

Saugus Board of Selectmen  
January 21, 2020

MEETING MINUTES

AGENDA

Saugus Board of Selectmen  
January 21, 2020 at 7:00 PM  
Town Hall Auditorium, 298 Central Street, Saugus, MA

Call to order.

Invited Guests: Chair of the Board of Health re: proposed Wheelabrator committee

Correspondence:

- 1.) Collector/Treasurer re: request to vacate foreclosure decree on 27 Oaklandvale Ave.
- 2.) MBTA Bus Stop Improvement Project: if the Board has any objection to the plan.
- 3.) Senior Center re: request to accept gift of transportation vehicle from Friends of Saugus Senior Center
- 4.) Mrs. Celata re: request to accept gift of a framed picture to be hung at the Town Hall Annex.
- 5.) Police Dept. re: request for "No Parking" signs on Mt. Vernon St. 20' from intersection of Essex St.
- 6.) Police Dept. re: request for "Dead End" sign on Cliftondale Avenue.
- 7.) Mr. Davis re: request to insert Article into Annual Town Meeting Warrant.

Citizen's Comments

Continued Hearings:

1.) Kristos Saugus, Inc. d/b/a Kristo's Beer & Wine, 465 Essex Street, Unit E, for transfer of Beer & Wine Package Store License & FROM: DIVISH, Inc. d/b/a Kristo's Beer & Wine, 465 Essex Street, Unit E; and for change of manager TO: Parthkumar Patel.

Application is also made for approval of pledge of inventory & pledge of collateral.

2.) Show Cause Hearing to deny, revoke or suspend the following Licenses for failure to pay municipal taxes, fees, etc. for more than twelve months: Mayflower Square One LLC d/b/a Square One Mall 1201 Broadway; and Best Buy Stores, 1201 Broadway

Public Hearings:

7:15 PM amending the Town's Traffic Rules & Regulations Article V, Section 13:  
BY designating "Handicapped Parking Only" the following location: in front of # 26-28 Appleton Street.

7:20 PM EBF Hilltop d/b/a Everybody Fights for Special Permit (S-2) to allow personal fitness establishment, to be located at 855 Broadway, Suite 2, Assessor's Plan 1036, Lot 56.  
And request for Extended Hours of Operation Permit in accordance with Section 810.00 of the Town of Saugus By-Laws by allowing business to be open for operation at 5:00 AM.

7:25 PM HRP, for Special Permit (S-2) to allow light industrial use, at 20, 140 & 150 Salem Turnpike, Assessor's Plan 3023, Lots A-1 and A-2

New Business: Board's approval & signing of the March Primary Election Warrant.

Manager's Report:

Approval of minutes: January 7, 2020

Appointments: Zoning Board of Appeals; Cemetery Commission; Cultural Counsel; and Affordable Housing Trust Board of Trustees. Board representative appointments.

Member's Comments: Update on crosswalks  
Announcement: Selectmen meeting 3/3/20 re: input from the public on goals.

Citizen's Comments

Saugus Board of Selectmen  
January 21, 2020

The Saugus Board of Selectmen met on January 21, 2020 at 7:00 PM in the Town Hall Auditorium, 298 Central Street. Present: Selectman Jeffrey Cicolini, Debra Panetta, Corinne Riley, Michael Serino and the Chairman Anthony Cogliano.

Invited Guests: Chair of the Board of Health re: proposed Wheelabrator committee

Bill Heffernan was present and said the Board of Health voted to create a sub-committee to work with Wheelabrator since they have not attended their meetings and hope to work collaboratively on closure plan and work with them on health & safety, noise and modernizing the plant and can push for a community agreement and would like the sub-committee to consist of 2 Board of Health Members, 2 or 3 Selectmen, Town Manager and Precinct 10 Town Meeting Member. Selectman Serino said an open dialogue is a good thing and he asked for opinion from Town Counsel on the make-up of the committee and would like to see people on the committee that are knowledgeable. Selectman Cicolini said there's an appetite for open dialogue and support but agrees with Selectman Serino that they need Town Counsel opinion. Selectman Panetta said she has been following this for decades and sees no problem with open dialogue and would hope they would be public meetings and said she would like to see a closure plan. The Chair said this committee was his idea and he spoke with Atty. Hailer who advised the committee be formed under the Board of Health and said it's time to get a host community agreement without compromising health & safety.

Selectman Serino moved to request Town Counsel's opinion on make-up of the committee. Chair seconds 5-0.

