

Saugus Board of Selectmen  
June 7, 2017

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

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

Call to order.

Invited guests: 0

Correspondence:

- 1.) Saugus Youth & Recreation re: request for banner announcing "Saugus Ride" on August 12<sup>th</sup>
- 2.) Police Dept. recommendation to post "No Parking" signs on the corner of Beachview & Belair
- 3.) Police Dept. recommendation to post "Dead End" sign at entrance to Hargraves Ct.
- 4.) Police Dept. recommendation to install convex mirror on Jasper St. at Cross St.

Citizen's Comments:

Continued Hearings: 0

Public Hearings:

7:45 PM Angelica Morales d/b/a Rte. 1 Funatorium, for Special Permit (S-2) to allow an arcade, to be located at, 168 Broadway, Assessor's Plan 1043, Lot 263. Application is also being made for Common Victualer's License and License for 25 coin operated devices

7:55 PM Sara Oviedo d/b/a Purple Lotus Massage Therapy for Special Permit (S-2) to allow business to offer massage therapy to be located at 27 Essex Street, Assessor's Plan 2011, Lot 81.

8:00 PM Old Saugus Restaurant, Inc. d/b/a Jimmy's Steer House, 114 Broadway, for transfer of stock; and for pledge of stock of the All Alcohol Common Victualer's License .

8:05 PM J.Flo LLC d/b/a Floramo's Clubhouse, 817 Broadway, for transfer of All Alcohol Common Victualer's License FROM: Papagayo Saugus Inc., 817 Broadway; and for change of manager TO: Jeffrey Floramo. Application is also being made for Entertainment License.

Old Business: Land donation 5 Court St. (tabled on 5/17/17)

New Business: Annual review of fees set by the Board of Selectmen

Manager's Report:

Approval of minutes: May 11; and May 17, 2017

Appointments:

Member's Comments:

Citizen's Comments

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The Saugus Board of Selectmen met on June 7, 2017 at 7:30 PM in the Town Hall Auditorium, 298 Central Street. Present: Selectman Scott Brazis, Jeffrey Cicolini, Jennifer D'Eon and the Chairman Debra Panetta. Absent: Selectman Mark Mitchell. The Town Manager Scott Crabtree arrived at 8:28PM.

The Chair announced Selectman Mitchell and the Manager would be arriving late. The Town Manager was giving a presentation at the Lion's Club.

Correspondence:

1.) Saugus Youth & Recreation re: request for banner announcing "Saugus Ride" on August 12<sup>th</sup>

Youth & Recreation Director Greg Nickolas was present and explained event to raise awareness of substance abuse and money will be donated to Saugus Public Schools for the purpose of education prevention program. The Chair confirmed both locations are available.

Selectman D'Eon moved to approve the request of Saugus Youth & Recreation for banner announcing "Saugus Rides" from July 13 to August 11, 2017 at both locations: Main St at Vine St and Essex St at School St and to waive the bond requirement. Chair seconds 4-0.

2.) Police Dept. recommendation to post "No Parking" signs on the corner of Beachview & Belair.

Sgt. Art Connors was present and explained request and read recommendation to post "No Parking" within 20' of the intersection on all four sides. Selectman Cicolini said he lives near there and asked if this will impede the driveway at 5 Belair St for the new home. Sgt said he's not aware of where the driveways will be.

J. Hamilton, owner of 6 Belair St. was present and explained several larger trucks make delivery to his business and is concerned with parking because it would be difficult to make the turn and said he saw the plans for the new construction and they are not within the 20'.

Selectman Cicolini moved to approve the request of the Police Dept. to install four "No Parking Here to Corner" signs 20 feet from the intersection of Beachview Avenue and Belair Street on all four sides contingent on verification they will not impede the driveway of 5 Belair Street. Chair seconds 4-0.

3.) Police Dept. recommendation to post "Dead End" sign at entrance to Hargraves Ct.

Sgt. Connors explained request and recommendation to install "Dead End" sign at Hargraves Court. No one was present.

Selectman D'Eon moved to approve the Police Dept. recommendation to install "Dead End" sign at entrance to Hargraves Court as recommended. Chair seconds 4-0.

4.) Police Dept. recommendation to install convex mirror on Jasper St. at Cross St.

Sgt. Connors explained request and recommendation to install a convex traffic mirror at the corner of Jasper Street and Cross Street. No one was present. The Chair said she spoke to the petitioner who was unable to attend.

Selectman Brazis moved to approve the request of the Police Dept. to install a convex traffic mirror directly across the intersection of Jasper St & Cross St on existing telephone pole. Chair seconds 4-0.

Citizen's Comments:

John Kane, Scoutmaster Troop 62 was present and announced Eagle Scout Project collection for military overseas and announced Red Sox tickets raffle to help fund Grand Canyon trip.

