

MEETING MINUTES
BOARD OF SELECTMEN
JUNE 26, 2008

At 6:30 p.m., Chair Carol Lisbon called the meeting to order with member Joseph Melican present. Also present were David W. Ramsay, Town Administrator, and Greer Pugatch, Administrative Assistant. David W. Heinlein was absent from the meeting this evening.

ATTENDANCE: David Buczek, Barbara Vounatsos, Dana Hayes, Kathleen Hayes, Gary Moore, Chris Hayes, Wayne Johnson, Ray Breton, John Vounatsos, Bruce Rieth, Damon Nobile, Anne Donovan, Gary Moore and other abutters and concerned citizens; John Carrigg and Attorney Peter Freeman, Dover Village; Caren Ochendusko, Dover Citgo gas station; Henry Faulkner & Charles Ognibene, Planning Board; Ford Spalding, Dover Community Center Building Committee; Dave Stapleton, Warrant Committee

PRESS: Jen Roach, D-S Press

Attorney Peter Freeman re: Dover Village

Mrs. Lisbon welcomed the citizens present as well as John Carrigg and his legal counsel, who requested this meeting to discuss the redesigned plans for Dover Village. The original plans for this housing development were first presented to the Board of Selectmen and other interested parties in April of 2005.

Attorney Peter Freeman spoke on behalf of Mr. Carrigg, who is the principal for this proposed Chapter 40B project on County Street at the site of the Citgo gas station. He said that the original design, consisting of 16 attached units in two buildings, has been scaled back substantially. The current plan includes four detached two-story single-family houses (2,346 SF each) with garages, one of which would be an affordable-rate house. Mr. Freeman said that a rudimentary analysis indicates that traffic and emissions would be lowered significantly if the gas station was replaced with this project. He asked the Board to consider making this a LIP (Local Initiative Program) application, which would entail the Town taking the lead on seeking Chapter 40B approval from the Department of Housing & Community Development to support and expedite the process.

Abutters and other interested citizens and boards voiced a number of concerns, including the following: the proposed buildings are very close to abutting properties, with one house only a few feet away from three of the proposed buildings; possible reductions in property values and privacy; and increases in traffic volume and related safety issues. Neighbors have already dealt with past clean up of residual contamination from a gas leak and oil dumping at the gas station site, and are concerned about the potential for new drainage and Title V compliance issues on this small parcel. Attorney Freeman responded that his client is willing to work with neighbors and involved Town departments on legitimate land use concerns.

Mrs. Lisbon said that the Zoning Board of Appeals would take the lead on any further actions related to this project. She thanked those in attendance for their input, and assured citizens and town officials that they will be kept fully informed of any future meetings/hearings. Further comments from citizens and town boards pertaining to Dover Village may be submitted in writing to the Board of Selectmen's office or other involved

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Town departments as this process proceeds. This matter will be taken up again at a later date when the full Board is present.

Cable Franchise License Hearing

Mrs. Lisbon reported that Cable T.V. Advisor Bob DeFusco has asked that the cable franchise license hearing for Verizon, which was adjourned from March 10th, be continued from this evening to September 18th. She said that while Dover is anxious to bring in competition, it is important to negotiate an agreement with Verizon with terms comparable to those the Town has in its agreement with Comcast. The Board maintains full confidence that Mr. DeFusco will do so, and thanked him for his efforts on behalf of the Town.

Mr. Melican moved to continue the [cable franchise license] hearing to September 18, 2008 at 7:00 p.m., seconded by Mrs. Lisbon; it was unanimously voted.

Appointments

Mrs. Lisbon encouraged interested citizens to contact the Selectmen or their office during this appointment season if they would like to volunteer.

Mr. Melican moved to appoint John Sugden, Carlton Sherman and James Ford Spalding to the Board of Fire Engineers for a period of one year effective July 1, 2008, seconded by Mrs. Lisbon; it was unanimously voted.

Mrs. Lisbon thanked the Fire Engineers for their years of service and their willingness to continue to serve in this capacity. Mr. Spalding commented that the new fire truck will be at the high school on Saturday for training exercises.

Mrs. Lisbon thanked Karen Goldaber, who has resigned from the Conservation Commission, for serving on that board.

