



CALL TO ORDER:

A quorum being duly present, Town Council President William Wood called the meeting of the Bridgewater Town Council to order at 7:34 pm, on February 24, 2015 at BTV Studios, 80 Spring Street, Bridgewater, Massachusetts.

PRESENT:

Council members present were, Timothy Fitzgibbons, Kevin Perry (arriving at), Peter Colombotos, Sheila Whitaker, William Wood, Scott Pitta, William Rivers, John Norris and Sandra Wright. Town Manager Michael Dutton and Associate Town Attorney Jason Rawlins were also present.

ABSENT: No councilors were absent.

PLEDGE OF ALLEGIANCE

MOMENT OF SILENCE

A moment of silence was held for all veterans who have passed including:

- James J. DeCoursey, Jr.

APPROVAL OF MINUTES –

- January 20, 2015

Motion: A motion to approve was made by Councilor Fitzgibbons. The motion was seconded by Councilor Rivers.

Discussion: None

A voice vote was taken and the motion passed 8-0.

- February 3, 2015

Motion: A motion to approve was made by Councilor Fitzgibbons. The motion was seconded by Councilor Rivers.

Discussion: None

A voice vote was taken and the motion passed 8-0.

ANNOUNCEMENTS FROM THE PRESIDENT

- President Wood provided information on the Institute for Policy Analysis. Having seminar. Contact Mary Waldron.

PROCLAMATIONS - None

CITIZENS OPEN FORUM –

- Gary Abrams, 90 Goodwater Way: Mr. Abrams thanked the Town and his councilor for helping get his private way plowed. Mr. Abrams knows it is not on plow list, but feels they need to be when we get a certain amount of snow. They do pay taxes like everyone else and need servicing of plows. Mr. Abrams feels it is a safety concern as if there was an emergency; personnel could not get down the road.

APPOINTMENTS – None

HEARINGS - None

LICENSE TRANSACTIONS

- Petition #P-2015-003 – Transfer of Lodging House License, 40 Central Square
President Wood opened the hearing at 7:40 p.m.

Mr. Dutton briefly explained this is a transfer of license.

Attorney Morris, Stetson Street: Representing Mr. Warnowitz, who would like to transfer the license.

Attorney Ted Wong: Represents petitioners. They have been trying to buy the property since last July. Attorney Wong provided background information of the applicants noting they have been restaurateurs and operates facilities in Quincy and Mansfield. Mr. Wong pointed out this is a long term occupant lodging house. The new owners intend to continue running it the same way. One of the tenants has acted as the live in manager will continue in his role.

President Wood invited any questions from the public – none came forward.



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President Wood asked if there was anyone speaking in favor – none came forward.

President Wood asked if there was anyone speaking in opposition – none came forward.

President Wood entertained any questions from councilors:

- Councilor Rivers asked if there is an approval from the Police Chief. Mr. Dutton contacted Chief Delmonte and reported he is fine with the license transfer.
- President Wood asked if you or clients have had any discussion on what participation into the downtown revitalization they'd like to have. Mr. Wong responded he can speak on behalf of clients and they would be very interested in playing a role. Brad Tye, Real Estate Broker came forward stating they would be interested in façade and have been talking with the Town. President Wood noted the closing date is not until March. If we approve this tonight, do we hold the license until the closing date? Mr. Dutton responded yes.

President Wood closed the hearing at 7:50 p.m.

Motion: A motion to approve was made by Councilor Fitzgibbons. The motion was seconded by Councilor Wright.

Discussion: None.

A voice vote was taken and the motion passed 8-0.

- Petition #P-2015-004 – Auctioneer's License for Alan Correia at 32 Scotland Blvd.

Motion: A motion to approve was made by Councilor Fitzgibbons. The motion was seconded by Councilor Pitta.

Discussion: Councilor Pitta asked what type of auctions would be conducted. Mr. Dutton provided a brief explanation. Mr. Alan Correia, the petitioner, came forward and explained the process of purchasing and selling items.

A voice vote was taken and the motion passed 8-0.

PRESENTATIONS - None

TOWN MANAGER'S REPORT

Mr. Dutton reported on information about various activities happening around town and highlighted meetings and events.