Public Hearings:

7:45 PM Angelica Morales d/b/a Rte. 1 Funatorium, for Special Permit (S-2) to allow an arcade, to be located at, 168 Broadway, Assessor's Plan 1043, Lot 263. Application is also being made for Common Victualer's License and License for 25 coin operated devices

Elias Fahfouhi, 37 Cleveland St, Revere, husband of applicant was present and explained concept like *Chuck E. Cheese* and will have prizes of toys. The Chair asked if he will be working with the applicant. Mr. Fahfouhi said yes for 3 months. The Chair asked if the applicant has experience. Mr. Fahfouhi said yes, she has a day care. The Chair asked if the applicant had experience with arcade games. Mr. Fahfouhi said no, but does have experience with kids. Selectman D'Eon said she doesn't believe she has enough information noting there was a fire in the building and it has no occupancy. The Chair said

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she received e-mail from the Building Inspector and read. The Chair informed the applicant a 4/5 vote is required for approval and there are only 4 Members present and said she wants to see occupancy before coming for an S-2. Selectman Cicolini said the Building Inspector's recommendation had no objection but occupancy is needed before anything can go in there and suggested to the applicant to speak with the landlord and said he can continue the hearing or withdraw. Mr. Fahfouhi asked if the building is ready, is the Board OK with the concept. Selectman Brazis said it's unfair to ask and can't answer until he has information needed. Mr. Fahfouhi said nobody told him about this and he asked each department and all said he was fine. Selectman Cicolini said it's the landlord's responsibility and said he has option to withdraw and reapply when the building is ready or he can continue the hearing. Mr. Fahfouhi said he will withdraw and submitted written request to withdraw the application.

Selectman Cicolini moved to allow petitioner to withdraw without prejudice. Chair seconds 4-0.

7:55 PM Sara Oviedo d/b/a Purple Lotus Massage Therapy for Special Permit (S-2) to allow business to offer massage therapy to be located at 27 Essex Street, Assessor's Plan 2011, Lot 81.

Sara Oviedo, 27 Essex Street was present and explained request. The Chair asked if she is leasing from the property owner. Ms. Oviedo said yes. The Chair asked hours of operation. Ms. Oviedo said Monday – Friday 9 am to 10 pm and Saturday 9 am to 8 pm. Selectman D'Eon said there was a hairdresser there and asked how this would change the use. The Chair explained. Selectman Brazis asked if she needs to be licensed. Ms. Oviedo said she is. The Chair asked how long she has been a massage therapist. Ms. Oviedo said 3 years. The Chair noted her CORI was fine.

Any to speak in favor or opposed? None.

Selectman Cicolini asked times establishments in the area are open until. Board Members agreed 10pm is within what other establishments in the area are open.

Selectman Cicolini moved to close the hearing. Chair seconds 4-0.

Selectman Cicolini moved to grant the request of Sara Oviedo d/b/a Purple Lotus Massage Therapy for Special Permit (S-2) to allow business to offer massage therapy to be located at 27 Essex Street, Assessor's Plan 2011, Lot 81 with the conditions of the Health Dept. that a copy of her licensed be submitted; hours of operation Monday through Friday 9 am to 10 pm and Saturday 9 am to 8pm; one massage therapist to service up to six clients per day; Swedish Massage, Oncology Massage, Hot Stone Massage, and Deep Tissue Massage. Chair seconds

Roll call vote:

Selectman Brazis, yes; Selectman Cicolini, yes; Selectman D'Eon, yes; Selectman Panetta, yes.

8:00 PM Old Saugus Restaurant, Inc. d/b/a Jimmy's Steer House, 114 Broadway, for transfer of stock; and for pledge of stock of the All Alcohol Common Victualer's License .

Attorney Joseph Brodigan, 40 Broad St., Boston was present with applicant Antonios Karapatsas and explained transfer from 4 owners to 1 existing owner and no financing involved, but pledge of stock and Liquor License. Selectman Cicolini expressed concern with pledge. Selectman Brazis agreed and said he would like counsel to look at it. The Chair agreed and suggesting continuing the hearing. Atty. Brodigan said if there are any changes in beneficial interest it must be approved by the local licensing authority and ABCC. Selectman Brazis said there are a lot of layers here and would feel more comfortable if he could hear from counsel. Selectman Cicolini said this is not a reflection on the business, but would also like to check with counsel.

Any in favor or opposed? None.

Selectman Brazis moved to continue the hearing to June 21<sup>st</sup> and to send application to Special Counsel to review. Chair seconds 4-0.

8:05 PM J.Flo LLC d/b/a Floramo's Clubhouse, 817 Broadway, for transfer of All Alcohol Common Victualer's License FROM: Papagayo Saugus Inc., 817 Broadway; and for change of manager TO: Jeffrey Floramo. Application is also being made for Entertainment License.

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Attorney Richard Magnan, 194 Central Street was present with applicant Jeffrey Floramo and explained application with same hours, gave applicant's experience and described entertainment of 12 televisions and 1 juke box and said he sent request today to delete any reference to d/b/a and they will be applying if approved. The Chair asked what relationship he has with Chelsea location. Mr. Floramo said it is his uncle. The Chair said there was no menu in the packet. Atty. Magnan said it will be similar to Floramo's. Selectman D'Eon asked number of seats. Mr. Floramo said 240 occupancy with 190 seats, the same. The Chair asked if its 1 TV and 1 juke box. Atty Magnan said it was his error and they are requesting 12 televisions and 1 juke box. The Chair noted fees owed the Town. Atty. Magnan said they will be satisfied before final transaction. The Chair asked when they will be open. Mr. Floramo said August. The Chair asked if he is familiar with liquor Rules & Regulations. Mr. Floramo said yes. The Chair asked if any outdoor seating. Mr. Floramo said no only indoor. The Chair asked if same layout. Mr. Floramo said it will be same set up.

