

Saugus Board of Selectmen
March 14, 2018

*****MEETING MINUTES*****

AGENDA
Saugus Board of Selectmen
March 14, 2018 at 7:30 PM
Town Hall Auditorium, 298 Central Street
Saugus, MA

Call to order.

Correspondence:

- 1.) Hammersmith Quilt Guild re: request for banner
- 2.) Knights of Columbus re: any objection to a one-time change in day Bingo is played from 3/29 to 3/28/2018.
- 3.) MA Housing re: requests for comments re: proposed 40B project to be located at 770 Broadway.
- 4.) Senior Center re: gift from the Life Estate of Leona L. Payson.

Citizen's Comments

Continued Hearings:

Saugus Liquors, Inc. d/b/a Guy's Liquors, 7 Main Street, for alteration of licensed premises and change in description of the All Alcoholic Package Store License as show on plan

Public Hearings:

7:45 PM Aggregate Industries, Inc., 1831 Broadway, to extend Special Permit (S-2) to allow the removal of earth and rock and to allow the operation of a quarry at Rear Broadway and Whittier Avenue, Assessor's Plan 2030, Lot A-61 and Assessor's Plan 2031, Lot A-122 for a period of six months.

7:55 PM Luke 5 Fitness, LLC d/b/a CrossFit Route 1 for Special Permit (S-2) to allow personal fitness establishment, to be located at 175 Central Street, Unit B, Assessor's Plan 1027, Lot 174.1. And request for Permit to extend hours of operation in accordance with Section 810.00 of the Town of Saugus By-Laws by allowing business to be open for operation at 5:30 AM.

New Business:

- 1.) Private & Veteran Clubs annual reports: Elks; American Legion; VFW; Knights of Columbus; & Melrose Fish & Game Club.
- 2.) Library Board of Trustees re: request for approval of proposed changes in Library By-Laws.
- 3.) Announce date the Board will close Annual Town Meeting Warrant & Town Clerk's recommendation.
- 4.) Central Street speed limit.

Manager's Report: Request to call a Special Town Meeting

Approval of minutes: February 21, 2018 & February 28, 2018

Appointments:

-Democratic Town Committee re: recommendation for appointment to Board of Registrars

Member's Comments:

Citizen's Comments

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The Saugus Board of Selectmen met on March 14, 2018 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.) Hammersmith Quilt Guild re: request for banner.

Margie Berkowitch, 2 Alcott Rd was present and request banner to announce Hammersmith Quilters Guild show at the Senior Center October 20th & 21st.

Selectman Cicolini moved to grant the request of the Hammersmith Quilters Guild for banner on Main Street at Vine Street from September 21st to October 20th and to waive the bond requirement. Chair seconds 5-0.

2.) Knights of Columbus re: any objection to a one-time change in day Bingo is played from 3/29 to 3/28/2018.

No one was present. The Chair read request to change date due to it falling on a holy day.

Selectman D'Eon moved to grant permission to Saugus Knights of Columbus to change day Bingo is played from 3/29 to 3/28/2018. Chair seconds 5-0.

3.) MA Housing re: requests for comments re: proposed 40B project to be located at 770 Broadway.

The Chair said the Board received letter from MA Housing informing the Town of a proposed 40B project and read letter and said there is a site visit scheduled on March 22nd and comment period to March 30th and said she will attend site visit and thinks they should put on next agenda to discuss comments the Board would like to make. Selectman Brazis asked if this is a project that has been looked at for a while. The Manager said the Town gets inquiries all the time and this came around a year ago and explained the developer needs to submit to MA Housing for funding and said he did retain an attorney to assist the Zoning Board of Appeals through the process and said we do have a consultant as part of being in the housing consortium. Selectman Brazis said he would rather wait on submitting comments until special counsel has reviewed. The Manager said a need for affordable housing has been identified and will try to work with the developer to find what's best for the Town. Selectman Mitchell said he did some research on projects in other communities and said the public has a fear they will have no say, but the Town does have a say. The Manager said there is a need for affordable housing and having an affordable housing production plan allows us more control on projects. Selectman Cicolini said its important to note that under 40B the entire project counts toward affordable housing and is comfortable having the experts oversee and if anyone has concerns, they should send them to the Manager to make sure they are considered and addressed. The Chair suggested it be put on 3/28 agenda after site review on 3/22 and draft a comments letter. Selectman Brazis said it would be better to send concerns to the Manager to compile for the experts to draft.

