



Town of West Newbury
Board of Selectmen
Monday, August 30, 2021
381 Main Street, Town Office Building
www.wnewbury.org

RECEIVED
TOWN CLERK
WEST NEWBURY, MA
2021 DEC -8 AM 11:35

Minutes of Meeting

Open Session: 7:13 p.m. by in-person attendance or remote participation (see below)

Addendum to Meeting Notice regarding Remote Participation

Pursuant to Governor Baker's March 12, 2020 Order Suspending Certain Provisions of the Open Meeting Law, G.L. c. 30A, §18, and the Governor's March 23, 2020 Order imposing strict limitations on the number of people that may gather in one place, this meeting of the West Newbury Board of Selectmen will be conducted via remote participation to the greatest extent possible.

Specific information and the general guidelines for remote participation by members of the public and/or parties with a right and/or requirement to attend this meeting can be found on the Town of West Newbury website, at www.wnewbury.org. For this meeting, members of the public who wish to listen to the meeting may do so in the following manner:

GoToMeeting

Phone: (646) 558-8656

Access Code: 864 5478 3499

Passcode: 431513

Or from computer, tablet, or smartphone:

<https://us06web.zoom.us/j/86454783499?pwd=Sk5WQWY1K0dZTENsdlOrQTFVb2wvZz09>

No in-person attendance of members of the public will be permitted, but every effort will be made to ensure that the public can adequately access the proceedings in real time, via technological means. In the event that we are unable to do so, despite best efforts, we will post on the Town of West Newbury website an audio or video recording, transcript, or other comprehensive record of proceedings as soon as practicable after the meeting.

The meeting was called to order at 7:13 p.m. by Select Board Chair, Richard Parker.

Participation at the Meeting:

- Select Board Members: Richard Parker, David Archibald, and Wendy Reed
- Town Manager Angus Jennings
- Jennifer Walsh
- Jim Blatchford
- Wayne Amaral, DPW Director
- John McGrath
- Police Chief Durand
- Animal Control Officer Kayla Provencher
- James Dorgan

- Kurt and Lisa Umholtz
- Wendy Willis
- Richard Withington
- Mike Morris
- Jennifer Wright, 14 Kimball Road
- Michael Brian
- Mike Carbone, Greenbelt
- Byron Woodman, Solect Energy
- Chip Wallace, Energy Resiliency Committee
- Lynne Spencer, Spencer, Sullivan & Vogt
- Dick Cushing
- Bob Jones

Announcements:

- Public Health Update, COVID-19 (See pages 2 through 6 for information)
- Veteran's Benefits Presentation, 9/1/21 at 10:00 a.m. (See page 7 for information)
- Call for volunteers: Climate Change Resiliency Committee.
- Reminder to subscribe, e-mailed Town news/announcements <https://www.wnewbury.org/subscribe>

REGULAR AGENDA

A. Request for Waiver of 15-Day Waiting Period for Appointment of Amy Fialowski as Full-Time Dispatcher (Police Chief Durand):

Police Chief Durand updated on this topic. (See Exhibit A, page 8 for information) Explained that Amy Fialowski was hired in March as a part-time Dispatcher, has finished all of her training and is now applying for the full-time position, so is asking for the 15-day waiting period to be waived.

Motion made by Select Board Member Reed to waive the 15-day waiting period for Amy Fialowski to be hired as a Full-Time Dispatcher for the Town of West Newbury for a term ending 6/30/2022. Seconded by Select Board Member Archibald.

Yes 3, No 0

B. Request for Appointment of James Dorgan as Full-Time Patrol Officer (Police Chief Durand):

Chief Durand updated on this topic. (See Exhibit B, page 9 for information) Stated that James Dorgan is currently in the Massachusetts Air National Guard, just came back from Alaska, passed all of the background testing requirements for the job. James Dorgan stated that he is studying Criminal Justice at Salem State.

Motion made by Select Board Member Reed to appoint James Dorgan as a Full-Time Patrol Officer for the Town of West Newbury effective as of the swearing in with an ending date of 6/30/22. Seconded by Select Board Member Archibald.