Correspondence:

1.) Collector/Treasurer re: request to vacate foreclosure decree on 27 Oaklandvale Ave.

Collector / Treasurer Wendy Hatch was present and explained the recent foreclosure and since that time, have been able to secure payment and the next step would be the Selectmen voting to vacate the foreclosure decree.

Selectman Panetta moved the Board vote to allow the judgement for foreclosure dated December 18, 2018 to be vacated and title of the property at 27 Oaklandvale Avenue, Saugus, MA be returned to Marie E. Melillo as stated in the foreclosure judgement based on payment received in full January 14, 2020 in the amount of \$32,362.73 for outstanding Fiscal Year 2015-2018 taxes and water / sewer charges with all applicable interest, penalties, charges, and fees. Chair seconds 5-0.

2.) MBTA Bus Stop Improvement Project: if the Board has any objection to the plan.

Tom Quattromani, MBTA Senior Transportation Planner was present and explained program to survey bus stops and replace signs and also look at places that need a rear sign and described the location on Lincoln Ave at Bristow St and requested the Board approve a rear sign at the location so the bus has enough room to pull to the curb for handicapped accessibility. Selectman Cicolini asked if he spoke to the business owner there. Mr. Quattromani said no. Selectman Cicolini said this would basically eliminate parking in front. Mr. Quattromani said any changes to bus stops need Board approval. Selectman Cicolini said there needs to be some notification to the business owner so he is aware. Selectman Serino said this is a small business and asked if possible to move the stop to in front of the nursing home. Mr. Quattromani said it would need to be ADA compliant and there is a grass strip there that would need to be removed and concrete put in. The Chair said that's a great idea and initially agreed, but this is a better solution.

Selectman Cicolini moved to refer this to the Manager to work toward making alternate location accessible. Chair seconds 5-0.

3.) Senior Center re: request to accept gift of transportation vehicle from Friends of Saugus Senior Center

Selectman Panetta moved to accept the gift of transportation vehicle from the Friends of Saugus Senior Center to the Senior Center. Chair seconds. Selectman Riley asked about process in getting it on the road. Selectman Cicolini explained. Vote 5-0.

Saugus Board of Selectmen  
January 21, 2020

4.) Mrs. Celata re: request to accept gift of a framed picture to be hung at the Town Hall Annex.

Selectman Cicolini moved to accept the gift of a framed picture from Barbara Celata to the Historical Society to be hung in the Town Hall Annex. Chair seconds 5-0.

5.) Police Dept. re: request for “No Parking” signs on Mt. Vernon St. 20’ from intersection of Essex St.

Lt. Arthur Connors was present and explained request for No U-Turn, No Parking signs and said there is already a restriction of no parking 20’ from an intersection and explained the Chief is not inclined to recommending a no parking during snow emergencies and explained the regulation which prohibits on-street parking during snow emergencies and said he can sympathize with the petitioner but the answer is not signs and said the Chief is inclined to support no parking signs 20’ from corner and said the petitioner did request the Chief reconsider, but he is not inclined to. Selectman Cicolini asked if he has spoken to the applicant. Lt. Connors said only through e-mail but can meet with him.

Selectman Cicolini moved to approve the installation of “No Parking Here to Corner” signs on Mt. Vernon Street at Essex Street. Chair seconds. Selectman Panetta speaking on the motion agreed. The Chair asked the Lt. to speak to the gentleman. Vote 5-0.

6.) Police Dept. re: request for “Dead End” sign on Clifftondale Avenue.

Lt. Connors said both fire and police recommend and explained.

Selectman Panetta moved, based on police recommendation to post a “Dead End” sign on Clifftondale Avenue. Chair seconds. Selectman Riley speaking on the motion reminded the public to install house numbers for public safety and said we do have a By-Law. Vote 5-0.

7.) Mr. Davis re: request to insert Article into Annual Town Meeting Warrant.

No one was present.

Selectman Cicolini moved to insert the Article into the Annual Town Meeting Warrant. Chair seconds 5-0.

Citizen’s Comments Peter Manoogian passed out petition signed by all 5 Precinct 10 Town Meeting Members and read statement concerning Wheelabrator Committee stating they do not wish to see more ash beyond the permitted 50’ and said dialogue is good. The Chair said it’s important to have a dialogue but doesn’t want to set parameters before they sit down and agree meetings should be open but doesn’t want to handcuff the committee. Mr. Manoogian said the Board of Health came up with the idea to form a committee and it was not on their agenda and said the role of the Board of Health is to uphold public safety and said he served on the Aggregate Closure Committee and learned a lot. Selectman Serino said he has been working on this for years and said it’s important to have people on the committee that know the history and agree anything they do would need a site assignment.