Mr. Dutton began by explaining the roof inspection process related to the roof collapse at the Mitchell School. At the end of January they started doing school roof inspections. Mr. White (Building Inspector) did identify that roof as a concern in his written report to Mr. Dutton and the school was notified and took action. It was the crew that found the sag, which overnight turned into a collapse. As of today, the school is accessible to movers. The districts' plan is the Mitchell School population is moving to the Middle School; 7th grade is moving back to Intermediate School and 8th grade is going to the High School. Parent meetings were held. Mr. Dutton does not know if we'll be able to get the kids back into the school by fall. He thanked all public safety officials who have been working around the clock.

Other items of note included: The Highway Dept has done an exceptional job with what they have to work with keeping the roads cleared. Mr. Dutton noted the sidewalk plow has been an issue. It's out of commission for roughly a week. He's aware North Street and end of South Street were issues, but we were able to borrow a machine and take care of that. The town has spent over \$600K in snow and ice removal. Mr. Dutton is aware the Governor has been in touch with FEMA to try and secure assistance. Mr. Dutton is fairly certain Juno storm expenses will be reimbursable. Mr. Dutton advised that in the spring, there will need to be some repairs to some town buildings (Library, Town Hall). Bids on the Academy Building are due 3/11. Skipps Liquors license was released by ABCC. Mr. Dutton will notify them that unless they re-open, a license revocation hearing will be scheduled. Greg Guimond has been hired as a Planning Consultant to help keep things moving during the search for Town Planner. They have been conducting interviews for Planner and have invited a candidate back to be seen a week from Friday. Finally Mr. Dutton congratulated Lorraine Carrozza for securing a \$12,000 grant for Elder Programs.



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**8:08 p.m.: Councilor Whitaker exited the meeting.*

**8:13 p.m.: Councilor Whitaker returned to the meeting.*

Councilor Questions:

Several councilors posed questions relative to the school roof collapse. Councilor Pitta requested a timeline from the town and the school of events leading up to the collapse. Mr. Pitta also asked when the occupants of the Mitchell School were notified as the BASE Program was running that day. Mr. Dutton was not sure of the notification time, but would find out. Many questions were posed around the procurement requirements. Councilor Rivers asked if the Town could pass special legislation to exempt the school from procurement requirements if a state of emergency is declared. Mr. Dutton noted the state does have a process for emergency procurement which compresses the timeline. Councilor Colombotos asked if you can procure in advance of the need. Mr. Dutton responded that could be done. At Councilor Norris' request, Mr. Dutton confirmed structural inspections are done each fall. Councilor Wright noted there does seem to be a gap in the timeline.

**8:15 p.m., Councilor Perry joined meeting*

At councilor Perry's request, Mr. Dutton provided a brief update on the water main break at the school noting the valves were shut down, but one had been broken.

Mr. Dutton responded to questions relative to other areas of the town including, Skipps Liquors. Mr. Rivers requested starting the timeline on Abandoned Properties Ordinance as this clearly meets the guidelines. At Councilor Colombotos' request, Mr. Dutton spoke about the McElwain Roof noting it is in very good shape and has a relatively new rubber roof. Councilor Colombotos also noted a concern with the sidewalks and encouraged the Town Manager to purchase a new sidewalk blower. Councilor Wright asked if the fallen awning at Skipps Liquors is a safety hazard. Mr. Dutton responded he has spoken with the Building Inspector.

**8:38 p.m., Councilor Fitzgibbon left meeting,*

**8:41 p.m., Councilor Fitzgibbons returned to the meeting.*

Councilor Whitaker asked for an update on 40R Districts. Mr. Dutton responded, the MPIC have been looking at 3 different properties as 40R. A 40R can allow some increased density. Consultant, Jenn Goldson has identified 3 areas but it hasn't been determined if any or all of the properties will be appropriate. It opens up to state funding. Councilor Whitaker asked if there's been a cost in dedicating staff to MUNIS system, with CPC Accounting and reconciliations. Mr. Dutton responded we are now in a better place with CPC accounting. These issues did not come up because of the MUNIS implementation. There have been some long standing issues that have been ignored, but now have been addressed and fixed.