Yes 3, No 0

C. Public Hearing Re: Changes to Personnel Policy: Addition of Juneteenth as Recognized Holiday:

Select Board Chair Parker updated on this topic. (See Exhibit C, page 10 for information) Stated that this was posted for ten days pursuant to the requirements of the Personnel Policy, and this would be added as a 12th holiday. Town Manager Jennings stated that no comments were received, but from union negotiations, if a holiday is added as recognized for non-union personnel, that would automatically extend to union personnel, as well. Discussion ensued regarding how this new date would be implemented in the Town of West Newbury.

Motion made by Select Board Member Reed to revise Section 7.1 of the Personnel Policy to include Juneteenth as a recognized holiday for the Town of West Newbury. Seconded by Select Board Member Archibald.

Yes 3, No 0

D. Consideration of Potential Changes to Propose to Personnel Policy (Re Qualified Part-time Holiday Pay):

Town Manager Jennings updated on this topic. (See Exhibit D, pages 11 through 22 for information) It was decided to pass this topic over if no one is present, which was the case.

E. Continued Discussion of Chapter 61A Right of First Refusal for Graf Property (Middle Street at Kimball Road):

Select Board Chair Parker updated on this topic. (See Exhibit E, pages 23 through 28 for information) Select Board Member Reed updated on the events that occurred the last time that this topic was discussed at the Select Board meeting, stating that she had a conversation with the owners and brought the topic back to Town Boards, and the parties did not recommend that the Town exercise our right of first refusal since the high price was not counteracted as well as the lack of a partner in this, and explaining additional reasoning for this recommendation. Further discussion ensued among the Board members regarding speaking with residents and their feelings on this topic.

Select Board Chair Parker offered information regarding perhaps bonding CPA for paying out over a number of years and what it would take to do that, stating that we're already 75 days into the 120-day clock, and now that there are only 45 days left, logistics would probably not be achievable. Further discussion ensued on this topic with Select Board Member Archibald stating that this would require Town Boards to be on board and that someone has to sponsor it, so it doesn't seem possible.

Select Board Member Archibald also stated that in the future, when the property is taken out of 61A and back taxes are assessed, if at the end of the year we knew how much money that engendered to the Town, that money could be put into a dedicated account for the purpose of purchasing properties such as this, with questions and answers ensuing on this topic.

With regards to the Graf property, Select Board Member Reed stated that she cannot get past the price, and that past purchases have been from a conservation seller who might take a loss, but to pay over a million dollars for three lots doesn't make sense, explaining her rationale regarding the price of the land, with discussion ensuing regarding past purchases and the much lower price for those, with Select Board Member Archibald stating that the Town cannot afford to pay retail price for this property.

Town resident, Kurt Umholtz stated that it seems like Greenbelt's position is key to the Board's decision since Greenbelt doesn't support it since it's a local project. He also stated that they got over 100 people to sign a petition to hold an extra Special Town Meeting regarding this topic. Stated that Greenbelt is a private organization with a Board, that they are driving our Open Space Committee and this Board's decisions to match their agenda, but that doesn't reflect what the people in the town want.

He also stated that the price is high because it's a retail priced sale, but it's also desirable area, its buildable frontage, and the cost of it is a little more than two years of CPC income, which is a big chunk, but it's also unique, with nothing around town being more attractive. He also stated that the owners of the house and barn are willing to make a real concession, cutting the value of their land, and also regarding restricting development and providing trail access in the woods, and have provided a letter that was already drawn up and sent to the Town. Finally, stated that no, it doesn't follow the Greenbelt model, but it's something that is seen everyday and is out there for people, and if we wait for the market to be not so hot, all of the frontage lots will be sold and built on, such as the duplexes on Main Street, etc.

Select Board Member Reed stated that Greenbelt isn't driving this process, that we're just working with them and they said they weren't interested right at the beginning, but they have all of the experience with land negotiation and all that process that we don't have to take this on our own, so without them, it would be difficult for the Town to do it. Select Board Chair Parker added that this was only one data point in their consideration of this topic. Select Board Member Archibald stated that one person supporting the purchase recently petitioned him regarding the tax rate, others complaining about the already high tax rate, and that some people like things in theory, but that the dollars have to come from somewhere.

