



Town of West Newbury Board of Selectmen

Monday, January 8, 2018 6:00 p.m.
381 Main Street, Town Office Building
www.wnewbury.org

Selectmen's Open Session Minutes

Chairman David Archibald called the meeting to order at 6:04pm. In attendance were Selectmen David Archibald, Chairman, Glenn A. Kemper and Joseph H. Anderson, Jr. Also in attendance were Town Counsel Mike McCarron, Interim Finance Director Andy Gould, and Executive Administrator Mary Winglass.

The Board opened the meeting in the Selectmen's Office and then went to the Assessor's Office to hold their executive session due to construction in the selectmen's office.

Chairman Archibald moved to go into executive session under MGL Chapter 30A §21(a) 3: To discuss strategy with respect to collective bargaining or litigation if an open meeting may have a detrimental effect on the bargaining or litigating position of the public body and the chair so declares; MGL Chapter 30A §21(a) 2: To conduct strategy sessions in preparation for negotiations with nonunion personnel or to conduct collective bargaining sessions or contract negotiations with nonunion personnel; Executive Session Minutes dated November 29, 2017, November 30, 2017, December 8, 2017, December 11, 2017, December 28, 2017. Second by Selectman Anderson with a unanimous roll call vote: Archibald – aye, Anderson – aye, Kemper – aye.

Open Session: Chairman Archibald reconvened the open session at 7:07 PM in the First-Floor Hearing Room

Regular Business

I. Applicants for the Finance Committee
Nathan Kelly was present and discussed his application to be a member on the Finance Committee.

Chairman Archibald motioned to appoint Nathan Kelly to the open position on the Finance Committee. Selectman Anderson amended the motion to add that the position is with a term ending June 30, 2019. Seconded by Selectman Kemper, and it carried 3-0-0.

Documentation Reviewed: Nathan Kelly Finance Committee application and disclosure statement dated 11/30/17

II. Police Department: Progress with State Accreditation and hiring of a Full Time Officer

Police Chief Reed along with Sargent Cena discussed the State Accreditation process. Cena described the Police Department requirements that are required to achieve state accreditation. This process can provide an insurance credit, provide value to the department and the town, as well as possibly help the recruiting process.

Chief Reed and Sargent Cena discussed the process of hiring a full time certified officer. Currently they have two potential candidates for interviews on January 19, 2017, it has been a struggle to find candidates with the alternative to hire part time officers to fill the position.

Documentation Reviewed: Notice of Police Department Assessment for State Accreditation dated 1/8/2017

III. SWEB Development USA, LLC: Proposed Solar Project on Coffin Street

Michael Carey, SWEB Development briefly discussed the proposed solar project on Coffin St. The proposal will consist of a 20-acre solar field within the total 72-acres of purchased land. The rest of the land within the 72acres will be under conservation. Carey stated that the project length is 20yrs. Before the 20yr term is up, they can continue the project in an agreement with National Grid, or discontinue. Carey stated that the traffic to the site will be minimal mainly for periodic maintenance to the site. One of the benefits to the Town would be the PILOT program, Payment In Lieu Of Taxes.

Jean Lambert of River Road is not in favor of the solar field as it goes against the rural nature of the Town. She stated that the preeminent value of the town would be obliterated if this proposal moves forward.

Steve Cutter, of 44 Coffin St. has multiple concerns with the project one being the water runoff. The proposed solar field abuts his backyard and he is not in favor of the project as it proposes a commercial power plant to be installed in his backyard.

Don Doke, 14 Cortland Ln. is located 190ft from the proposed zone. He is not in favor of the project, and states it is a proposed power plant rather than a solar farm. Doke stated that he has repeatedly asked for a Proforma, in which has not been received. However, he did receive the public financial records. He is concerned with changing from Residential Zone into an Industrial Zone.

Drake McCobb of 65 Coffin St. is not in favor of the project. He stated that numbers have been inconsistent from Carey and other SWEB presenters and the project isn't properly documented enough to be voted on. He shared language from the SMART program documentation, which stated that DOER strongly discourages designating locations that require significant tree cutting because the importance of water management.

Frank Vetere of 54 Coffin St. stated that the proposed solar farm is 200ft from his home. He stated the size of the project is very large and is concerned with the water runoff to all the homes in that area.

Selectman Kemper motioned to not accept the request for the proposed solar project on Coffin St. as a warrant article for the Spring 2018 Town Meeting. The motion carried 3-0-0.

Documentation Reviewed: SWEB Development presentation dated January 2017, Clean Energy Results documentation dated June 2015, Notification dated 1/3/2018 subject: Proposal to Amend the Town of West Newbury Zoning Map.

IV. Hiring of a temporary assessor's clerk

Selectman Anderson motioned to appoint Crystal Hall for the temporary assessor's clerk position at an hourly rate of \$22.00 an hour. Seconded by Selectman Kemper, and it carried 3-0-0.