Any in favor or opposed?           None.

Selectman Cicolini moved to close the hearing. Chair seconds 4-0.

Selectman Cicolini moved to grant the request of J.Flo LLC, 817 Broadway, for transfer of All Alcohol Common Victualer's License FROM: Papagayo Saugus Inc., 817 Broadway; and for change of manager TO: Jeffrey Floramo.; and to approve Entertainment License for twelve televisions and 1 juke box; hours of operation 11:00 am to 12:30 am 7 days a week; seating capacity 190 and total capacity 240; Board of Health requirement that applicant must submit all required plan review documents for review and approval prior to conducting construction or opening establishment. The Chair added: Licensed premise to consist of 5,869 s.f., one floor with four rooms including dining room, kitchen and lavatories. Chair seconds vote 4-0.

Selectman Brazis moved for recess. Chair seconds 4-0.

Meeting recessed at 8:38 PM.

The Chair called the meeting back to order at 8:45 PM.

Old Business:           Land donation 5 Court St. (tabled on 5/17/17)

The Chair said she did go see the lot at 5 Court Street and it abuts Town owned land and there's a paper street to access it and asked the Manager if he had any thoughts on it. The Manager said different departments looked to and didn't see any immediate benefit and noted minimal tax and said it's up to the Board. The Chair said she likes that it abuts Town owned land and would increase our open space and could consider for future land sale. The Manager cautioned and advised if they accept it they should leave as open space. Selectman Cicolini said the owners could sell it and build on it and feels it would be in the best interest of the Town as open space. Selectman Brazis agreed but feels there's a reason its open land. Their clerk explained the parents have passed away and it was their wish to donate it to the Town. Selectman Brazis asked if they tried to sell it before. The Chair said no. Selectman Brazis said if it is their wish he has changed his mind and will support accepting the land. Selectman Cicolini said as clarification it is a gift to the Town at no cost.

Selectman Cicolini moved to take 5 Court Street land donation off the table. Chair seconds 4-0.

Selectman Cicolini moved to accept the gift of land located at 5 Court Street. Chair seconds 4-0.

The Board requested a letter of appreciation be sent to the family.

New Business:           Annual review of fees set by the Board of Selectmen

The Chair asked if the Board had opportunity to review the survey provided and late information sent today, where the Board has the option to continue discussion, schedule a public hearing or vote to take no action. Selectman Cicolini said he would like to continue for more time to review ate information received.

Selectman Cicolini moved to continue to next meeting. Chair seconds 4-0.

Manager's Report:

The Manager reported the budget wrapped up earlier than in has in prior years and thanked the Finance Committee and Town Meeting; and announced a Special Town Meeting was held and voted to

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support the Special Election the Board called with two questions on the ballot to fund school projects; and invited the Board and the public to attend grand opening of Bristow Park tomorrow at 7pm and thanked the Board, Finance Committee and Town Meeting for their support.

The Chair said it was great Town Meeting finished so efficiently and attributes it to the Town Manager's informational meetings with Town Meeting Members and thanked the Finance Committee and everyone for working together. The Manager thanked the Board and said if there are agreed upon goals, it's ok to have disagreement on how to get there, but collaboration and working together brings positive change.

Approval of minutes: May 11; and May 17, 2017

Selectman Brazis moved to approve the May 17, 2017 minutes. Chair seconds 4-0.

Selectman Cicolini moved to approve the May 11, 2017 minutes. Chair seconds 4-0.

Member's Comments:

Selectman Cicolini thanked the Manager for timely follow-up on issues that arise; and offered kudos on the budget; and commented Bristow Park looks amazing; announced Special Election on June 20<sup>th</sup> and said he is in full support.

Selectman Brazis said he is looking forward to seeing everyone at Bristow Park; and encourage people to get out and vote.

Selectman D'Eon said she has pride in this Town and now especially with the parks and encouraged all to go out and vote.

The Chair announced Saugus Theatre Company play; said she received invitation to Vitale scholarship ceremony and read part of a letter complimenting the park; congratulated graduates and wished them well; and said the Veterans Council did an excellent job on Memorial Day; and announced Friday morning breakfast at the American Legion.

Citizen's Comments None.

The Manager mentioned why June 20<sup>th</sup> is a tremendous opportunity to save money on construction due to our bond rating, which is the highest it's ever been. There is an estimated \$7.2 million in savings in actual tax dollars due to our favorable bond rating. The Chairman agreed noting there won't be a less expensive time to build a new Middle/High School. The Chair stated that she hoped everyone would vote in favor of the two articles on June 20th.

Selectman Brazis moved to adjourn. Chair seconds 4-0.

Meeting adjourned at 9:33 PM.

Respectfully submitted,

Wendy Reed, Clerk