Resident Wendy Willis stated that she has been selling real estate in town for twenty years. She stated that people like moving here because they want to live in the country. She stated that this is an opportunity that's not going to come along again, and that this is a vista view that is rare and not going to find this anywhere else around town. She stated that she has knowledge of two other large parcels in town that she knows of will be developed, and that we're going to be losing more and more open space. She stated that there are many areas that Greenbelt has purchased that people aren't using and would like to see this go to the Town and let the Town exercise their will regarding this topic.

Discussion ensued on the topic of bringing this topic before the Town, whether it's an option or not, with Select Board Chair Parker stating that it would have to be brought to the annual

Town Meeting and would have to be brought through the CPC in record time for recommendations of how it would be funded.

Richard Withington, a town resident for 10 years, stated that this property is one of the most unusual properties, but in the future, when houses go up there, he wants everyone to remember this meeting where the opportunity was passed up because this will be a stick in our eye going forward and would hate to see this one go. He also realizes that there is a lot of work involved from the Board's point of view but feels that this is the time to consider this, and if it's not done here, feels we'll look back on this with regret. He said he would also like to tell the taxpayers who feel taxes are too high already, that this decision will not affect any other Town budget, it's CPA money.

Select Board Member Archibald stating that CPA money takes the place of other Town expenses and Withington added that if rollback money goes to free cash, he likes the idea that money goes to what it was intended for.

Lisa Umholtz stated that it's not apples to apples with the property purchased on Middle Street as far as the cost, that the abutting owners have offered a permanent conservation restriction which is worth several hundred thousand dollars and that in the coming years, some of the parcels could be sold off to build houses on. She also stated that for the Town to not recognize and accept that that is a gift to the Town is a bad and dangerous precedent to send since in the future, the Town is going to need owners of land to be willing to give up concessions since the CPA fund isn't going to cover anything, and with increasing in building, more of these big purchases are going to happen. She feels that it's an amazing gift to the town, increasing the land from 5.5 to 8.5 acres. She further stated that they have received over 100 signatures on the petitions and many comments on Facebook, which is representative of democracy and should not belittle it, and because something is hard doesn't mean we shouldn't do it, pointing to the people who are in attendance at the meeting who want this to happen.

Mike Morris provided aerial photographs of the property showing what the Town will be giving up, showing the house lots down the road which is what will have in its place, feeling that the views in Town are disappearing and being replaced with community housing.

Jennifer Wright of 14 Kimball Road stated that she seconds Lisa Umholtz's comments. She added that she spoke with little boys at a store they were in and they were in favor of it, and would like to do this purchase for the future of the Town.

Michael Brian stated that he just moved to town, that it took him 10 years to find a house. Moved here because Burlington is becoming overdeveloped. He feels that we have to take these opportunities when they arise.

**Motion made by Select Board Member Reed to not exercise the right of first refusal.
Seconded by Select Board Member Archibald.**

Select Board Chair Parker added that as the Town's elected Select Board, we're charged with keeping a clear-eyed view of the overall picture, that other lands will become available, and he doesn't feel we should be in the business of competing with private markets, and that he is sorry for those who are disappointed.

Yes 3, No 0

F. Meeting with Chief Durand and Animal Control Officer re: Animal Bylaw Enforcement:

Chief Durand updated on this topic. (See Exhibit F, page 29 for information) Select Board Member Reed asked how things have been since patrolling has started, with the Animal Control Officer Kayla Provencher offering insight as to her endeavors in this area, stating that voice command is subjective since Mill Pond is a very large area, that Moseley Woods is also an off-leash area, which is a much smaller area, and have also heard of issues with horses, and that the lacrosse team member getting bit was a tough situation. She also stated that problems that she runs into in certain areas, such as not being able to walk too far into the trail and stating that she's been trying to think of ways to tighten things up down there, but it is definitely a tough area.

Select Board Member Reed inquired as to what's happening in the parking area, since most of the issues seem to be in that area, with the Officer Provencher explaining that when she's down there in a marked vehicle and people see her, they leash right away, making it hard that when she is not there, then people are lax, which is probably where most incidents are happening. Further discussion in the form of questions and answers ensued on this topic.

