

Saugus Board of Selectmen  
December 6, 2017

\*\*\*\*\*MEETING MINUTES\*\*\*\*\*

AGENDA

Saugus Board of Selectmen  
December 6, 2017 at 7:30 PM  
Town Hall Auditorium, 298 Central Street  
Saugus, MA

Call to order.

Correspondence:

- 1.) Police Dept re: request to post “No Parking Here to Corner” signs on Blueridge Ave.
- 2.) Border Café, 356 Broadway re: request for change of manager TO: James Hyson.
- 3.) J. Flo, LLC, 817 Broadway re: request to adopt d/b/a Rt 1 Grillhouse

Citizen’s Comments

Continued Hearings: Show Cause Hearing: on

Mayflower Square One, LLC d/b/a Square One Mall, 1201 Broadway; Target Corp., 400 Lynn Fells Parkway; Fitness International, LLC d/b/a LA Fitness, 1450 Broadway; Best Buy Stores LP, 1201 Broadway; and Stop & Shop Supermarket Company, LLC, 164 Broadway To deny, revoke or suspend all licenses and permits held for failure to pay municipal taxes / fees owed for more than 12 months. This hearing is being held under MGL c. 40, section 57 adopted by the Town of Saugus By-Laws, section 807.

Public Hearings:

7:45 PM Petco to offer pet care, pet grooming, pet training, veterinary services and overnight boarding of animals for sale at 325-357 Broadway, Unit known as 343 Broadway, Assessor's Plan 1046, Lots 3 & 2.

7:50 PM Round One Entertainment, Inc. d/b/a Round 1 Bowling & Amusements for Special Permit (S-2) to allow place of amusement be located at 1325 Broadway, second floor, Assessor's Plan 1025, Lot 176.1

7:52 PM Round One Entertainment, Inc. d/b/a Round 1 Bowling & Amusements, for transfer of Beer & Wine Common Victualer’s License FROM: Mallqui Food Services, Inc. d/b/a Avatar, 184 Broadway; TO NEW location 1325 Broadway, second floor; and NEW manager Christian Barona. Application is also made for Entertainment License; and License for coin operated devices.

New Business: Approval of 2018 License Renewals

Manager’s Report:

Approval of minutes: November 28, 2017

Appointments: Cemetery Commission

Member’s Comments: Breakheart Reservation event December 10<sup>th</sup> at 12 noon  
Saugus River Watershed Council Annual Meeting  
Tree Festival at MEG

Citizen’s Comments

Executive Session: Contract negotiations with non-union personnel / Town Manager

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The Saugus Board of Selectmen met on December 6, 2017 at 7:30 PM in the Town Hall Auditorium, 298 Central Street. Present: Selectmen Scott Brazis, Jeffrey Cicolini, Jennifer D'Eon, Mark Mitchell and the Chairman Debra Panetta. The Town Manager Scott Crabtree was also present.

Correspondence:

1.) Police Dept re: request to post "No Parking Here to Corner" signs on Blueridge Ave.

David Liuzza, 447 Walnut Street was present and described poor visibility when cars are parked on the corner and creates hazards and accidents. The Chair read Police recommendation.

Selectman Cicolini moved to refer the request to the Town Manager to work with DPW to post "No Parking Here to Corner" signs 20' from the intersection of Blueridge Ave and Walnut St. Chair seconds 5-0.

2.) Border Café, 356 Broadway re: request for change of manager TO: James Hyson.

No one was present.

Selectman Brazis moved to place correspondence on 12/13 meeting agenda and notify the proposed manager to be present. Chair seconds 5-0.

3.) J. Flo, LLC, 817 Broadway re: request to adopt d/b/a Rt 1 Grillhouse

No one was present.

Selectman Cicolini moved to approve request as submitted. Chair seconds 5-0.

Citizen's Comments     None

Continued Hearings: Show Cause Hearing: on

Mayflower Square One, LLC d/b/a Square One Mall, 1201 Broadway; Target Corp., 400 Lynn Fells Parkway; Fitness International, LLC d/b/a LA Fitness, 1450 Broadway; Best Buy Stores LP, 1201 Broadway; and Stop & Shop Supermarket Company, LLC, 164 Broadway To deny, revoke or suspend all licenses and permits held for failure to pay municipal taxes / fees owed for more than 12 months.

This hearing is being held under MGL c. 40, section 57 adopted by the Town of Saugus By-Laws, section 807.

The Chair said the Board received update this evening.

