOVED FROM THE ARTICLE. THE REPORT WILL MAKE CLEAR THAT ALL THREE PROPERTIES ARE BEING ACQUIRED STRICTLY AS OPEN SPACE.

ARTICLE 2: ZONING BY-LAW – THE APPENDIX INCLUDES THE VERBATIM. THE FINANCE COMMITTEE WILL REPORT ON THIS ARTICLE.

ARTICLE 3: CAPITAL IMPROVEMENT COMMITTEE WILL REPORT ON THIS ARTICLE. THERE ARE TWO ADDITIONS: 1) THE HIGH SCHOOL'S METCO PROGRAM'S DEDICATED ROOM NEEDS TO BE RE-DONE. THEY LOST IT A FEW YEARS AGO BUT HAVE RECENTLY GOTTEN USE OF IT AGAIN. THIS SPACE IS USED BY STUDENTS WHO COME IN EARLY OR STAY LATE AND NEED A PLACE TO WAIT TO BE TAKEN HOME. 2) THE VETERANS ASKED FOR IMPROVEMENTS TO THE VFW TO CONTINUE PROVIDING BROADER SERVICES IN THE TELEHEALTH SPACE. BOTH ARE PRIORITIES AND ARE LOW COST.

UPON **MOTION**, DULY MADE BY PETER SPELLIOS, SECONDED BY KATIE PHELAN, IT WAS UNANIMOUSLY **VOTED**: TO CLOSE THE WARRANT WITH INDICATED CHANGES AND WITH NEAL AND PETER TAKING ANOTHER LOOK AT, FOR THE SPECIAL TOWN MEETING OF TUESDAY, JUNE 14, 2022, 7:00 P.M.: ALL IN FAVOR YES. ANY OPPOSED NO. MOTION PASSES.

D. VOTES OF THE BOARD

Ms. Fletcher asked that the minutes be separated from the Consent Agenda as she had some edits.

CONSENT AGENDA:

- VOTE TO APPROVE MSBA PROJECT FUNDING AGREEMENT
- VOTE TO APPROVE A ONE-DAY LIQUOR LICENSE FOR EVENT ON JULY 3, 2022, 4:00 PM 8:30 PM, LOCATED AT TOWN HALL, 22 MONUMENT AVE., SWAMPSCOTT, MA 01907 FOR JOSEPH L. STEVENS VFW POST.
- VOTE TO APPROVE A LIQUOR LICENSE FOR 1634 MEADERY, LLC TO SELL BOTTLED WINE AT THE FARMER'S MARKET ON SUNDAYS FROM JUNE 12, 2022 – OCTOBER 30, 2022, 10:00 AM – 1:00 PM, LOCATED AT TOWN HALL, 22 MONUMENT AVE., SWAMPSCOTT, MA 01907.
- NATIONAL GRID PETITIONS:
 - □ 12 PURITAN ROAD 85 PURITAN ROAD INSTALLATION OF 2-3" CONDUIT CONCRETE
 - MORTON/HUMPHREY INSTALL NEW POLE #3-84
 - FOSTER/CARSON TERR RELOCATE POLE #26
- CITATIONS FOR RETIRING CONSERVATION COMMISSION MEMBERS

UPON **MOTION**, DULY MADE BY DAVID GRISHMAN, SECONDED BY KATIE PHELAN, IT WAS UNANIMOUSLY **VOTED**: TO APPROVE THE CONSENT AGENDA WITH THE REMOVAL OF THE MINUTES: ALL IN FAVOR YES. ANY OPPOSED NO. MOTION PASSES.

EDITS TO MINUTES: A) REGULAR MEETING OF MAY 11, 2022: 1) UNDER PUBLIC COMMENT - CINDY ASKED IF ANYONE ATTENDED THE LAST ZBA MEETING & DID THEY HAVE ANY COMMENTS, CHANGE "NO ONE HAD A COMMENT" TO "NO ONE ANSWERED"; 2) INCREASE RADIUS TO PRE-BLAST SURVEY TO READ UP TO 1,000 FEET; 3) THE FIRE DEPT. RESEARCHED AND REVIEWED COMPLAINTS RECEIVED DURING RECENT BLAST PROJECTS – THERE WERE NO COMPLAINTS LOGGED SO THERE WAS NOTHING FOR THE BOARD TO RECEIVE. 4) UNDER BOARD MEMBER COMMENTS - ADD MS. FLETCHER COMMENTED THAT CONSTRUCTION SIX DAYS/WEEK WOULD BE TOO MUCH FOR THE NEIGHBORHOOD; B) REGULAR MEETING OF MAY 19, 2022: UNDER NEW AND OLD BUSINESS SECTION A – ADD THAT BOARD MEETINGS REGARDING ACQUISITIONS WERE HELD IN EXECUTIVE SESSION FOR OVER A YEAR.