4.) Senior Center re: gift from the Life Estate of Leona L. Payson.

No one was present. The Chair read letter.

Selectman D'Eon moved to accept the gift of \$5,000 from the Estate of Leona Payson to the Senior Center. Chair seconds 5-0.

Citizen's Comments None

Continued Hearings:

Saugus Liquors, Inc. d/b/a Guy's Liquors, 7 Main Street, for alteration of licensed premises and change in description of the All Alcoholic Package Store License as show on plan

Attorney Richard Magnan, 194 Central Street was present with applicant Hardik Patel and said the hearing was continued to allow time to address an abutter's concerns and noted the application was approved by the Zoning Board of Appeals and recorded as required and said he did receive the letter outlining 2 concerns: 1.) damage & 2.) parking and he did respond to the letter noting the contractor will

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have insurance if any damages occur and has posted a sign regarding parking. The Chair said there is no issue with where liquor will be stored. Attorney Magnan said he did submit letters from licensed distributors that will store inventory during work on premises. Selectman Cicolini thanked him for addressing the neighbor's concerns and confirmed the building will not add additional foundation and the second story will be over existing structure for storage only and said according to the certified plan submitted there is 9' between properties and said if more storage, it could be less deliveries and if there is no expansion of footprint and no expansion of customer base. Attorney Magnan agreed and said there will be no expansion of floor space and said he spoke with the abutter and he thinks he was under the impression they were expanding the building. Selectman Mitchell asked if the distributors will store unopened products, what happens to the open products. Mr. Patel, 6 Morris Street said they will start selling off open inventory and will not open any additional products. The Chair said he did a fine job answering the neighbor's concerns and asked if he got him a copy before he left. Attorney Magnan said he isn't sure if he received it before he left.

Any to speak in favor or opposition? None.

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

Selectman Cicolini moved to grant request of Saugus Liquors, Inc. d/b/a Guy's Liquors, 7 Main Street, for alteration of licensed premises and change in description of the All Alcoholic Package Store License as show on plan: First floor 2,010 s.f., second floor 567 s.f., indoor area 2,577 s.f., with 1 entrance, 1 exit. Chair seconds 5-0.

Public Hearings:

7:45 PM Aggregate Industries, Inc., 1831 Broadway, to extend Special Permit (S-2) to allow the removal of earth and rock and to allow the operation of a quarry at Rear Broadway and Whittier Avenue, Assessor's Plan 2030, Lot A-61 and Assessor's Plan 2031, Lot A-122 for a period of six months.

Attorney Richard Magnan, 194 Central Street was present with Aggregate GM Lisa Young and explained there have been no blasts in last 6 months and said he did see comment from Collector / Treasurer about the annual fee and Aggregate has put a rec in and anything past due will be paid. The Chair asked if the Aggregate Post Closure Use Committee has met. Ms. Young said they last met in February.

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 grant the request of Aggregate Industries, Inc., 1831 Broadway, to extend Special Permit (S-2) to allow the removal of earth and rock and to allow the operation of a quarry at Rear Broadway and Whittier Avenue, Assessor's Plan 2030, Lot A-61 and Assessor's Plan 2031, Lot A-122 for a period of six months with condition all outstanding money due to be paid and conditions of the Fire Dept. and same conditions on "Attachment A". Chair seconds.