Select Board Member Archibald if there any things or minor adjustments in particular areas where leash laws should be changed, with the Officer Provencher adding that maybe having the off-leash areas starting at a different point further into the area where dogs can be off-leash, giving people more control of their animals. She also stated that dogs are not allowed on sports fields and that she doesn't see many dogs at Pipestave, but it's tough with no barriers and you're putting a lot of trust in dog owners to really enforce the bylaw or that she would have to be there at all times in order to do so.

Select Board Member Reed inquired as to whether she has given a ticket or citation, to which she stated she had an encounter with one man before this past winter, told him to leash his dog, wasn't too pretty, gave her a hard time, etc., so she does get negative feedback, but it's hard to enforce the voice commands unless she's there testing people. Select Board Member Reed inquired whether Moseley requires voice command, to which she stated at Moseley, you can have three dogs off-leash, the fourth has to be leashed, doesn't mention anything about voice command, just that your dog can't be aggressive, but do have dogs there that are a bit much and she'll have to ask them to leash them, and if they refuse to leash them, she will have to cite them.

Select Board Member Reed also inquired as to how often she would need to be down there to make an impact, to which Officer Provencher stated that people are creatures of habit, and that on Moulton Street, often people have their dogs off-leash and if she sees it, she can cite them. She also stated that since she is split between West Newbury and Newburyport, if she gets a phone call, has to go there, so really just trying to set up her presence there to get known and educate people. Reed also inquired as to whether or not she is on duty on weekends, to which she stated that she is not. Discussion also ensued about signage in the area and timetables for that, with Town Manager Jennings and DPW Director Amaral providing input on this topic.

Select Board Member Archibald inquired of Chief Durand as to whether he gets complaints regarding aggressive dogs, to which he stated he does not, but that he does get calls regarding

loose dogs once in a while and will call Officer Provencher if she is on duty, and if not, will respond to the area. Select Board Member Reed stated that will have cross-country practice all fall, offering to provide a schedule, to which Officer Provencher stated she can step up her presence at those times.

G. Request for Authorization to Install Pull-Off Parking Area at Ordway Reservation on Turkey Hill Road (Cont'd from 8/9/21) (Mike Carbone, Essex County Greenbelt):

Mike Carbone, Essex County Greenbelt spoke on this topic. (See Exhibit G, pages 30 through 34 for information) Stated sent the request in to install a 12 foot by 50-foot gravel pull-off area for the Ordway property on Turkey Hill Road. Stated that they have owned the property since 2004 and that there was confusion with different dimensions of the parking area between the plan and the e-mail, but to clear up the confusion, it's a 12 foot by 50-foot pull-off that they're seeking to do which will cover parking for two vehicles to maintain the trail in the area, which will be surfaced with $\frac{3}{4}$ inch base packed material which would allow the property taken care of in the wintertime. Questions and answers ensued regarding this topic.

Motion made by Select Board Member Archibald to approve the 12 foot by 50-foot pull-off on the site of the Ordway property. Seconded by Select Board Member Reed.

Yes 3, No 0

H. Solect Presentation of Findings/Recommendations re Potential Additional Solar at Page School:

Select Board Chair Parker updated on this topic. (See Exhibit H, pages 35 through 37 for information) Stated that Byron Woodman from Solect Solar was joining via Zoom, as well as Chip Wallace from the Energy Resiliency Committee.

Select Board Chair Parker provided background, stating that felt it was important to look for other locations in Town beyond the current Main Street solar where the Town could install solar on Town land for the purposes of both revenue generation, as well as providing renewable and sustainable energy within West Newbury, which would be used for purposes within West Newbury, and have been talking with Solect Energy/Solar about that, discussing a number of locations in Town, town-owned fields that currently have little or no visibility to 99% of the population in the Town, and Solect concluded that since we wanted the fields to be looked at, that the most viable for the moment is a field behind Page School to the north, a north-facing hillside that can be seen from the playground at Page School but other than that, has no outside visibility.