Selectman Cicolini moved the Board vote to take no action on the following licenses based on the fact they have paid to the satisfaction of the Collector of Taxes: Target Corp., 400 Lynn Fells Parkway; Best Buy Stores LP, 1201 Broadway; and Fitness International, LLC d/b/a LA Fitness, 1450 Broadway. Chair seconds 5-0.

Selectman Cicolini moved to continue the hearing on Mayflower Square One, LLC d/b/a Square One Mall, 1201 Broadway; and Stop & Shop Supermarket Company, LLC, 164 Broadway to December 13<sup>th</sup>. Chair seconds 5-0.

Selectman Cicolini moved to take appointments out of order. Chair seconds 5-0.

Appointments: Cemetery Commission

The Chair said positions have been advertised and the Board received one letter of interest and will be re-advertising for Affordable Housing Trust Board of Trustees, Cultural Council and Cemetery Commission.

Selectman Cicolini moved to appoint William Marchand to the Cemetery Commission to commence immediately and expire December 31, 2019. Chair seconds 5-0.

Public Hearings:

7:45 PM     Petco to offer pet care, pet grooming, pet training, veterinary services and overnight boarding of animals for sale at 325-357 Broadway, Unit known as 343 Broadway, Assessor's Plan 1046, Lots 3 & 2.

Michael Redfern representing property at 343 Broadway was present and explained request to locate Petco. The Chair asked if they would be selling pets. Mr. Redfern said yes and listed. The Chair asked, no dogs. Mr. Redfern said no dogs or cats but will offer pet grooming , veterinary services and pet

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training, same as other location. The Chair asked if training is inside. Mr. Redfern said all services are inside. The Chair asked when they will open. Mr. Redfern said in the third quarter. Selectman Cicolini asked if it is any different than existing Petco. Mr. Redfern said no. The Chair asked hours of operation. Mr. Redfern said 9 to 9pm and 9-7pm on Sunday. The Chair asked number employees. Mr. Redfern said 20 same employees.

Any to speak in favor or opposed? None.

Selectman Cicolini moved to close the hearing. Chair seconds 5-0.

Selectman Cicolini moved to grant application of Petco to offer pet care, pet grooming, pet training, limited veterinary procedures similar to what is being provided at the current location; and overnight boarding of animals for sale, retail sale of pet food and supplies, sale of fish, hamsters, guinea pigs and birds, reptiles; no sales of dogs or cats; with hours of operation Monday through Saturday 9am to 9pm and Sunday 9am to 7pm; at 325-357 Broadway, Unit known as 343 Broadway, Assessor's Plan 1046, Lots 3 & 2; and fire recommendation: With the overnight boarding of animals, the fire department will require a full fire alarm system test including smoke detectors and the installation of carbon monoxide detectors that are integrated to the fire alarm system. We will also require the annual test reports for the sprinkler system and the installation of a Knox box for this business. A fire department inspection will also be required. Chair seconds.

Roll call vote: Selectman Brazis, yes; Selectman Cicolini, yes; Selectman D'Eon, yes; Selectman Mitchell, yes; Selectman Panetta, yes.

7:50 PM Round One Entertainment, Inc. d/b/a Round 1 Bowling & Amusements for Special Permit (S-2) to allow place of amusement be located at 1325 Broadway, second floor, Assessor's Plan 1025, Lot 176.1

Matt McDonnell, Seritage Properties was present and asked based on letter from Police Chief to continue the hearing so they could continue discussions with the Chief on his concerns.

Police Chief Domenic DiMella was present. The Chair asked if he thought further discussions would change his recommendation. Chief DiMella said no and explained his concerns and said it would be a drain on his dept. Selectman Brazis asked if he ever heard back from Taunton. Chief said he spoke with a Sgt. Selectman Cicolini asked even without alcohol. Chief said yes. Selectman Cicolini said he made it clear last go around alcohol would be a dealer breaker for him and said he can support to continue the hearing but as one Member, with alcohol he will not support. The Chair noted the Building Inspector had concerns about parking.

Selectman Brazis moved the Board not continue the hearing as requested. Chair seconds 5-0.

Janice Deturk, Chelsea MA was present and explained and described changes from last application including closing at 1am with last call at midnight; lock down procedures; increased security in karaoke rooms; video surveillance throughout and billiards table rental policy. Selectman Cicolini asked if it would be viable business model without alcohol. Shane Kaji, owner was present and said he has 100 locations in Japan and 20 here and feels there's a public need and they focus on entertainment. Selectman Cicolini said he won't support with alcohol.

The Chair said the Board received a letter from Rick Smith opposed and read portion and said she has heard from a lot of people opposed and said she expressed the concerns when application was heard a couple of months ago. John Connell, Cohasset attorney representing applicant was present and said the beer & wine is essential component to the business model and if the Board votes not to grant the Special Permit then the application for transfer would be mute and said they don't want to prevail on transfer of License without the special use permit and introduced Christian Barona, proposed manager.