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

7:55 PM Luke 5 Fitness, LLC d/b/a CrossFit Route 1 for Special Permit (S-2) to allow personal fitness establishment, to be located at 175 Central Street, Unit B, Assessor's Plan 1027, Lot 174.1. And request for Permit to extend hours of operation in accordance with Section 810.00 of the Town of Saugus By-Laws by allowing business to be open for operation at 5:30 AM.

Jared Monaco, 77 Locust St., Danvers was present and said he is hoping to move back to Saugus and his business has around 175 members. The Chair clarified location and asked for business plan. Mr. Monaco said he is in the business of keeping people moving to stay healthy and has been in business 8 years starting in Saugus and has a membership of 175 and run small classes between 4-15 clients. Selectman D'Eon said she knows a lot about CrossFit and thanked him for bringing it to Saugus. Selectman Cicolini noted 21 parking spots on the plan and asked how many he would occupy. Mr. Monaco said two employees at most. The Chair asked hours of operation and if they will be out by 11am.

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Mr. Monaco said by 11:15. The Chair asked about showers. Mr. Monaco said yes. The Chair said if class ends and people shower he may want hours to 12 noon. Mr. Monaco agreed. The Chair said the Board received letter from Conservation and read. Selectman Cicolini said it is a dense area and asked if there will be any loud music. Mr. Monaco said no.

Any to speak in favor or opposition?

Mary McKenzie, 9 Hull Dr expressed concerns with hours of operation and it being a non-conforming building and it needs a lot of work and asked if there will be outside classes, asked about parking in rear and expressed concern with the nature walk. The Chair asked the applicant if there will be classes outside. Mr. Monaco said the do run down driveway to the street. Selectman Cicolini asked if he accepts no music outside. Mr. Monaco said yes. Mr. Cicolini showed Ms. McKenzie the parking plan. The Chair asked about Conservation concern with the nature walk. Mr. Monaco said he doesn't see how they would do any damage to it. Selectman Cicolini said if there are any problems they could contact the property owner. Ms. McKenzie said they had problems with the previous owner and said the new owner has cleaned the property.

Chris Rizza, Golden Hills Rd. said he knows the applicant and had his business in town before that abutted Bow St with no issues.

John Hart, 17 Hull Dr. expressed concern with 5:30am opening and lighting and running singing songs and running down the path. Selectman Cicolini asked what he would consider a reasonable time. Mr. Hart said 7am. Selectman Cicolini asked the applicant if he would consider limiting activity near the neighbors. Mr. Monaco said they won't be outside that early. Selectman Brazis asked if there would be any reason he would use the path. Mr. Monaco said no.

Peter Bocchino, 20 LedgeWood Rd in favor and said it's a nice business.

Douglas Araujo, 217 Essex St a member and is in favor.

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

Selectman Cicolini moved to grant the request of Luke 5 Fitness, LLC d/b/a CrossFit Route 1 for Special Permit (S-2) to allow personal fitness establishment, to be located at 175 Central Street, Unit B, Assessor's Plan 1027, Lot 174.1; and the request for Permit to extend hours of operation in accordance with Section 810.00 of the Town of Saugus By-Laws by allowing business to be open for operation at 5:30 AM with the following conditions: Hours of operation Monday – Friday 5:30 am to 9:00 pm, Saturday 8:00 am to 12 noon, and Sunday 9:00 am to 12 noon; 5:30 am opening only with a valid Extended Hours of Operation Permit; no outside music or activities before 7:00 am; must comply with request of Conservation regarding lighting: all lighting must face away from wetlands; lights may not shine into the wetlands; and if any work is being done within 200' of the Saugus River, the Conservation Office must be notified and possible filing may have to be completed prior to any work commencing; and to work with neighbors on lighting; fire department recommendations: must have a monitored fire alarm system, knox box, fire department inspection and working sprinkler system. Chair seconds
Roll call vote: Selectman Brazis, yes; Selectman Cicolini, yes; Selectman D'Eon, yes; Selectman Mitchell, yes; Selectman Panetta, yes.

