

Saugus Board of Selectmen  
May 22, 2019

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

AGENDA  
Saugus Board of Selectmen  
Wednesday, May 22, 2019 at 7:00 PM  
Town Hall Auditorium, 298 Central Street  
Saugus, MA

Call to order.

Correspondence:

- 1.) 110 Grill, 855 Broadway re: request for change of manager.

Citizen's Comments

Continued Hearings:

Saugus Auto Repair, Inc., 74 Hamilton Street, for Class II Auto Dealer's License.

Public Hearings:

7:15 PM King Crab Juicy Seafood, 180 Main Street, for Common Victualer's License.

Manager's Report:

Approval of minutes: May 8, 2019

Appointments: Canine Officer

Member's Comments: Saugus High School Graduation

Citizen's Comments

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The Saugus Board of Selectmen met on May 22, 2019 at 7:00 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.

Correspondence:

1.) 110 Grill, 855 Broadway re: request for change of manager.

Rene Lachapelle, 4 Madison Ave, Pelham NH was present and gave his background and experience and said he has work at 110 Grill for around a year. The Chair asked if he was TIP Certified. Mr. Lachapelle said yes. The Chair asked if he has copy of the Town's Liquor Rules & Regulations. Mr. Lachapelle said yes. Selectman Cicolini noted he has adequate experience.

Selectman Cicolini moved to grant the request of 110 Grill, 855 Broadway for change of manager. Chair seconds 5-0.

Citizen's Comments

Corinne Riley, 7 Oceanview Avenue was present and presented 2 petitions and said she understands they can't act on it this evening and explained one was a non-binding resolution and the other a proposed by-law change to clarify non-binding resolutions at Town Meeting and asked they please considering calling a Special Town Meeting before the end of the fiscal year. The Chair said she is correct they cannot act this evening and as a courtesy they will accept them and place on next meeting agenda and will look at meeting schedules to see if they could meet before June 5<sup>th</sup> meeting. Ms. Riley asked to get in touch with her. The Chair said yes, they will go through the process.

Continued Hearings:

Saugus Auto Repair, Inc., 74 Hamilton Street, for Class II Auto Dealer's License.

Attorney Al Farese, Jr., 366 Broadway, Everett was present with applicant Zalam Daaboul, 7 Karen Circle, Billerica. The Chair asked if they own the property now. Attorney Farese said they have a lease with option to purchase if receive licensing and explained parking and understand there have been numerous conflicts with previous occupants and said his client has been there since July 2018 and submitted plot plan and said all matters have been resolved and is asking for 5 cars for sale and if there's any issues they will resolve the issues and said he has discussed his plans with neighbors. The Chair asked if he has sold any cars. Mr. Daaboul said no but he does fix cars for dealers. Selectman Cicolini said the location is a problem and there's issues with parking. Attorney Farese said fire dept. had no objection. Lt. Art Connors was present and read department recommendation and said he submitted historical data not necessarily what transpires there now and feels if certain conditions are met, the Chief would not be opposed. Attorney Farese said his client is not opposed to restrictions. The Chair said she lives down the street and sees this property daily and she gets calls at least twice a week and she has seen lots of cars on the lot and calls about noise. Selectman D'Eon asked what they are allowed to do now. Attorney Farese said auto repair. Selectman D'Eon asked if they can do auto salvage. Mr. Daaboul said no. Selectman Brazis asked if he has been there since 2018, why they only cleaned up the property 3 weeks ago. Mr. Daaboul said he has done a lot pf work on the property. Selectman Cicolini asked if the lease has option to buy. Attorney Farese said automatic option. Selectman Cicolini asked what if they opt to not purchase. Attorney Farese said the Board could condition the License. Selectman Cicolini said there are major issues with location and feels this would be expanding activity and asked where customers would park. Attorney Farese said the Board has the power to restrict parking and put reasonable conditions.

Any to speak in favor or opposed?

Anthony Cogliano, 27 Serino way, said the applicant is a friend and good person and he met with the Fire Chief and spoke to the Building Inspector and agree the Board could vote restrictions and said if its not granted, it would continue to have same issues but the Board has the power tonight to put restrictions and said he thinks they did an outstanding job cleaning up the property and suggested a site visit.

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Jean Bartolo, TMMP6, said the Board asked a lot of questions she had and asked how many cars they are licensed to have now. Selectman Cicolini said it is not restricted.

Len said he does business there and is a great neighbor.

Paul Gattozzi, 72 Hesper Street said he has lived there 47 years and it has always been auto repair garage and has never seen an issue and said the present owner deserves a break.

Rick Smith, 91 Hamilton Street, said he has lived there 10 years and is in opposition and he's not a good neighbor and read a list of issues including graffiti, dumpsters left open, unsecured tires, a sign lit 24/7, tow trucks delivering cars between 2-6am, and said he has witnessed 25-30 cars on the property and witnessed cars that appear to be for sale and feels it's a public safety issue and asked why are there so many cars without plates and asked the number of employees and hours of operation and asked the Board to ask him to remove the graffiti.

Renee Julian, 17 Wormstead St, said she was not notified of the hearing and said additional parking will be needed. Selectman Cicolini explained this type of application doesn't require notification beyond notice in newspaper.

Tim Julian, 17 Wormstead St, opposed.

Mike Serino, TMMP10 said he doesn't see a need for another auto dealer and is opposed.

Virginia McLaughlin, 87 Riverbank Rd. opposed.

