

# Select Board Minutes

February 1, 2022

Tuesday, February 1, 2022

Virtual Meeting – 143TV and Zoom

**Select Board Present:** Keri Thompson, Chair  
Corey Evans  
Diane Kennedy  
Jean Healey Dippold  
Jack Creighton

**Others Participating:** Christopher Senior, Town Manager

**Chairperson Thompson called the meeting to order at 7:03 p.m. and asked for a Roll Call Vote. All present.**

**Public Comment**-None.

**Approval of Minutes**-Select Member Evans has some corrections that he will sent to the clerk. The Board will approve minutes at the next meeting.

**License/Permits/Events-Public Hearing-Continued-Split Rock Social, Inc. d/b/a Split Rock Social-New on Premises Wine & Malt License and Common Victualer**-Attorney Lampke advised the Board the applicant is waiting on approval from the Sewer Commission for sewer. The Commission met earlier today and discussed it, but a formal vote has yet to be taken. The Board had a brief discussion and decided to hear from the applicants and continue the hearing until the next meeting on February 15<sup>th</sup>. Applicants Erin Gaebe and Ryan Hilton gave an overview of their seasonal (April-October) Oyster Bar and Beer Garden proposal. The proposed licensed premises is entirely outside. There will be a 3,500 square foot outdoor patio that will be entirely enclosed except for the entrance and three emergency exits. All beer and wine will be poured from an enclosed shipping container bar which also includes 3 restrooms. During non-business hours, the container bar, along with all on-site beer and wine, will have the ability to be locked up for storage and safety. **Motion by Select Member Creighton to continue the hearing until the next meeting, seconded by Select Member Dippold. Roll Call Vote; All aye.**

**Salty Days-Common Victualer**-The applicant was not present. The Board approved the liquor license at the hearing January 18<sup>th</sup>. Select Member Dippold recused herself from the discussion. **Motion by Select Member Kennedy to approve the common victualer license for Salty Days LLC, Salty Days Fish at 85 South Main Street, seconded by Select Member Creighton. Roll Call Vote; Jack Creighton-Aye, Corey Evans-Aye, Diane Kennedy-Aye, Keri Thompson-Aye.**

**Red Lion Inn-Extension of Hours Request**-Select Member Dippold recused from discussion. There was no representative from the Red Lion to discuss the proposed hours. After some discussion the Board agreed to vote on the extension of hours on 2/13/2022 since the Board will not meet before that date. **Motion by Select Member Kennedy to approve the extension of hours for the Red Lion on February 13, 2022, for the Cave until 1 a.m., seconded by Select Member Creighton. Roll Call Vote; Jack Creighton-Aye, Corey Evans-Aye, Diane Kennedy-Aye, Keri Thompson-Aye.**

**Cohasset Rotary Club-Road Race by the Sea**-Applicant Linda Fetcher gave an overview of the event. They have filled out the necessary paperwork. They are not sure how many participants they will get yet since this is first year after Covid. **Motion by Select Member Creighton to approve the Cohasset Rotary Club**

**Road Race by the Sea on Sunday, April 3, 2022, seconded by Select Member Dippold. Roll Call Vote; All aye.**

**South Shore EcoFest-Just1bag Inc.**-Applicants Sarah Burgess and Marisa Manley gave an overview of their proposed event. Chief Quigley stated they can only close off Long Road and Highland Avenue would become one-way. He also said he would prefer not to have the Soapbox Derby for safety reasons. He asked that they provide a traffic plan by 2/15/2022, a liquor plan and how it will be secured by 3/1/2022 and a completed application by 3/15/2022. **Motion by Select Member Dippold to approve the South Shore EcoFest-Sustainability Festival on Friday, April 29, 2022, from 2-9 p.m. with the Chief's conditions of traffic, parking, and safety conditions as stated, seconded by Select Member Kennedy. Roll Call Vote; All aye.**

**FY22 Update Budget**-Finance Director Don Piatt stated the General Fund, Sewer & Water are all in good shape. He reported the following: General Fund: Revenues—51.6% of budget collected through 12/31/2021. Local Receipts are at 44.2% of budget collected. This is primarily due to better-than-expected results to date in meals/rooms tax and licenses & permits. Year over year, local receipts are up 16.7% mostly due to meals/rooms tax and licenses & permits. Expenditures – 49.2% of budget expended through 12/31/2021. No significant issues noted within the departmental budgets. Sewer Fund: Revenues—48.5% of budget collected through 12/31/2021. Usage and connection fees were at 52.4% and 257.8% received. Sewer fund revenue was down 12.5% compared to the prior year. The decrease is primarily due to the Sewer Commission no longer billing for grinder pump maintenance since the release of ownership last year and the timing of a sewer betterment payoff of \$42,236 during the first two months of Fiscal Year 2021. Expenditures – 66.0% of budget expended through 12/31/2021. General expenses are at 44.7% of budget. Water Fund: Revenues – 55.3% of budget collected through 12/31/2021. Usage and connection fees were at 64.2% and 362.9% received. Water revenues were down 0.9% mostly due to a decrease in water usage receipts because of weather. Expenditures – 65.9% of budget expended through 12/31/2021. General expenses are at 86.1% of budget. The Board had a brief discussion.