Any to speak in favor or opposed?

Officer Cash, Saugus Police Patrolmen's Union, support Chief's recommendation.

Marion Taylor, 4 Wilbur Court, expressed concerns with noise and creating more problems there.

Bill Leuci, TMMP4, 35 Wilbur Ave, said its not a good idea and neighbors are opposed. Ms. Essex Street, opposed saying there's enough traffic.

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Helen Holt, opposed, not an asset for the neighborhood.

Selectman Cicolini moved to close the hearing. Chair seconds 5-0.

Selectman Cicolini moved the Board vote, based on statements from the Police Chief, Police Patrolmen's Union, and public discontent to deny the application of Round One Entertainment, Inc. d/b/a Round 1 Bowling & Amusements for Special Permit (S-2) to allow place of amusement be located at 1325 Broadway. The Chair added with no objection: parking concerns of the Building Inspector. Chair seconds.

Roll call vote: Selectman Brazis, yes; Selectman Cicolini, yes; Selectman D'Eon, yes; Selectman Mitchell, yes; Selectman Panetta, yes.

7:52 PM Round One Entertainment, Inc. d/b/a Round 1 Bowling & Amusements, for transfer of Beer & Wine Common Victualer's License FROM: Mallqui Food Services, Inc. d/b/a Avatar, 184 Broadway; TO NEW location 1325 Broadway, second floor; and NEW manager Christian Barona. Application is also made for Entertainment License; and License for coin operated devices.

Attorney John Connell representing Round 1 Entertainment, Inc. was present.

Any to speak in favor or opposed? None.

Selectman D'Eon moved to close the hearing. Chair seconds 5-0.

Selectman D'Eon moved to deny request of Round One Entertainment, Inc. d/b/a Round 1 Bowling & Amusements, for transfer of Beer & Wine Common Victualer's License FROM: Mallqui Food Services, Inc. d/b/a Avatar, 184 Broadway; TO NEW location 1325 Broadway, second floor; and NEW manager Christian Barona; and deny application for Entertainment License; and License for coin operated devices. The Chair added without objection: because the S-2 was denied. Chair seconds 5-0.

New Business: Approval of 2018 License Renewals

Selectman D'Eon moved the Board vote to renew the following All Alcoholic Common Victualer's License for 2018 with same conditions & restriction:

99 Restaurant,	181 Broadway	Entertainment
Applebee's,	214 Broadway	Entertainment
Border Café,	356 Broadway	Entertainment
Buffalo Wild Wings,	180 Main St.	Entertainment, Juke Box & 4 coin operated devices
Casa Vallarta	114 Broadway	Entertainment
Fuddrucker's,	910 Broadway	Entertainment & 12 coin operated devices
Hammersmith	330 Central St.	Extended Hours of Operation Permit (CV only)
Hooters,	1143 Broadway	Entertainment
J. Flo, LLC	817 Broadway	Entertainment & 1 juke box
Jimmy's,	114 Broadway	Entertainment
Kowloon,	948 Broadway	Entertainment
Midwest Grill,	910 Broadway	Entertainment
Oye's,	44 Broadway	Entertainment
Polcari's,	92 Broadway	Entertainment & juke box
Prince,	517 Broadway	Entertainment & 2 coin operated devices
Rosaria's,	190 Main St.	Entertainment
Spud's,	22 Lincoln Ave.	Entertainment
Tokyo Steakhouse,	1201 Broadway	Entertainment

Chair seconds 5-0.

Selectman D'Eon moved the Board vote to renew the following Beer & Wine Victualer's License for 2018 with same conditions & restriction:

Angela's	890 Broadway,	Entertainment
Avatar	184 Broadway	Cordials & Liqueurs & Entertainment
Carmaleno's	331 Main St.	Cordials & Liqueurs & Entertainment
China Buffet	180 Main St.	Entertainment

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Shoyu 124 Broadway Entertainment  
Chair seconds 5-0.

Selectman D'Eon moved the Board vote to renew the following All Alcohol Club Victualer's License for 2018 with same conditions & restriction:

American Legion, 44 Taylor St.

Elks, 401 Main St. Entertainment & 1 coin operated device

Fox Hill, 114 Ballard St. Entertainment & juke box

ITAM, 1 Beachview Ave. Entertainment & 1 coin operated device

K of C, 1 K of C Dr. Entertainment & 1 coin operated device

Melrose, Rear Cheever Ave. Entertainment & 1 coin operated device

VFW, 190 Main St. Entertainment, Juke Box & 2 coin operated devices

Chair seconds 5-0.