Byron Woodman provided a Powerpoint presentation, explaining that it is anticipated that if this is to move forward, the economics looking at the project, the power would be used behind the meter at the school and given the size of the field and the economics through the state's smart program or solar program, there would be excess generation that could be used by the Pentucket School System, and would expect there to be some coordination between the Town and the regional school district, as well, in terms of the offtake for the excess generation., with Select Board Chair Parker offering that it could also be used for municipal purposes.

Mr. Woodman presented Powerpoint slides, providing key points of his plan, providing background into his company, stating that the background is predicated on the Power Options

program which is created by the Commonwealth to help municipalities and nonprofits procure energy, explaining power options such as SMART (Soler Massachusetts Renewable Target), PILOT agreement and lease, and PPA (Power Purchase Agreement) rate pre-negotiated with Power Options, answering questions and answers from Select Board Members.

He further went on to explain the costs associated with the Power Options Select Solar Program, providing information on upfront costs and maintenance responsibilities, and applying that information to West Newbury, in particular. He also provided information via slides as to the location of the panels, explaining the size of the system and how it would be set up, providing information on the economics of the project, explaining how much electricity could be assigned to the school district or other Town locations, explaining that it's not a one-time assignment, there is flexibility, providing information on the savings to the Town in revenue, as well as Annual avoided CO2 figures.

Discussion ensuing in the form of questions and answers from Select Board Members as to the location not being the most optimal for sun exposure and discussion regarding how much extra power would be generated and how that would be handled being provided by Select Board Chair Parker, as well as discussion regarding what would happen if the panels were to be damaged.

Mr. Woodman then provided information on the next steps that would take place, such as working with National Grid, understanding if there are any upgrade costs, filing for the interconnection application, securing the incentive, preparing all the engineering for the project, which would be done on their own costs, etc. and since those activities are expensive and risk is involved for Select, they would start with a Letter of Intent, which is nonbinding for the Town but is a commitment not to use the land for other purposes while they're doing the feasibility studies, with Select Board Member Reed inquiring as to whether the Select Board could obtain copies of the Powerpoint presentation so that she can digest it. Discussion ensued with questions by Select Board Members being answered by Select Board Chair Parker in the area of the finances of the project, benefits of going forward with this project.

Mr. Woodman also stated that in terms of next steps, it would require a Town Meeting vote before being able to put a lease and possibly a Power Purchase Agreement executed. He proposed that within the next couple of meetings, move forward with a Letter of Intent and use the winter to confirm all of the financing, go through the interconnection application, and secure the SMART award so that would have the project fully developed from an economic and engineering perspective prior to the Town Meeting, and then once the Town Meeting vote took place, if it was positive, could advance shortly thereafter, and as far as the construction process, if it was started in May, would be completed before the end of the year.

I. Update on Construction Bids Received for Soldiers & Sailors Restoration:

Lynne Spencer from Spencer, Sullivan & Vogt provided an update on this topic. (See Exhibit I, pages 38 through 43 for information) She stated that the project went to bid, that it's a 2-part process, a lot of pieces and parts, so filed sub-bids for electrical, HVAC, plumbing and masonry. They received 3-5 bids per category, but only received two overall bids came in from general contractors, both well above budget, providing information on those bids.

She further explained that the construction budget was derived in 2019, what the building's intended use would be at that time and costed out by the contractor who looked at the database

of then-current costs, but that COVID has had dramatic impacts on certain manufacturing sectors resulting in a drastic price escalation due to tariffs from Canada and China.

She further went on to explain that this is a small building so there is no "large project" traction. There is very considerable cost delta and she presents options in her memorandum, including to rebid it in the future, possibly invest some immediate funds into the building for things that are needed, that maintenance may be needed but that the building can hold on for now, but that she cannot predict what the costs in the future would be.

Secondly, she suggested that option number two would be for the money that has been appropriated by the Town Meeting would be invested into the building envelope and structural work, listing possible projects that could be done. Town Manager Jennings and DPW Director Amaral provided information from his perspective on this option, including looking at the costs that would be for some of these projects, and further discussion ensued on this topic.