Selectman Serino moved to accept 1<sup>st</sup> recommendation that no suggestion from this committee that more ash needs to be added beyond the permitted 50’ height in order to close the landfill. Selectman Cicolini said he echoes the comments made there needs to be open dialogue and would like to see opinion and said this item is not on the agenda and the first the committee needs to be established. The Chair agreed that 1<sup>st</sup> form the committee before and not handcuff them before they start. Selectman Cicolini said this should be put on an agenda. Selectman Serino said he brought the motion forward because we have a policy. The Chair said since it was his idea, he will be on the committee. Selectman Panetta said she is willing to vote on this and said the policy is to give direction and can reaffirm the policy. Selectman Cicolini said he respectfully disagrees and said he doesn’t want to set parameters before. Selectman Riley asked to clarify if they are voting on policy. Selectman Cicolini suggested it be put on an agenda. Selectman Panetta agreed.

Selectman Riley moved a substitute motion to put their policy on next agenda. Chair seconds  
Vote 4-1 with Selectman Serino voting in opposition.

Saugus Board of Selectmen  
January 21, 2020

Ann Devlin, 36 Pleasant Street reminded the Chair when he proposed the committee that he stated the Town will not give up nothing.

Tom Whittredge, Chair Saugus School Committee asked regarding snow removal who is responsible for sidewalks and said they have to be clear and need an understanding on who is to do what. The Chair said he talked to the Manager and he said the schools are. Mr. Whittredge said no, sidewalks are Town. Selectman Cicolini said they need collaboration and asked the Town Manager be made aware and put a meeting together with the School Committee Chair, DPW Director, Town Manager & Superintendent.

Continued Hearing:

1.) Kristos Saugus, Inc. d/b/a Kristo's Beer & Wine, 465 Essex Street, Unit E, for transfer of Beer & Wine Package Store License & FROM: DIVISH, Inc. d/b/a Kristo's Beer & Wine, 465 Essex Street, Unit E; and for change of manager TO: Parthkumar Patel.

Application is also made for approval of pledge of inventory & pledge of collateral.

Attorney John Mooradian, 56 Central Ave, Lynn was present with applicant Parthkumar Patel and explained the standard transfer and that Mr. Patel has been working with current owner. Selectman Cicolini confirmed the pledge is with a financial institution and it was advertised as collateral.

Any to speak in favor or in opposition? None.

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

Selectman Serino moved to grant the request of Kristos Saugus, Inc. d/b/a Kristo's Beer & Wine, 465 Essex Street, Unit E, for transfer of Beer & Wine Package Store License & FROM: DIVISH, Inc. d/b/a Kristo's Beer & Wine, 465 Essex Street, Unit E; and for change of manager TO: Parthkumar Patel and to approve the pledge of inventory & pledge of collateral. Chair seconds 5-0.

Continued Hearing:

2.) Show Cause Hearing to deny, revoke or suspend the following Licenses for failure to pay municipal taxes, fees, etc. for more than twelve months: Mayflower Square One LLC d/b/a Square One Mall 1201 Broadway; and Best Buy Stores, 1201 Broadway

No one was present.

Selectman Cicolini said they received update before the meeting and the ones left on the list are in process and said they should consider continuing one more time.

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

Public Hearings:

7:15 PM amending the Town's Traffic Rules & Regulations Article V, Section 13:  
BY designating "Handicapped Parking Only" the following location: in front of # 26-28 Appleton Street.

Lt. Arthur Connors was present and explained request and recommendation. Selectman Panetta said she totally supports the request.

Any to speak in favor or in opposition? None.

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

Selectman Panetta moved the Board vote to amend the Town's Traffic Rules & Regulations Article V, Section 13: BY designating "Handicapped Parking Only" the following location: in front of # 26-28 Appleton Street. Chair seconds 5-0.

7:20 PM EBF Hilltop d/b/a Everybody Fights for Special Permit (S-2) to allow personal fitness establishment, to be located at 855 Broadway, Suite 2, Assessor's Plan 1036, Lot 56. And request for Extended Hours of Operation Permit in accordance with Section 810.00 of the Town of Saugus By-Laws by allowing business to be open for operation at 5:00 AM.