Selectman Mitchell said there has been issues. Attorney Farese said his client will live up to any conditions and his client has never received notice of violation from the Town. Selectman Brazis said up until 3 weeks ago it looked like a salvage yard. Selectman Cicolini said he would support a site visit with representation from police, fire and open to neighbors. Selectman Brazis said he's not interested in a site visit and said he heard from police, fire and residents. Selectman D'Eon said she doesn't see a need for another auto dealer and thinks that should vote tonight. Selectman Cicolini said he is trying to think if there's a way to work toward a compromise and minimize auto impact on the neighborhood.

Mr. Cogliano said the Board has the teeth tonight to help the neighborhood and can cap the number of vehicles on the property and if it doesn't go through, you have the same issues. Selectman Mitchell said he's fine with a site visit to do our due diligence and would like to see a better layout.

Mr. Smith said the gentleman has been there since 2018 and there's a long list of issues and asked why so many cars, where they are coming from and what dealership he works with. Mr. Daaboul listed a few dealerships. Attorney Farese said dealers must do repairs and if they don't have the facilities they must have arrangement and it's not usual to have dealer plates on cars being repaired on lot. Mr. Daaboul said sometimes a customer will have their car are towed to his shop and said some cars are there a while until the customer picks them up.

Selectman D'Eon asked if he is holding cars for another dealership. Mr. Daaboul said no. Selectman Brazis asked who the property owner is. Mr. Daaboul said Satchi. Selectman Brazis asked where he lives. Mr. Daaboul said he thinks in Milton. Selectman Brazis asked if there will be a manager on site. Mr. Daaboul said yes from open to close and added if he was told of complaints he would have fixed it. Selectman Brazis asked if he doesn't get a license will he stay there. Mr. Daaboul said for a while but will look for another place. Selectman Cicolini said if the Board denies the application we know we have what we have always have and thinks they have an opportunity to work out what's best for the neighbors and business and cautioned Board Members this vote is more than a yea or nay and the Board has some ability to put restrictions on the property and we owe it to the residents to look.

Ms. Bartolo asked number of employees they will have selling cars. Mr. Daaboul said 2 employees total, him and a mechanic and said he paid the back taxes to clear everything up.

The Chair said the site does look better and asked if he was committed to keeping it clean and neat. Mr. Daaboul said yes. Selectman D'Eon said she is fine with a site visit. The Chair said if she wants a site visit she will support it. Selectman D'Eon asked Mr. Smith if he would come. Mr. Smith said yes. Attorney Farese noted there's a 2 bay garage and if he has a license all cars for sale must be reported to the RMV with titles and that is open for examination by the police dept. The Chair said she still doesn't feel there's a need for 4 dealerships on that road and doesn't think a site visit will change her mind.

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Selectman Cicolini moved to continue the hearing and schedule a site visit with police, fire and the Building Inspector. Chair seconds. Vote 3-2 with Selectman Brazis & Selectman Panetta voting in opposition. The Board set site visit on May 28<sup>th</sup> at 6PM.

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

Meeting recessed at 8:32 PM.

The Chair called the meeting back to order at 8:38 PM.

Public Hearings:

7:15 PM King Crab Juicy Seafood, 180 Main Street, for Common Victualer's License.

Architect Meihui Zhang, Lexington was present with applicants Qing Feng Wu & Guoping Zhang and explained it will have 160 seats. The Chair asked hours of operation. Mr. Zhang said Sunday-Thursday 11-10pm and Friday & Saturday 11-11:30PM. Selectman Brazis asked about alcohol. Mr. Zhang said no alcohol. Selectman Brazis said the menu has alcohol. Mr. Zhang said it's a chain restaurant and some locations have alcohol. The Chair confirmed 160 seats with 8 employees and asked if a manager will be on site. Mr. Zhang said there's suppose to be. Selectman Cicolini asked who will run this location and asked experience. Guo Ping Zhang said she has worked in many but this will be her first time as manager and said he uncle will be there to help her and she has all certificates required.

Any in favor or opposed? None.

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

Selectman Cicolini moved to grant the request of King Crab Juicy Seafood, 180 Main Street, for Common Victualer's License with the following conditions: total number of seats 160; 8 employees plus manager; hours of operation: Sunday through Thursday 11 AM to 10 PM and Friday & Saturday 11 AM to 11:30 PM; No beer & Wine or alcohol served on the premises; subject to fire department inspection. Chair seconds 5-0.

Manager's Report:

The Chair said the Manager is at the Finance Committee meeting and has nothing this evening.

Approval of minutes: May 8, 2019

Selectman Brazis moved to approve the May 8, 2019 minutes. Chair seconds 5-0.

Appointments: Canine Officer

Selectman D'Eon moved to reappoint Harold Young as Canine Officer to expire May 31, 2020. Chair seconds 5-0.

Member's Comments: Saugus High School Graduation

Selectman Mitchell had nothing for this evening.

Selectman Cicolini said he is looking forward to high school graduation and said his daughter will be graduating this year.

Selectman D'Eon announced the Memorial Day Parade & ceremonies on Saturday, May 25<sup>th</sup>.

The Chair congratulated SHS Class of 2019, those moving on from 8<sup>th</sup> grade & 5<sup>th</sup> grade; and reminded the public of Memorial Day parade & ceremonies; announced Fire Dept.'s Firefighters Memorial Ceremony on June 9<sup>th</sup>.

Citizen's Comments None.

Selectman Brazis moved to adjourn. Chair seconds 5-0.

Meeting adjourned at 8:52 PM.

Respectfully submitted,  
Wendy Reed, Clerk