Selectman D'Eon moved the Board vote to renew the following All Alcoholic Package Store Licenses for 2018 with same conditions & restriction:

Boscy's, 216 Broadway Entertainment

Cliftondale, 7 Essex St.

Guy's, 7 Main St.

Nasty Nonni's, 325 Main St.

North Shore Liquors, 180 Main St.

Chair seconds 5-0.

Selectman Cicolini moved the Board vote to renew the following Beer & Wine Package Store Licenses for 2018 with same conditions & restriction:

Joe's 304 Lincoln Ave.

Kristos 465 Essex St.

Chair seconds 5-0.

Selectman Cicolini moved the Board vote to renew the following Class I Auto Dealer License for 2018 with same conditions & restriction:

York Ford 1481 Broadway

Chair seconds 5-0.

Selectman Cicolini moved the Board vote to renew the following Class II Auto Dealer Licenses for 2018 with same conditions & restriction:

Auto Excellence, 173 Main St.

Auto House USA, 1134 Broadway

Ballard St. Auto, 119 Ballard St.

C & P Imports, 110 Bennett Highway

Casella, 56 Denver St.

Chapman Auto Body, 16 Rear Hamilton St.

Colonial Auto Sales, 1753 Broadway

HZ Motors, LLC, 214-218 Hamilton St.

Ken's Car Care Center, 128 Ballard St.

Nickole Auto Body, 819 Broadway

Noah's Motors, 622 Broadway

Owen Infiorati Motors, 109 Broadway

Polo Gas, 50 Hamilton Street

Prime Cars Auto Sales, 160 Broadway

Route 1 Auto Sales, 961 Broadway

Saugus Auto Mall, 136 Broadway

Saugus Auto Sales, 233 Hamilton Street

U-Haul, 66 Broadway

Chair seconds 5-0.

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Selectman Cicolini moved the Board vote to renew the following Class III Auto Dealer Licenses for 2018 with same conditions & restriction:

Nickole Auto Body, 819 Broadway  
Patty's Auto Parts, 140 Salem Turnpike  
Chair seconds 5-0.

Selectman Cicolini moved the Board vote to renew the following Miscellaneous Licenses for 2018 with same conditions & restriction:

Tina Jace, 624 Broadway	Fortune Telling
Mark's Flowers @ 259 Essex St.	Transient Vendor
N. Suburban Hockey, 201 Forest St.	3 coin operated devices
Savvy Hair, 4 Howard St.	Entertainment

Chair seconds 5-0.

Selectman Brazis moved the Board vote to renew the following Common Victualer's Licenses for 2018 with same conditions & restriction:

7-Eleven, 32 Hamilton St.	Extended Hours of Operation Permit
Bacci's , 4A Howard St.	
Banana Splitz, 526 Lincoln Ave.	Entertainment
Barnes & Noble, 444 Broadway	
Bob's, 263 Broadway	
Boston Market , 168 Broadway	
Burger King, 1449 Broadway	
Charlie's, 1-3 Main St.	Entertainment
Dragon Island, 44 Hamilton St.	
Dunkin Donuts, 35 Lincoln Ave.	
Dunkin Donuts, 42 Hamilton St.	Entertainment & Extended Hours of Operation
Dunkin Donuts, 86 Broadway	Entertainment & Extended Hours of Operation
Dunkin Donuts, 339 Main St.	
Dunkin Donuts, 508 Lincoln Ave.	
Dunkin Donuts, 533 Broadway	Entertainment & Extended Hours of Operation
Dunkin Donuts, 1539 Broadway	Extended Hours of Operation
Friendly's, 777 Broadway	
Home Town Pizza, 23 Essex St.	
Honey Baked Ham, 405 Broadway	
Hong Kong Express, 461 Lincoln Ave.	
IHOP, 114 Broadway	Extended Hours of Operation
Iron Diner, 325 Main St.	Entertainment
K-Mart, 180 Main St.	1 coin operated device
Kane's, 120 Lincoln Ave.	Extended Hours of Operation
Kelly's, 595 Broadway	Extended Hours of Operation
Lena's, 496 Lincoln Ave.	
Lendy's Deli, 653 Broadway	
McDonalds, 127 Broadway	
McDonalds, 738 Broadway	Extended Hours of Operation
Mike's Place, 237 Hamilton St.	
Muscle Maker Grill, 358 Broadway	
Nick's Place, 308 Central St.	Entertainment
Nicky's Pizza Time, 361 Lincoln Ave.	
Orange Leaf, 124 Broadway	Entertainment
Original Giovanni's, 194 Broadway	Entertainment
Pace, 190 A Main Street	Entertainment
Panera, 647 Broadway	