Ms. Spencer went on to explain that the third option would be to sell it as is without doing anymore preservation work, with a tightly drafted and enforceable preservation assertion and rehabilitation plan which could be held by a preservation organization that has a program for this purpose. Select Board Member Archibald inquired how much savings would a private party realize because they wouldn't be paying prevailing wage, inquiring whether something like this would be economically viable for anybody. Further discussion ensued on this topic.

Ms. Spencer also went on to explain the next option, which would be for the Town to retain ownership but lease it to a private individual or organization and use the funds for investment into the building, with questions and answers being posed from Select Board Members regarding the viability of this option, with further discussion as to how the Town could proceed with one of these options provided.

Dick Cushing stated that "over-burdened" town votes twice to do something, it's a positive burden, that COVID dynamics have slowed down the Water Department projects, as well, but that the economy may turn around, and that the building itself stands for something. Bob Janes also stated that he's not surprised at the amounts of the bids and that he would like to be part of the discussion, as well.

Finally, Town Manager Jennings stated that the results of the bids had not been reported, so he will post Lynne's memo to the Town website and if people have input as to what they feel the Town should do, they can offer those opinions.

J. Discussion of Pedestrian Infrastructure, Main Street (Wayne Amaral, DPW Director):

DPW Director Amaral updated on this topic. (See Exhibit J, pages 44 through 49 for information) Stated that he was contacted regarding safety concerns on Main Street and he did reach out to MassDOT. He stated that crosswalks are usually painted on certain streets every year by MassDOT but not last year due to COVID as well as having a paint shortage. He further stated that the standard crosswalk usually has 12-inch parallel lines on Main Street which tend to fade but that he finds the ladder hatching much better and would like to write a letter to see if MassDOT will upgrade to the ladder design and would also like more stop bars in Town Center. Further discussion and questions and answers ensued on this topic.

Town Manager Jennings also updated on the topic of crosswalks at the Page School and provided information that have gotten the contract with the state for the \$25,000 from the stage budget earmark and don't have the contracts back from the state but it's in process and once the money is in hand will have until the end of June to scope that out, hire someone and get the safety audit done for Page and Pipestave. Questions and answers ensued on this topic, including when it might be done and costs involved.

K. Discussion of Emerald Ash Borer (EAB) Status and Potential Actions (Wayne Amaral, Tree Warden):

DPW Director Amaral updated on this topic. (See Exhibit K, pages 50 through 52 for information) Gave an overview of information related to the bug and where it's found in trees, stating that it's fast-moving, and explaining that back in June and July, did a survey of Town trees and explained the findings of the survey contained in the packet. Stated he's not sure of the next steps yet, and discussion ensued regarding this topic. Discussion also ensued on what should happen with trees in Town that are dead and the huge costs associated with removing these dead trees so that they don't come down during storms and costing the Town even more.

John McGrath spoke to the Select Board regarding his knowledge of EAB and ash trees in Town. He explained the origin of EAB is East Asia, that blue ash is semi-immune and white ash is not readily susceptible. He also stated that he has hundreds of ash trees on his wood lot and that the white ash is showing no leaf loss or weakness but green and black are, which is what occurs when the trees are infected. He further stated that ash trees are part of every landscape in town, they will have green leaves for a number of years after it's infected. As an example, he also stated that he has a contract for \$2,000 to treat nine ash trees annually in the spring, and to remove a tree \$7,500 for 15 trees which were already removed and further explained how he treats his trees on his property and offered suggestions for treating Town trees.

Select Board Member Reed inquired if girdling is a viable option for the Town, with Mr. McGrath stating not all of them but if you want to manage an area that seems to be a hot spot and don't have the funds to remove them now but maybe at a later time, it might be a viable option. Further questions and answers ensued on this topic. DPW Director Amaral stated that the cost per tree for treatment is \$280 and he has had trees treated in Town and explained the process that is gone through to treat the trees.

L. Request for Fee Waiver for Use of Town Hall More than 6 times/year (Pentucket Early Intervention):

Select Board Chair Parker updated on this topic. (See Exhibit L, pages 53 through 56 for information) Discussion ensued on this topic. Select Board Member Archibald stated that he's concerned about reserving space through June to just one group. Town Manager Jennings stated that a suggestion was made that they come and speak at this meeting but he wasn't sure this topic would be reached, so they could perhaps come to the next meeting to answer questions from the Select Board.

