

Town of Cohasset
Select Board Meeting
Tuesday, August 9, 2022
Virtual Meeting – 143TV and Zoom

Select Board Present: Jack Creighton, Chair
Jean Healey Dippold, Vice Chair
Corey D. Evans
Diane Kennedy
Paul Grady
Others Present: Christopher Senior, Town Manager

Chair Creighton called the meeting to order at 7:02 pm. Roll Call Vote; All present.

Pledge-Recited.

Public Comment-None

Licenses/Permits/Events-Friends of Holly Hill Farm-**Motion by Select Member Evans to approve one-day liquor licenses for Friends of Holly Hill Farm on 9/9/2022, 9/24/2022 and 11/5/2022, seconded by Select Member Grady. Roll Call Vote, All aye.**

State Primary Election Warrant-**Motion by Select Member Evans to approve and sign the State Primary Election Warrant, seconded by Select Member Dippold. Roll Call Vote, All aye.**

Approval of Police Detail for the Election-September 6, 2022, Primary-Mr. Senior advised the Board the VOTES Act was signed into law on June 22, 2022, and it requires the Select Board to approve police details for Elections. The Town Clerk is requesting one officer. **Motion by Select Member Dippold to approve one police detail for the September 6, 2022, Primary Election, seconded by Select Member Grady. Roll Call Vote, All aye.**

Transfer of Land to Affordable Housing Trust-Chair of AHT Steve Gaumer stated tonight they were asking for the Select Board to execute the deed transfer. As of today, they are asking the Select Board to table this agenda item. The AHT will be meeting tomorrow and will have a discussion with the neighbors. Chair Creighton recognized Rob Spofford of 14 Heather Drive. Mr. Spofford stated he is a direct abutter of the property being transferred. He asked that Chris Davis be allowed to speak on behalf of the neighbors. Chris Davis 19 Heather Drive discussed the issues neighbors have with the transfer of this property. He discussed the lack of communication of the transfer, the cost to develop the land, and the permits required. He doesn't feel like the Town has done their due diligence. He is not sure how this was put on the town warrant. He is asking the Select Board to take a pause. **Motion by Select Member Kennedy to table this discussion, seconded by Select Member Evans. Roll Call Vote, All aye.**

Town Hall Building Committee-Chair of THBC Phil Lehr, Mark Cameron, Carolyn Coffey were present. Mr. Cameron stated the Committee will be asking the Select Board to put an article on the Warrant for Special Town Meeting for the full ask for the project. Subsequently following a ballot vote hopefully in February or March 2023 for the debt that would be incurred. Right now, they are in the process of

issuing an RFP to construction management firms to retain their services. As part of the RFP, as owner they need to provide the CM firms with an anticipated timeline so they can provide an accurate financial proposal and staffing plan. Jon Lemieux of Vertex state there are numerous items the CM relies on for their proposals-preconstruction costs and general conditions; their fee (i.e., is based on the estimated project costs. Regardless of when the RFP is issued, The CD estimate won't follow for 6+ weeks. He reviewed the two options of Fall 2022 Town Meeting or Spring 2023 Town Meeting. The difference in cost to wait for Spring 2023 the cost goes up to about \$1 million. Mr. Cameron added they are trying to act swiftly in the best interests of the town. The elevator no longer functions and the cost to repair is \$100,000 without any environmental concerns. The Board had a brief discussion about actual costs and how it fits in the Long-Term Financial Planning. Mr. Lemieux stated getting the exact number before December may not be possible. They will either way have the estimates for the Board and figure out what option the Board will select. Russ Bonetti Chair of CPC stated that CPC has yet to take any action on this project. He also stated that they need three members appointed from Conservation, Planning Board and Historical Commission.

Long-term Financial Planning-Select Member Dippold stated the group met last week. They discussed high level goals, problems, and potential next steps. They discussed Capital Projects, Town Hall, the operating budget, the Capital Stabilization fund that has been at \$2 million and has not been increased in years. They looked at maintenance costs for infrastructure to try and get their arms around all the issues and get on the same page. They talked about long term Capital 10-year Plan. The looked at the work Hingham has done over the past year, and new forms of revenue. The next meeting is on Monday at 7 p.m. Select Member Evans if the Board should charge the committee and give it a charge at this point and make appointments. Select Member Dippold stated this is a working group not a committee.

Zoning Bylaw Committee-Update-Chair Creighton stated yesterday's meeting was cancelled they will meet tomorrow, and they now recognize the earliest they could bring forth changes would be in spring.

Board & Committee Openings-The Board reviewed the list of open positions.

Minutes-Motion by Select Member Kennedy to approve the minutes of 7/12/2022, seconded by Select Member Dippold. Roll Call Vote, All aye.

Town Manager Update-Roadwork-Mr. Senior advised the Board the gas main work on Pond Street continues with 2-way alternating traffic per police details and flaggers. The estimated completion is the end of August prior to school opening. The work on Sohier Street will continue structures. There are no road detours but residents should use caution and plan for potential delays with work on shoulders of road. The mainline sewer work on Route 3A is complete for now. There are no more traffic detours until trench paving in September sometime. **ARPA Funds-Update**-Mr. Senior advised the Board the Town received the second half (\$450,000) of the ARPA Funds. The County still has control over the \$1.6 million. As of today \$600,000, has been allocated by the Board. Hopefully some of the major projects (library roof, turf field) will go through the money the County has. Mr. Senior stated they are finalizing the hiring of the new Treasurer/Collector for the Town. They are continuing interviews for the new Finance Director and are hopeful that they will have someone within a few weeks. In the meantime, Don Piatt has agreed to continue to help the Town out.

Select Board Comments-Select Member Evans read aloud the following information regarding committees from the MA Secretary of State William Galvin website; ""Public body", a multiple-member

board, commission, committee or subcommittee within the executive or legislative branch or within any county, district, city, region or town, however created, elected, appointed or otherwise constituted, established to serve a public purpose... that a subcommittee shall include any multiple-member body created to advise or make recommendations to a public body.” He also read aloud information regarding committees from Attorney General Maura Healey’s website “While there is no comprehensive list of public bodies, any multi-member board, commission, committee or subcommittee within the executive or legislative branches of state government, or within any county, district, city, region or town, if established to serve a public purpose, is subject to the law.” Select Member Kennedy reminded the Board she would like to put the topic of cell towers on a future agenda. She asked for a moment of silence for Anthony “Tony” Sestito and Sam Wakeman both who passed away last week. Select Member Dippold also had condolences to the families of Anthony Sestito and Sam Wakeman. She suggested that the Board read a recent article about Miami raising roads by 2 feet to accommodate potential sea level rise.

Motion by Select Member Grady to adjourn, seconded by Chair Creighton. Roll Call Vote, All aye.

The meeting adjourned at 9:30 p.m.

Respectfully submitted,

Jack Creighton, Chair

Documents

One Day Licenses-Holly Hill Farm

State Primary Warrant

Board & Committee Open Positions

Minutes