**8:40 p.m., Councilor Pitta left the meeting.*

** 8:44p.m., Councilor Pitta returned to the meeting.*

DISCUSSIONS

- Administrative Code
President Wood reminded all of discussion last meeting. Mr. Dutton stated he has a rough draft of the entire Administrative Code which he can share. President Wood agreed that was a good idea.
- Town Manager Performance Update
Councilor Whitaker provided a brief update stating the Strategic Planning Committee met a couple of weeks ago; walked through each goal, and discussed each. Mrs. Whitaker will be documenting that and disseminate. Councilor Whitaker confirmed with Mr. Dutton there is a 360 review component. She would like to get the 360 feedback from department heads to get a complete assessment as the day to day operational piece would be valuable.

SUBCOMMITTEE REPORTS: - None

LEGISLATION FOR ACTION -

- Transfer #T-2015-002: Transfer to Fund Planning Consultant Contract
Motion: A motion to approve was made by Councilor Rivers. The motion was seconded by Councilor Fitzgibbons.



Discussion: Councilor Rivers noted this item was unanimously approved by the Budget & Finance and Finance Committees. He briefly explained the purpose of the transfer, noting the term is through August 31st and there are no specific deliverables outlined; rather it is on an “as need” basis. Councilor Whitaker noted it should be treated as any employee with goals and objectives. Mr. Dutton clarified this is pretty specific to the Zoning Bylaws.

A roll call vote was taken with results recorded as follows:

Fitzgibbons – YEA; Perry – YEA; Colombotos – YEA; Whitaker – YEA; Wood – YEA; Pitta – YEA; Rivers – YEA; Norris – YEA; Wright – YEA, the motion passed unanimously.

- Transfer #T-2015-003: HDC Budget Transfer

Motion: A motion to approve was made by Councilor Rivers. The motion was seconded by Councilor Fitzgibbons.

Discussion: Councilor Rivers explained this was unanimously approved by the Budget & Finance and Finance Committees. He briefly explained the purpose of the transfer.

A roll call vote was taken with results recorded as follows:

Wright – YEA; Norris – YEA; Rivers – YEA; Pitta – YEA; Wood – YEA; Whitaker – YEA; Colombotos – YEA; Perry – YEA; Fitzgibbons – YEA, the motion passed unanimously.

OLD BUSINESS

- Ordinance #D-2012-014 – Right To Farm Ordinance

Motion: A motion was made by Councilor Rivers to send to advertising. The motion was seconded by Councilor Colombotos.

Discussion: Councilor Colombotos explained this would be a public declaration from the Town that we support agricultural activities. It does not supersede MGL, and requires posting on the Towns website, Library and at Town Hall.

Motion: A motion was made by Councilor Pitta to amend section 2, (B) (6) by ending after “operations;” and adding “”raising of livestock, including horses;” as line (7) and renumbering going forward as appropriate. The motion was seconded by Councilor Colombotos.

Discussion:

A voice vote was taken and the motion passed unanimously.

Discussion (on main motion cont’d): Sandy – is this just limited to a farm? This establishes a grievance process for farmers. Is this

WW – does this give anyone the right

TF – this has nothing to do with whether a property is in 61A.

A voice vote was taken and the motion to send to advertising, as amended passed unanimously.

- Ordinance #D-2015-002: OPEB Trust

Motion: A motion was made by Councilor Pitta to postpone. The motion was seconded by Councilor Norris.

Discussion: None

A voice vote was taken and the motion passed 9-0.

- Ordinance #D-2015-003: Affordable Housing Trust

Motion: A motion was made by Councilor Colombotos to send to advertising. The motion was seconded by Councilor Rivers.

Discussion: Councilor Colombotos noted the Community & Economic Development Committee met and unanimously recommends passage of this ordinance.

A voice vote was taken and the motion passed 9-0.

- Order #O-2015-001: Laying Out & Acceptance of a Private Way – Upland Drive/Strathmore Road

President Wood noted the disposition letter from the Planning Board. The required inspections cannot be completed due to the snow.

Motion: A motion was made by Councilor Fitzgibbons to postpone to the 2nd meeting in June. The motion was seconded by Councilor Perry.



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Discussion: None

A voice vote was taken and the motion passed 9-0.

NEW BUSINESS

- Ordinance #D-2015-004: Local Options Lodging Tax

Mr. Dutton briefly explained the purpose of the measure.

Councilor Pitta asked if 6% is the standard. Mr. Dutton responded you can choose from a range, but the vast majority has chosen 6%. He further explained this would apply to lodging houses and hotels.

Motion: A motion was made by Councilor Fitzgibbons to refer to the Community & Economic Development Committee. At Mr. Dutton suggestion, Mr. Fitzgibbons added referring to the Finance Committee. The motion was seconded by Councilor Rivers.