Documentation Reviewed: Email from Assistant Assessor regarding temporary help for Meredith Stone dated 1/3/2017

V. FY'18 Budget YTD Expenditure Reports

Chairman Archibald reviewed the report and questioned past warrant article funding that is still has an outstanding balance and questioned the status. Treasurer/Collector Andy Gould will research the concerns that was shared.

Documentation Reviewed: Expenditure Report date 1/3/2018

VI. Annual report on town solar field

Chairman Archibald questioned the savings to the town this past year due to the solar field. Rick Parker, Energy Advisory Committee will prepare a report.

VII. Update on town recycling

The Board stated that questions or suggestions for recycling can be submitted to the Board, and that they will submit them to Paul Seigny, Health Agent.

VIII. Possible Pentucket assessment for FY 2018-2019

Chairman Archibald discussed that costs may go up for Special Education, perhaps to 1 million with the effect to the town could be an additional 1/4 million dollars. The Board agreed to have a conversation with state officials to rethink how to fund special education. The Board stated that Triton Regional High School is having a forum on School Finance on January 25, 2017 at 6:30pm.

IX. Police Union Contract

No update.

X. Discussion of town manager interviews

The Board briefly discussed the three candidates that were interviewed for the Town Manager position and the success of the whole hiring process.

Selectman Kemper motioned that the Town goes into contract negotiations for the Town Manager position with Angus Jennings. Seconded by Selectman Anderson, and it carried 3-0-0.

XI. Page School Repairs

Chairman Archibald stated that there was an enormous amount of water damage to the school, causing multiple repairs such as replacing ceiling, drywall, flooring, replacement of installation, and electric systems. He further stated that the detected mold is not the reason for the repair duration of six weeks. The Board did receive an air quality analysis report that stated that there were no detectable spores and stated there is no mold problem at the school.

Nathan Kelley, stated that the way the information was communicated it appeared that mold was the reason for the school being closed which led to the confusion of mold being a major concern.

Documentation Reviewed: Page School documentation dated 1/2/2018.

XII. Selectmen's Meeting minutes dated November 29, 2017, November 30, 2017, December 4, 2017, December 8, 2017, December 11, 2017, December 28, 2017

Selectman Anderson motioned to approve the minutes dated November 29, 2017, November 30, 2017, December 4, 2017, December 8, 2017, December 11, 2017, December 28, 2017. Seconded by Selectman Kemper and it carried 3-0-0.

XIII. Payroll and Invoice Warrants

Selectman Anderson stated that the Library Trustees voted on 9/12 to award additional holidays. Mr. McCarron indicated that the Library is subject to the Town Personnel Policy and bylaws.

Selectmen Kemper noted that the Library Trustees voted to close on November 11 and 22 and on December 23 and 26. Closing the library is fully within the authority of the Trustees. He stated that the director does not have authority to approve pay for days that are not part of the Town Personnel Policy holidays. Mr. McCarron agreed.

Chairman Archibald stated that hourly library employees should not be punished for what the Library Trustees may have inaccurately done.

Selectmen Kemper asked that the Library Director be informed that this was done incorrectly, so she can inform the employees. He asked that Ms. Winglass send an e-mail to that effect on

behalf of the Selectmen. If there are any questions Ms. Babb should schedule to be on a future Selectmen's meeting agenda.

Selectman Kemper motioned that the Town not pay hourly waged library employees for December 23, 2017 and December 26, 2017, and for their wages to be recalculated for that time. Selectman Kemper added for the Library Director and Trustees be informed that they do not have the authority to pay extra hours without approval from the Board of Selectmen. Seconded by Selectman Anderson, and it carried 3-1-0. Chairman Archibald opposed.

Selectman Anderson motioned to approve the balance of the payroll warrant. Seconded by Selectman Kemper and it carried 3-0-0.
Selectman Anderson motioned to approve the invoice warrant. Seconded by Selectman Kemper and it carried 3-0-0.

XIV. Follow up meeting assignments

- Notification to the Library Director and Library Trustees
- Have questions to submit to Paul Seigny regarding recycling
- Financial report on the Solar Field
- Follow-up on discussed budget concerns

XV. Placing items for future agendas

Selectman Kemper requested to create a list of unresolved issues, dispatcher contracts, and maintenance of cemeteries.

Selectman Anderson moved to reconvene the executive session at 9:51pm under MGL Chapter 30A §21(a) 2: To conduct strategy sessions in preparation for negotiations with nonunion personnel or to conduct collective bargaining sessions or contract negotiations with nonunion personnel. Second by Selectman Kemper with a unanimous roll call vote: Archibald – aye, Anderson – aye, Kemper – aye.

At approximately 10:30pm, Chairman Archibald closed the executive session and open meeting.

Respectfully Submitted,

Lori Dawidowicz
Recording Secretary