

**Board of Selectmen
Agenda
Municipal Center Resource Room
Tuesday August 3, 2021**

7:00 PM

- Call to Order
- Pledge of Allegiance
- Chairman Announcements
- Citizen's Forum

1. NorthBrown, LLC – Amendment to the Regulatory Agreement – Possible Vote(s)
2. Planning Board – Proposed Zoning Amendment for Restaurants – Possible Vote(s)
3. Consider ZBA Alternate Re-Appointment – Possible Vote(s)
4. Approve Minutes – Possible Vote(s)
5. Town Administrator's Report
6. Open Session for Topics Not Reasonably Anticipated 48 Hours in Advance of the Meeting
7. Executive Session:
 - a. Collective Bargaining - (Joint Meeting with Water Commissioners)
 - b. Interest in Real Property
 - c. Litigation
 - d. Investigation(s)
8. Adjournment

Note: Times are estimates unless denoted as a Hearing.

The Town of Douglas is an equal opportunity provider, and employer.

Board of Selectmen
Meeting Minutes
August 3, 2021

•**Call to Order:** Chairman Kevin Morse called the meeting to order at 7:00 pm in the Municipal Center Resource Room. In attendance: Timothy Bonin, Hal Davis, Mike Fitzpatrick, TA Matthew Wojcik, and Lisa Freeman (Executive Assistant).

•**Pledge of Allegiance (00:08):**

•**Chairman Announcements (00:28):** N/A

•**Citizen's Forum (00:34):** N/A

1. NorthBrown, LLC – Amendment to the Regulatory Agreement - Possible Vote(s) (00:40):
In the packet is a Modification to Comprehensive Permit for North Village; see Determinations 1 – 3, on April 7, 2021, reviewing the Applicant's March 31, 2021 Notice of Project Change request and all relevant documents and after discussion of the proposed modifications with the Applicants representatives, Ken Frasier (Building Commissioner), Fire Chief Kent Vinson, John Furno (Highway Superintendent), Brian Winner (Zoning Board Counsel) voted unanimously, by roll call vote, to find that the three modifications are insubstantial modifications to the Comprehensive Permit. Mr. Bonin made a motion to amend the regulatory agreement siting the insubstantial changes, Mr. Davis seconded, all in favor, aye.

2. Planning Board – Proposed Zoning Amendment for Restaurants – Possible Vote(s) (05:45):
EDC members Robert Minarik and Carol Gogolinski were in attendance to answer any questions.
In the packet is a memo from the Planning Board Chair, Tracy Sharkey regarding the proposed Zoning By-Law Amendment, Appendix A. If the Board of Selectmen support said Zoning By-Law amendment, as presented, the next step will be a Public Hearing before the Planning Board, in accordance with MGL Chapter 40A, Section 5. The ultimate intention is to see if the Town will vote, at the next Special Town Meeting this November, to amend the Zoning By-Laws, Schedule of Use Regulations, Subsection C. Commercial, 8. Restaurant, in Zoning Districts RC-1, RC-2, and VR as described in the memo. Mr. Davis made a motion to recommend the zoning by-law change with the planning board, Mr. Bonin seconded, all in favor.

3 Consider ZBA Alternate Re-Appointment – Possible Vote(s) (22:54):

Mr. Davis made a motion to appoint Mr. Luis Tusino for a (3) year term as the ZBA Alternate, Mr. Bonin requested to discuss further before seconding the motion.

(23:50) – (37:00): Further discussion regarding the ZBA Re-Appointment.

Mr. Bonin seconded, all not in favor, (3) aye, (1) opposed.

4 Approve Minutes – Possible Vote(s) (39:28):

June 15, 2021 Meeting Minutes - Mr. Bonin made a motion to approve the minutes as presented, Mr. Davis seconded, all in favor, aye.

June 15, 2021 Executive Meeting Minutes – Mr. Bonin made a motion to approve the minutes as presented, and retain all. Mr. Fitzpatrick seconded, all in favor, aye.

June 29, 2021 Meeting Minutes – Mr. Morse made a motion to approve the minutes, as presented, Mr. Davis seconded, all but Mr. Bonin in favor, aye.

APPROVED
August 24, 2021

June 29, 2021 Executive Meeting Minutes – **Mr. Morse made a motion to approve the minutes as presented, and retain all, Mr. Fitzpatrick seconded, all but Mr. Bonin in favor, aye.**
(*Mr. Bonin abstained, as he was not in attendance at the June 29, 2021 meeting.*)

5. TA Report:

- (41:42) – (44:20) - Zoning Boards / Zoning – Split Lots
- (44:36) – (55:21) – Open Meeting Laws / Remote – Decision made to reach out to Chairs to get their input, and re-visit at next BOS meeting.
- (55:23) Smart Board Cart obtained from IT for \$300, the Smart Board itself can be purchased for around \$3,000. It will be well worth it to tie it into the cable broadcasting, and for specific meetings. Will revisit later in the year to see where the budget is.
- (57:00) Project kick-off meeting with Marcus Communications for the public safety radio project. They are still pursuing FCC licensing, and negotiations with area towers. The project should be complete by the end of the fiscal year.
- (59:11) Capital - Currently working on RFQ for the design work of the Town Hall Generator Project.
- (01:01:08) – (01:04:56) Update on FD Lightning Strike – This incident revealed a break in the system and could be a \$350,000 Capital Project, with a service upgrade as well as a new generator.
- (01:04:58) – (01:06:07) Community Development Interim Planner
- (01:06:08) – (01:08:56) Possible New Website Vendor
- (01:09:00) – (01:12:21) Meeting Minute Taker Position & Deputy Assessor Position
- (01:12:26) – (01:14:00) COVID-19 Update

6. Open Session for Topics Not Reasonably Anticipated 48 Hours in Advance of the Meeting (01:14:00): N/A

7. Executive Session: Mr. Bonin made a motion at 8:14pm, to go into Executive Session for the purpose of Collective Bargaining with Water Commissioners. Also discuss Interest in Real Property, Litigation, and Investigation(s) and to return to Regular Session for the purpose of adjournment, Mr. Fitzpatrick seconded the motion, all in favor – aye. Roll Call Vote: Hal Davis – aye, Kevin Morse – aye, Timothy Bonin – aye, Mike Fitzpatrick – aye.

At 8:15 pm The Water Sewer Department Meeting was called to order for the purpose of Collective Bargaining, Roll Call Vote: Robert Josey, Colin Haire. The Executive meeting was moved to the Selectmen's Office and reconvened at 8:22 pm.

8. Adjournment: Mr. Fitzpatrick made a motion at 9:19 pm, to leave Executive Session, and return to Regular Session for the purpose of adjournment. Mr. Davis seconded the motion, Roll Call Vote: Timothy Bonin – aye, Kevin Morse – aye, Mike Fitzpatrick – aye, Hal Davis – aye.

Respectfully submitted,



Lisa C. Freeman
Executive Assistant