**Investment Updates-September 30, 2021**-Treasurer/Collector Paula Linhares reviewed the quarterly investments through 9/30/2021. The Town's investment returns are mostly positive for the quarter and are all positive for longer time periods. Investments are running close to their benchmarks. The general expendable and permanent trust funds are running a little below their respective benchmarks and our OPEB funds are running above their respective benchmarks. Expendable Trusts investments are up 0.2% for the quarter, Permanent Trust funds are down 0.1% for the quarter, up 6.7% for Calendar Y-T-D. Other Post Employment Benefit (OPEB) funds are mixed from down 0.9% - up 2.3% for the quarter. **December 31, 2021**-Treasurer/Collector Paula Linhares reviewed the quarterly investments through 12/31/2021. The Town's investment returns are all positive for the quarter and longer time periods. Investments are running close to their benchmarks. The general expendable and permanent trust funds are running a little below their respective benchmarks and our OPEB funds are running above their respective benchmarks. Expendable Trusts investments are up 3.8% for the quarter, up 6.8% - 8.6% for Calendar Y-T-D and for 1 year, up 6.3% - 8.9% for 3 years, up 4.0% - 6.4% for 5 years and up 4.0% - 4.8% since inception. Permanent Trust funds are up 4.8% for the quarter. Other Post Employment Benefit (OPEB) funds are up 3.2% - up 5.4% for the quarter, up 10.9% - 19.9% for Calendar Y-T-D.

**Harbor Committee Governance Working Group Appointments**-Town Manager Chris Senior stated Harbor Committee member Lisa Hewitt Dick will lead the Harbor Committee Governance Working Group. Lisa Hewitt Dick gave an overview of the members proposed. **Motion by Select Member Kennedy to approve Lisa Hewitt Dick, Barbara Canney, David Farrag, and Deborah Shadd to the Harbor Committee Governance Working Group, seconded by Select Member Creighton. Roll Call Vote; All aye.**

**Affordable Housing Trust-Update-Review request for transfer of two parcels of Town-owned land for affordable housing**-Chair of AHT Steve Gaumer, members Ted Carr, Tom Meade and Chair of Affordable Housing Steering Committee Robert Jeffers were present. Chairperson Gaumer stated the purpose of meeting tonight is to request a warrant article for ATM to transfer two parcels of town owned land to the AHT. Chairperson Jeffers gave an overview of the housing stock and what they need to comply.

**Motion by Select Member Creighton that the Select Board transfers control of Parcel E10-53-056: 39 Mill Lane and C4-13-019: 25 Heather Drive to the Affordable Housing Trust and if necessary support a warrant article for Annual Town Meeting, seconded by Select Member Kennedy.**

**Select Member Evans suggested amending the motion to direct the town manager work with town counsel and Affordable Housing Trust and Affordable Housing Steering Committee to draft language for a future warrant article, seconded by Select Member Creighton.**

**Vote on Select Member Evans amendment. Roll Call Vote; Jack Creighton-Aye, Corey Evans-Aye, Jean Healey Dippold-Aye. Diane Kennedy-Aye, Keri Thompson-Aye.**

**Vote on motion. Roll Call Vote; Jack Creighton-Aye, Corey Evans-Aye, Jean Healey Dippold-Aye, Keri Thompson-Aye.**

**Town Hall Building Committee**-Chairperson Phil Lehr, and members Carolyn Coffey, Mark Cameron, Tucker Meehan, Gerhard Lubitz were present as well as Jon Lemieux, Steve Kirby of Vertex. Carolyn Coffey advised the Board that they voted unanimously to put off asking for full funding at Annual Town Meeting and ask for full funding at Special Town Meeting due to supply chain issues. Instead of design, bid and build, they would like to hire a construction manager at risk and ask for \$200,000 at ATM. This person will give a guaranteed purchase price and work with the town before it goes out to bid and help manage contingencies. The original proposed cost to rebuild was \$13.5-\$14 million and now it looks to be \$15 million. The original proposed cost to repair was \$9.7 million and now it looks to be \$11.5 million. Jon Lemieux explained the benefit of having a CM at risk and having tighter controls on the project. **Motion by Select Member Evans to direct the Town Manager to work with town counsel on a warrant article for \$200,000 for the change of mechanism to hire a on construction manager at risk, seconded by Select Member Creighton. Roll Call Vote; All aye.**

**Town Manager Update**-Mr. Senior thanked DPW, Facilities, Police, Fire, Elder Affairs, and everyone that worked during the storm. He reminded everyone that the deadline for Citizen's Petitions for Annual Town Meeting is February 14<sup>th</sup> at the close of business. Town Counsel is available to help any citizen with an article on Tuesday, February 8<sup>th</sup> from 12-2 p.m.

**Select Board Comments**-Select Member Dippold echoed Mr. Seniors comments and thanked everyone that worked during the storm. She stated there was an excellent resiliency forum and reaffirmed as a town how resiliency concerns need to be addressed. There is a lot of information on the Harbor Committee website. Select Member Evans stated the biggest thing to do for emergency services during

the storm is to shovel out a fire hydrant. Select Member Creighton stated they have seen resiliency with the residents and volunteers in town. Tonight, they saw the product of hard work from a couple of town committees. They do the grunt work, and this Board should salute them. Select Member Kennedy stated there were two great forums last week: the field study and resiliency. MMA had a recent meeting and discussed the importance of open meeting law and keeping video cameras on while on a virtual meeting. Chairperson Thompson said the Town is making great progress on a lot of issues and it seems there will be a very successful town meeting. Thank you to everyone for their work.

**Motion by Select Member Creighton to adjourn, seconded by Select Member Dippold. Roll Call Vote; All aye.**

The meeting adjourned at 10:02 p.m.

Respectfully submitted,  
Keri Thompson

**Documents**

- Minutes
- Licenses-Split Rock Social
- Salty Days-Common Vic
- Red Lion Inn-Request Ext of Hours
- Road Race by the Sea Event
- South Shore EcoFest Event
- Investment Update