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Peter's Pizza, 48 Hamilton St.	
Pushcart Kitchen Express, 343 Main St., Entertainment	
Richdale, 304 Lincoln Ave.	Entertainment & Extended Hours of Operation
Santoro's, 259 Essex St.	
Saugus Deli, 508 Lincoln Ave	Entertainment
Soc's, 67 Lynn Fells Parkway	Transient Vendor/seasonal
Speedway, 220 Broadway	Extended Hours of Operation
Stella's, 465 Essex St.	
Taco Bell, 421 Broadway	
Tumble Inn, 488 Lincoln Ave.	Entertainment & Extended Hours of Operation
Victor's, 560 Lincoln Ave	
Yo Passion, 1201 Broadway	
Chair seconds 5-0.	

Selectman Mitchell moved the Board vote to renew the following Valuable / Used Goods Licenses for 2018 with same conditions & restriction:

GCA Jewelers, 451 Lincoln Ave.  
Newbury Comics, 1201 Broadway  
Kay Jewelers, 1201 Broadway  
Gamestop, 1201 Broadway  
Gamestop, 741 Broadway  
R.J. Carr, 358 Central St, Unit B  
J & S Jewelry, 406 Lincoln Ave.  
Hannoush Jewelers, 1277 Broadway  
Chair seconds 5-0.

Selectman Mitchell moved the Board vote to renew the following Extended Hours of Operation Permit for 2018 with same conditions & restriction:

Speedway, 1252 Broadway  
Center Conv., 307 Central St.  
Flex Fitness, 304 Lincoln Ave.  
Global, 1123 Broadway  
Walgreens, 1228 Broadway  
Ilovekickboxing.com, 880 Broadway  
Chair seconds 5-0.

Manager's Report: The Manager expressed thanks for a successful tree lighting ceremony and festivities and recognized Christine (Moreschi), Julie Mitchell, Kate (Evans) and Jeannie Meredith, Chris Coviello, Building Maintenance, DPW, Fire & Police and all that participated, volunteers and sponsors. The Chair said it was a wonderful event that gets bigger and better each year and thanked him for putting it together.

Approval of minutes: November 28, 2017

Selectman Brazis moved to approve the November 28, 2017 minutes. Chair seconds 5-0.

Member's Comments: Breakheart Reservation event December 10<sup>th</sup> at 12 noon  
Saugus River Watershed Council Annual Meeting  
Tree Festival at MEG

Selectman D'Eon said the lights look amazing and announced Theater Company of Saugus' "Charlie Brown's Christmas".

Selectman Brazis said the lights look fantastic; and congratulated Donna & Mike Sanford on the adoption of their daughter; and recognized Mr. Marciello and encouraged him to stay involved.

Selectman Cicolini comment Friday event and the lights great job.

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Selectman Mitchell echoed Board Members sentiments on tree lighting.

The Chair reminded the public of upcoming events including: Breakheart Reservation event December 10<sup>th</sup> at 12 noon; Saugus River Watershed Council Annual Meeting; Tree Festival at MEG; and announced opening on the Cultural Council.

Citizen's Comments Karen Simao, 28 State St, Boston was present and said she didn't hear if the Hilltop License was approved. The Chair explained some will be renewed next week.

Executive Session: Contract negotiations with non-union personnel / Town Manager

Selectman Cicolini moved the Board vote to go into executive session for the purpose of contract negotiations with non-union personnel / Town Manager. Those to be present: Selectmen Scott Brazis, Jeffrey Cicolini, Jennifer D'Eon, Mark Mitchell and the Chairman Debra Panetta, and the Town Manager Scott Crabtree; and to return to open session. Chair seconds.

Roll call vote: Selectman Brazis, yes; Selectman Cicolini, yes; Selectman D'Eon, yes; Selectman Mitchell, yes; Selectman Panetta, yes.

The Board entered into executive session at 8:40 PM.

The Board returned to open session at 9:55 PM.

Selectman Cicolini moved the Board approve the five year contract for the Manager subject to final edits discussed in executive session and subject to final review and approval of Town Counsel as to form and substance. Chair seconds

Roll call vote: Selectman D'Eon, yes; Selectman Brazis, yes; Selectman Cicolini, yes; Selectman Mitchell, yes; Selectman Panetta, yes.

Selectman D'Eon moved to adjourn. Chair seconds 5-0.

Meeting adjourned at 10:58 PM.

Respectfully submitted,  
Wendy Reed, Clerk