Saugus Board of Selectmen  
January 21, 2020

Attorney Richard Magnan was present with applicants George Foreman III, Congress St Boston & Mike Moran, West Broadway S. Boston and described location. Mr. Foreman described the business as a luxury facility, no physical contact, boxing to fight depression etc. Mr. Moran said they have been around since 2012 and are excited to open in Saugus and said their program changes lives in a positive way. Selectman Cicolini asked hours. Mr. Moran said Monday-Thursday 5AM-9PM, Friday 5AM-7PM, Saturday & Sunday 8AM-3PM. Selectman Cicolini noted small outstanding water/sewer. Atty. Magnan said that will be taken care of. Selectman Cicolini said he saw a press release was sent out. Attorney Magnan said there was a miscommunication and signs were taken down. Selectman Panetta asked how many would be working there. Mr. Moran said 3 per session and explained.

Any to speak in favor or in opposition? None.

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

Selectman Cicolini moved to grant the request of EBF Hilltop d/b/a Everybody Fights for Special Permit (S-2) to allow personal fitness establishment, to be located at 855 Broadway, Suite 2, Assessor's Plan 1036, Lot 56; and request for Extended Hours of Operation Permit in accordance with Section 810.00 of the Town of Saugus By-Laws by allowing business to be open for operation at 5:00 AM. With hours of operation: Monday through Thursday 5:00 AM to 9:00 PM, Friday & Saturday 5:00 AM to 7:00 PM, Saturday & Sunday 8:00 AM to 3:00 PM.

And outstanding money owed must be paid. Chair seconds

Roll call vote: Selectman Cicolini, yes; Selectman Panetta, yes; Selectman Riley, yes; Selectman Serino, yes; Selectman Coglian, yes.

7:25 PM HRP, for Special Permit (S-2) to allow light industrial use, at 20, 140 & 150 Salem Turnpike, Assessor's Plan 3023, Lots A-1 and A-2

Attorney Richard Magnan was present with Sam Browne and Andrew Chused. Selectman Cicolini said the Board received a letter from the Sr. Planner right before the meeting and feels with the tardiness of the letter it is owed to the petitioner to hear the plans. The Chair agreed to let the petitioner speak. Atty. Magnan thanked the Board for giving him copy of the letter and said if he had received this before, he could have addressed it and explained the property is zoned industrial and under the Zoning By-Laws it requires an S-2 Permit and described the lots and said he included in their packets some past projects they have done. Mr. Chused described industrial use land and proposed clean-up of the sites and building something to bring modern industrial facility. Mr. Browne showed conceptual drawing. Selectman Cicolini asked if they will maintain the property or flip. Mr. Chused said they like to hold them. Selectman Riley said she's happy to see something that will create jobs and is curious what tenants they have at other sites. Mr. Chused said life science companies, Panasonic and listed a few others. Selectman Cicolini said his concern is if they property is flipped. Selectman Panetta said they do have an impressive portfolio and said it's a large parcel and asked their time-line and noted the fire dept. recommendation to have looped water system. Selectman Cicolini asked if any parcels are occupied. Mr. Browne said yes, the auto repair. Mr. Chused said they would still need to go before Conservation & DOT, so around 6-12 months process and can hopefully break ground early 2021 and said this is a great location close to the airport and will meet all fire dept. requirements. The Chair said he spoke with the Building Inspector and he has no objections. Selectman Serino said this is a great opportunity to clean-up the properties and said he would like to see a landscaping plan. Selectman Cicolini said for tonight, the vote is on use and then it would move on to the Planning Board and Conservation Commission. Selectman Serino said they have put restrictions. The Chair said he has concern if they don't get an S-2, that they will never get a tenant and said the Economic Development Board was to speed up the process. Selectman Cicolini said they would rely on Planning Board and Conservation and said they can't move forward without S-2 first. The Chair asked any assurances the applicant could give tonight. Atty. Magnan

Saugus Board of Selectmen  
January 21, 2020

said the Board may impose conditions including approved landscape plan or any other condition, not use Ballard Street.

Any to speak in favor or opposed?

Peter Manoogian, TMMP10 spoke in support of the general concept and said S-2 runs with the land and asked P&S time. Mr. Browne said January 31<sup>st</sup>. Mr. Manoogian said the Board needs to decide what they don't want there.