New Business:

1.) Private & Veteran Clubs annual reports: Elks; American Legion; VFW; Knights of Columbus; & Melrose Fish & Game Club.

Selectman D'Eon moved to accept all reports submitted for the file. Chair seconds 5-0.

2.) Library Board of Trustees re: request for approval of proposed changes in Library By-Laws.

No one was present. Selectman Cicolini said he was hoping someone would be here to ask questions and requested the Board postpone to next meeting and invite them to attend. The Chair agreed and said she had some concerns and also has questions. Selectman Brazis said he thinks Town Counsel should look at it as well.

Selectman Brazis moved to submit changes to Town Counsel for his review and to invite the Library Board of Trustees or representative to next meeting. Chair seconds 5-0.

3.) Announce date the Board will close Annual Town Meeting Warrant & Town Clerk's recommendation.

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Selectman D'Eon moved to schedule to close the annual Town Meeting at the Board's April 11 meeting. Chair seconds 5-0.

4.) Central Street speed limit.

The Chair said she would like to see a more detailed recommendation from the Police Dept, more specific. Selectman Cicolini said Melrose is very well marked and feel a flashing yellow light would be best and does support lowering the speed limit and suggested DPW & Police to work on recommendation for signage. The Chair said to lower the speed limit a public hearing is needed and would need police recommendation.

Selectman Cicolini moved to schedule a public hearing on reducing the speed limit once recommendation is received. Chair seconds 5-0.

Manager's Report: Request to call a Special Town Meeting

The Manager said the Town received about 18" of snow this past storm and crews have been out the last couple of days and commended them on a great job and said electricity was out for around 90 minutes and regarding flooding, we fared fairly well.

The Manager requested the Board call a Special Town Meeting for April 9, 2018 and said Articles are consistent with the priorities of the Town.

Selectman Cicolini moved to call a Special Town Meeting on April 9, 2018 at 7:30 PM. Chair seconds 5-0.

The Manager submitted Articles this evening and described each including: stabilization fund; OPEB Trust; tax exemption; equipment; public safety radio infrastructure; town hall repairs; river walk; parks & playgrounds; street lighting; dams; storm water CIP; gas pumps; unpaid bills; and revolving funds.

Selectman D'Eon moved to insert the Articles submitted by the Town Manager into the Special Town Meeting Warrant. Chair seconds 5-0.

Selectman D'Eon moved to close the Special Town Meeting Warrant. Chair seconds 5-0.

Selectman D'Eon commented on the Articles submitted and the fairness. The Manager said needs have been identified and spread out and need to invest in infrastructure.

Approval of minutes: February 21, 2018 & February 28, 2018

Selectman Brazis moved to approve the February 21, 2018 minutes. Chair seconds 5-0.

Selectman Brazis moved to approve the February 28, 2018 minutes. Chair seconds 5-0.

Appointments:

-Democratic Town Committee re: recommendation for appointment to Board of Registrars

The Chair read recommendation.

Selectman D'Eon moved to appoint Brian Costin to the Board of Registrars to expire March 31, 2021. Chair seconds 5-0.

Member's Comments:

Selectman Mitchell thanked the manager on his responsiveness with updates and appreciates it.

Selectman Cicolini thanked the manager; and wished his mom well and a speedy recovery.

Selectman Brazis gave kudos to the manager and depts.. on the storm; congratulated the manager for being recognized by the Elks person of the year; and wished a speedy recovery to Mrs. Cicolini.

Selectman D'Eon wished Mrs. Cicolini a speedy recovery; wished all a happy St. Patrick's Day; and congratulated the manager being recognized as person of the year.

The Chair also congratulated the manager; request Board Members schedule another meeting and will add May 9th meeting date; announced SBEC Unsung Heroes ceremony; and Books in Bloom event at the library.

Citizen's Comments None.

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Selectman Brazis moved to adjourn. Chair seconds 5-0.
Meeting adjourned at 9:28 PM.

Respectfully submitted,
Wendy Reed, Clerk