Mrs. Lisbon moved to appoint Paul Angelico to the Conservation Commission as a full member to fill the remainder of William Schulz's unexpired term effective July 1, 2008 and expiring on June 30, 2010, and to appoint William Schulz as an associate member for a period of one year effective July 1, 2008, seconded by Mr. Melican; it was unanimously voted.

Mrs. Lisbon thanked Tobe Deutschmann for serving as a Fence Viewer for the past several years as is the tradition in Dover for past Selectmen.

Mrs. Lisbon moved to appoint Kathy Weld as a Fence Viewer for a period on one year effective July 1, 2008, seconded by Mr. Melican; it was unanimously voted.

Mr. Melican moved to appoint Carl Akins and John Walsh to the Finance Committee on Roads for a period of three years effective July 1, 2008, seconded by Mrs. Lisbon; it was unanimously voted.

Mr. Melican moved to appoint Mary Hornsby to the Personnel Board for a period of three years effective July 1, 2008, seconded by Mrs. Lisbon; it was unanimously voted.

Ford Spalding re: Dover Community Center Building Committee Update

Mr. Spalding reported to the Board that the Dover Community Center Building Committee (DCCBC) has not made any decisions or taken any definite direction regarding the Caryl

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School site at present. Options being examined include tear down leaving open space; use of the current or a new building by the Town and/or a private developer; creation of a community center at another site (e.g., adjacent to the library).

The DCCBC recently considered putting out a Request for Proposals (RFP) to see what kinds of uses a private developer might propose for the land and/or the building at Caryl School. Rick Henken of the Public/Private Partnership subcommittee offered advice as a private developer, and distributed an RFP used for the sale and development of a comparable former school site in Great Barrington. Mr. Ramsay provided the DCCBC with an RFP which resulted in the long term lease of land by the Town of Medfield for a health and recreation facility. Mr. Spalding asked citizens to give their input on potentially selling the land at the Caryl School site or entering into a long term lease of the property. Mr. Ramsay suggested putting out an open-ended RFP to see what proposed uses a private developer might have for the land and/or building. The DCCBC will continue this discussion at its July 9, 2008 meeting.

Mr. Spalding told the Board that the DCCBC has put together a subcommittee to review the 2003 Caryl School Deferred Maintenance Study to guide decisions about replacing and installing building systems, and also to consider adding an athletic facility and/or a café to the existing building. A second subcommittee will be created to study the current and future program uses for a community center with input from various potential stakeholders. He and Mrs. Lisbon encouraged citizens interested in participating in this process to contact them.

Approve Draft Police Department Dispatch Area Renovation Committee Charge & Designer Selection Procedure

Mrs. Lisbon observed that the police department dispatch area renovation study approved at the May 2008 Town Meeting is ready to begin. Mr. Ramsay has prepared a draft charge for the establishment of a committee comprised of the Police Chief, the Town Administrator and the Superintendent of Building Maintenance to conduct the designer selection process, present the finalists to the Selectmen for their vote and work with the selected architect on the actual design. The RFP for designer selection will go out this summer and proposals submitted will be rated by the committee in the fall.

Mrs. Lisbon asked for a motion to approve the composition, charge and procedure as presented. It was so moved by Mr. Melican, seconded by Mrs. Lisbon; it was unanimously voted.

Other Business:

Execute Town Accountant Contract Addendum

Mrs. Lisbon said that the amendment to the Town Accountant's contract which adds a \$1,000 stipend in recognition of her certification is ready for execution.

Mr. Melican moved to amend the [Town's Accountant's] agreement, seconded by Mrs. Lisbon; it was unanimously voted.

Special License

Mrs. Lisbon noted that Riverside Community Care of Dedham has applied for a special license for an event at Elm Bank on October 3, 2008.

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Mr. Melican moved to approve the special license, seconded by Mrs. Lisbon; it was unanimously voted.

Reserve Fund Transfer – Solid Waste

Superintendent of Streets Craig Hughes is requesting a Reserve Fund Transfer to cover major repairs to the compactors at the transfer station. A Prior Notice in the amount of \$10,100 was approved by the Board of Selectmen in March of 2008.

Mr. Melican moved to approve a request for a transfer from the Reserve Fund in the amount of \$6,500, seconded by Mrs. Lisbon; it was unanimously voted.

Adjournment

At 7:37 p.m., Mr. Melican moved to adjourn, seconded by Mrs. Lisbon; it was unanimously voted.

DOVER BOARD OF SELECTMEN

David W. Heinlein, Clerk