Discussion:

A voice vote was taken and the motion passed 9-0.

- Order #O-2015-002: Lease Of Real Property By The Town Of Bridgewater (Prattown School, 40 Orange Street)
Mr. Dutton explained the VFW had come to a previous meeting requesting a longer lease. Mr. Dutton has reached out to Senator Pacheco's office to see if anything had been filed. They had no record of anything, so we are re-filing.
This measure was not referred to any committee.
- Order #O-2015-003: Development of Snow & Ice Removal Policies
Councilor Pitta explained there is no formal SOP as to how we operate. The Public Safety Committee would like to have it all written down so anyone will know what the priorities are. Councilor Fitzgibbons thinks this is over reaching, and getting into the business of the town. He is happy to support as a resolution, but not as an order. Councilor Whitaker agreed and suggested including it in the Town Manager's goals.
This measure was not referred to any committees.
- Order #O-2015-004: FY15 Capital Purchases
Mr. Dutton explained we have not finalized capital purchases, and cannot vote money just yet, but he has drafted an order so the Council can see what we'll be looking for this year. He is aware we probably can't afford it all this year. Mr. Dutton further explained the Legal sheets (included in materials) are the department requests. He then walked through the items, noting the need for an ambulance is critical.

President Wood confirmed this is not a first reading, just a draft. Mr. Dutton confirmed that is correct. He also clarified they were itemized alphabetically, not necessarily in order of priority. Discussion followed as councilors asked questions relative to the items listed. Councilors Whitaker and Perry asked about the Street Sweeper/Vacuum asking if there were an opportunity to partner with another town. Mr. Dutton responded it's difficult to partner with this machinery as it's a high maintenance vehicle and suggested privatizations or leasing would be better solutions. Councilor Perry asked how much contracting my cost and how long a lease term would be. Mr. Dutton responded a lease term would usually be five years and he did not have the cost with him for contract services.

This measure was not referred to any committees as it was in draft form only.

CITIZEN COMMENTS - None

COUNCIL COMMENTS

- Councilor Wright: No comments.
- Councilor Norris: Advised citizens – there will be a lot of flooding as melting occurs. Flood insurance is helpful. Be careful, take your time.
- Councilor Rivers: With the Town Manager's draft budget submission, we will be kicking off joint meetings with Finance Committee and Budget & Finance Committee meetings. Meetings are open to the public. Mr. Rivers encouraged all to keep in mind this is a needs based budget. Mr. Rivers thanked Councilor Colombotos for coordinating a meeting with CPC and Town Accountant. Mr. Rivers felt it was a great meeting, very informative.



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- Councilor Pitta: Welcomed the new businesses. Thanked Claremont Corporation with their assistance with Goodwater Way. Mr. Pitta offered a word of caution to citizens – please don't go up on your roof to clear it, it is very dangerous.
- Councilor Whitaker: Regarding Mitchell School, thanked everyone involved for continuing to keep everyone updated. Congratulated Lorraine Carrozza for the grant she received.
- Councilor Colombotos: Urged all drivers to have a little patience.
- Councilor Perry: Regarding the school – thank you to everyone who got the kids all switched over to their new schools in such a short amount of time. Also thanked Public Safety and Highway for their hard work.
- Councilor Fitzgibbons: Thanked National Grid for the upgrades done over the summer.
- Councilor Wood: There has been a lot of community support for fundraising for the Mitchell school. Mr. Wood's suggestion is everyone should adopt a teacher. He also noted TJ Squared is going for first competition. Frost

EXECUTIVE SESSION – *No Executive Session was held.*

ADJOURNMENT

Motion: A motion to adjourn was made by Councilor Fitzgibbons. The motion was seconded by Councilor Norris. A voice vote was taken and the motion passed 9-0.

The meeting adjourned at 9:38 p.m.
Minutes submitted by: Ann Holmberg

In accordance with the applicable provisions of the Town of Bridgewater Home Rule Charter and Town Council Rules and Procedures, the Town Council assembled voted, at their meeting on Tuesday, March 17, 2015, to approve the aforementioned minutes, as submitted (7-0) (Councilor Pitta absent, Councilor Norris not present).

A TRUE COPY ATTEST:

Ann M. Holmberg
Town Council Clerk