Selectman Serino suggested continuing the hearing. The Chair said if this is not granted tonight, it could be months before they come back. Selectman Cicolini said he understands the timing. Selectman Panetta stated their next meeting is February 11<sup>th</sup> and asked if that would work. Mr. Chused said there are 2 different sellers and the P&S ends January 31<sup>st</sup>. The Chair said the Board could place conditions like: the building to look like pictures submitted and no traffic on Ballard Street. Selectman Cicolini said they could draft some conditions. The Board agreed to hold a special meeting on 1/28/20 at 6PM.

Selectman Serino moved to continue the hearing. Chair seconds 5-0.

Selectman Panetta moved for recess. Chair seconds 5-0.

Meeting recessed at 9:17 PM

The Chair called the meeting back to order at 9:27 PM

New Business: Board's approval & signing of the March Primary Election Warrant.

Selectman Panetta moved to approve and sign the preliminary election warrant.  
Chair seconds 5-0.

Manager's Report: None.

Approval of minutes: January 7, 2020

Selectman Panetta moved to approve the January 7, 20-20 minutes. Chair seconds 5-0.

Appointments: Zoning Board of Appeals; Cemetery Commission; Cultural Counsel; and Affordable Housing Trust Board of Trustees. Board representative appointments.

The Chair said he did speak with Alternate Member on the Zoning Board of Appeals Richard Mauro and he is willing to fill the Regular Member vacancy.

Selectman Cicolini moved to reappoint Bill Marchand to the Cemetery Commission to expire 12/31/22. Chair seconds 5-0.

Selectman Panetta asked if the clerk heard from Mr. Giordano. Their Clerk said no, but the chairman told her he was unable to continue to serve at this time.

Selectman Cicolini moved to appoint Tom Nolan to the Cemetery Commission to expire 12/31/22. Chair seconds 5-0.

Selectman Cicolini moved to reappoint Maureen Whitcomb to the Affordable Housing Trust Board of Trustees to expire 12/31/21. Chair seconds 5-0.

Selectman Cicolini moved to reappoint Marian Dawicki to the Affordable Housing Trust Board of Trustees to expire 12/31/21. Chair seconds 5-0.

Selectman Cicolini moved to appoint Richard Mauro to fill vacancy as a Regular Member on the Zoning Board of Appeals to expire 03/23. Chair seconds 5-0.

Selectman Panetta moved to appoint Carissa Durfee to the Cultural Counsel to expire 12/31/22. Chair seconds 5-0.

Selectman Panetta moved to appoint Ryan Naismith to the Cultural Council to expire 12/31/22. Chair seconds 5-0.

The Board discussed Board appointments. Selectman Panetta will continue as SBEC Rep. and the Chair will take MMA Rep. Selectman Cicolini will continue to serve on Economic Development

Saugus Board of Selectmen  
January 21, 2020

Committee. Selectman Panetta will rep. on the Chamber of Commerce and Selectman Riley will be MWRA Rep.

Selectman Riley said she was going through the list of Boards & Commissions and noticed a lot of vacancies. Selectman Panetta said she is thankful for the volunteers we have and appreciates their hard work.

Member's Comments: Update on crosswalks

Announcement: Selectmen meeting 3/3/20 re: input from the public on goals.

Selectman Riley said she wanted to follow-up on conversation they has about the crosswalks and will follow-up with the Manager on it and on the shoveling; and asked the Manager to schedule a MS/HS Building Committee meeting and said MSBA had a walk through and she heard no one from Saugus was there. The Chair said the Town Manager was away. Selectman Riley announced meeting on March 3<sup>rd</sup> at 6PM open to the public to get input ideas to combine with personal goals and Town Manager goals.

Selectman Cicolini said the Chair of the Building Committee was at the MSBA walk through; said he would like to have the Pop Warner Scholars in to recognize them; announced early voting dates; and dog licenses are available.

Selectman Panetta announced Saugus River Watershed Council fundraiser; Alliance for Health meeting at the ITAM; and said she and the Chairman attended the Revere Planning Board meeting on the proposed development off Eustis Street and said they propose to open two streets to Saugus and said the decision was delayed for 30 days and thanked Rep. Wong & Rep. Vincent, and Board Members for sending letters and thanked TMMs Camuso & Vecchioni for all their work on this and said she was impressed by the Revere Planning Board

The Chair said he too was impressed with Revere Planning Board in prioritizing Saugus' concerns; and asked Sgt. Woods be brought in for citation in recognition of his years of service.

Citizen's Comments None.

Selectman Panetta moved to adjourn. Chair seconds 5-0.  
Meeting adjourned at 9:55 PM

Respectfully submitted,  
Wendy Reed, Clerk