Motion made by Select Board Chair Parker to approve usage for 9/1 and 9/2, as requested and that they ask the requestor to come into our next meeting to discuss

options on how might be able to accommodate their schedule and a more efficient use of the resource.

Town Manager Jennings stated they don't need the Board's approval for two, just more than six per year that trigger's the Board's review.

Yes 3, No 0

M. Discussion of Composition and Role of Personnel Advisory Committee and Process/Timeline for Review/Revisions of Personnel Policy and Related Bylaw Practices:

(See Exhibit M, pages 57 through 58 for information) Select Board Member Reed inquired as to the procedure for the hiring policy and inquired as to the process for a change in personnel policy. Town Manager Jennings explained the process for amending the policy, such as advertising for 10 days and further explaining the Board's involvement in this area.

N. Discussion of New Known/Anticipated Warrant Articles for Fall Special Town Meeting:

(See Exhibit N, pages 59 through 60 for information)

O. Meeting Minutes, 6/28/21:

Discussion ensued on how possible changes to minutes might be handled and who should be contacted when Select Board Members are requesting changes to the minutes.

TOWN MANAGER UPDATES

P. Acknowledgment of Receipt of Chapter 61A Notice of Intent to Sell and Right of First Refusal for Property at 34 Ash Street:

Town Manager Jennings updated on this topic. (See Exhibit P, pages 61 through 94 for information) Stated that this has been circulated to everybody and have received no comments back yet.

Q. Updated FY22 Pentucket Budget Assessment:

(See Exhibit Q, page 95 through 99 for information) (No discussion on this topic)

R. Middle Street Bridge (Newburyport MOU; Updates re MEPA Process:

(See Exhibit R, page 100 for information) (No discussion on this topic)

S. Update on Proposal to Establish Affordable Housing Trust, Including Recent Mass Housing Partnership Presentation to Planning Board:

(See Exhibit S, pages 101 through 104 for information) (No discussion on this topic)

T. Correspondence Received Re: Draft Stormwater Bylaw:

Town Manager Jennings updated on this topic. (See Exhibit T, pages 105 through 139 for information) Upon inquiry by Select Board Member Archibald as to who is going to handle this, Town Manager Jennings stated there's a number of suggestions, all are different, but that Health has volunteered.

Town Manager Jennings stated that one of the challenges with stormwater is, as reflected in the Planning Board comments, the bylaw is a skeleton right now, has very little detail, the draft regulations are extremely lengthy and have been circulated at staff level but nobody has had the time to dig into, but is really what matters. Further discussion ensued on this topic.

Select Board Member Archibald suggested that since this is such an important issue and Town employees have been unable to find time to work in this area, perhaps it could be farmed out to an agency for review. Town Manager Jennings feels that there is a lot in the review process that can be contracted out and some parts might need to be anyway, so perhaps can write it in a way that it would be contracted out but still would need a staff person to administer that process and move it through to get the reports and write the decision. Further discussion also ensued on this topic as to how to move forward in this regard.

U. Update on Page Playground Design Process:

DPW Director Amaral provided an update on this topic. (See Exhibit U, pages 140 through 141 for information) Stated that the design plans for Page Playground came in at 10:12 this evening with the final design and hopes to have a meeting by next week to lock the price because the equipment price goes up on 9/8, so plans to set up a community Zoom comment meeting for that design for next week.

V. Assure Monthly Report re Usage of EV Charging Stations:

(See Exhibit V, pages 142 through 145 for information) (No discussion on this topic)

W. Follow-up Meeting Assignments and Placing Items on Future Agendas:

(No discussion on this topic)

**Motion was made by Select Board Member Archibald to adjourn the meeting at 10:23 p.m.
Seconded by Select Board Chair Parker.**

Yes 3, No 0

Respectfully submitted,

Susan M. Lobie, Certified Electronic Transcriptionist
Office Solutions Plus
15 Marion Road, Salem, MA 01970

Approved 3-0 as amended by the Select Board on December 6, 2021