UPON **MOTION**, DULY MADE BY DAVID GRISHMAN, SECONDED BY KATIE PHELAN, IT WAS UNANIMOUSLY **VOTED**: TO APPROVE THE MINUTES AS AMENDED: ALL IN FAVOR YES. ANY OPPOSED NO. MOTION PASSES.

E. SELECT BOARD:

MR. DUFFY: DISCUSSED WHETHER MEETING BEFORE AND/OR AFTER THE SPECIAL TOWN MEETING WERE NEEDED. THE BOARD WILL MEET ON WEDNESDAY, JUNE 8TH AND WEDNESDAY, JUNE 15TH. THEY WILL ALSO MEET ON JUNE 14TH AT 6:30 P.M. TA FITZGERALD DISCUSSED THE POSSIBILITY OF HOLDING A ZOOM MEETING TO DISCUSS A CONDITIONAL OFFER WITH A NEW EMPLOYEE. MR. GRISHMAN: 1) MET WITH THE HOUSING AUTHORITY BOARD. THE STATE HAS ALLOCATED \$172,000 TO REPLACE SEVEN PORCHES AT DUNCAN TERR. THE PROJECT WILL COST \$183,000 SO THEY WILL NEED TO SPEND \$11,000 OUT OF CAPITAL. THEY ARE ALSO CHANGING NON-ADA COMPLIANT UNITS TO ADA COMPLIANT UNITS, UPDATING THE OFFICE SO DUNCAN TERR. WILL BE ADA-COMPLIANT; 2) MR. GRISHMAN REPORTED THAT, AT THE END OF HIS MEETING, THE SWAMPSCOTT HOUSING AUTHORITY EXECUTIVE DIRECTOR READ A LETTER ABOUT SOME COMMENTS ADDRESSED TO HER BY A RESIDENT THAT SHE CONSIDERED RACIALLY INSENSITIVE. AT THE REQUEST OF THE EXECUTIVE DIRECTOR, MR. GRISHMAN SHARED THE LETTER WITH THE SELECT BOARD. TA FITZGERALD COMMENTED THAT THIS IS UNACCEPTABLE AND THE TOWN WILL DO WHATEVER IT CAN TO HELP HER STAND STRONG, ADDRESS THIS TYPE OF BIGOTRY & UNKINDNESS. TA FITZGERALD WILL REACH OUT TO THE TOWN'S DEI PARTNER TO SEE WHAT WE NEED TO DO TO TRY TO HELP. MR. GRISHMAN ALSO COMMENTED THAT HE SUPPORTS THE EXECUTIVE DIRECTOR AND HER TEAM. HE EMPHASIZED THAT THIS IS HAPPENING AND IS IMPACTING PEOPLE WHO WORK AND LIVE IN OUR TOWN.

Ms. Fletcher: 1) commented that communication helps create community and has made a recommendation to Suzanne Wright to have all of the school building project documents put on the website and highlighted so people can easily find it. Suzanne requested that the Board give updates during their meetings. Ms. Fletcher also recommended that Suzanne Wright's board meet via zoom as well; 2) thanked Swampscott Police for showing up Saturday night around 3:00 A.M. because there was an unwanted visitor and appreciates always feeling safe, especially in the middle of night; 3) requested that meeting information gets distributed to the Board in a timely manner, in advance of the meeting to give Board members time to process & think about the issues. This will streamline proceedings; 4) Dr. Freedman is running the annual rabies clinic for dogs and cats on Wednesday, June 22ND, at the DPW Yard at 200 Paradise Road, from 5:00 P.M. – 7:00 P.M. Vaccines cost \$10-15; Cats should be contained if possible & dogs should be leashed. Vaccines are good for 1 year. If a resident brings proof of a prior vaccine, it can extended to 3 years. The Clerk's office can help find proof if you don't have it. Email Ms. Fletcher at ME@maryellenfletcher.com if there are any questions.

Ms. Phelan: NOTHING TO ADD

MR. SPELLIOS: NOTHING TO ADD

UPON **MOTION**, DULY MADE BY KATIE PHELAN, SECONDED BY DAVID GRISHMAN, IT WAS UNANIMOUSLY **VOTED**: TO ADJOURN THE MEETING AT 8:55 P.M.: ALL IN FAVOR YES. ANY OPPOSED NO. MOTION PASSES.

RESPECTFULLY SUBMITTED,

DIANNE MARCHESE

DIANNE MARCHESE EXEC. ADMIN. TO TOWN ADMINISTRATOR & SELECT BOARD