

**Selectmen Present:** Gary Vanderweil, Chairman  
Edwin Carr  
Frederick Koed  
Ralph Dormitzer  
Paul Carlson

**Others Present:** William R. Griffin, Town Manager  
Jennifer Oram, Recording Secretary

Chairman Gary Vanderweil called the meeting to order at 7:00PM.

**Town Manager’s Report**

Town Manager, William Griffin, informed the Board and the community that the Town has been awarded a Section 319 Grant for stormwater best management practices. The grant is for \$450,000 and the Town has to match it with \$100,000. Mr. Griffin extended congratulations to both the Stormwater Management Committee and Norfolk Ram.

Mr. Griffin announced that the position left vacant by the passing of Richard Barrrows will be advertised as open. He urged anyone interested in the position to express so in writing.

Mr. Griffin also pointed out that in the Board’s packet, there was a copy of the letter from the Harbor Committee responding to a letter mailed earlier this summer by 11 commercial fishermen. The committee has said they would meet with the delegation of fisherman to discuss the matter.

Mr. Griffin also reminded the Board and the community that all flags should be at half staff to honor September 11<sup>th</sup>. In addition, there will be a moment of silence will be observed at 8:46AM.

**Selectmen’s Comment Period**

Selectman Edwin Carr stated that he received two calls from residents on Parker Avenue and Border Street expressing concern about the sidewalk area that has been constructed with the seawall project. They are concerned about the fact that when people park along this stretch, the road goes down to one lane. Mr. Griffin explained that he and Mark Brennan looked at this site and the plan is currently to put rolled sidewalks and a painted line so cars could park in closer, without obstructing the road as well as the sidewalk.

**Public Comment Period** – Merle Brown of 546 Beechwood Street expressed his concern about the angular parking in the village area across from Independence Hall. He states that in the early morning, trucks park there and block the entire road. He suggests that a “No Truck Parking” sign be installed. In addition, he suggests that the 15 minute parking sign that is currently in front of Bia Bistro be moved.

**Beechwood Ballpark Committee – Dedication Ceremony** – Merle Brown and Glenn Pratt addressed the Board. They reviewed what has been done to the park. To celebrate the newly renovated park, they announced that on Saturday, September 29, 2007 there will be a dedication ceremony. The day will include the ceremony, a home run derby and events for the kids. They would like to close Doane Street for the day. **Selectman Dormitzer moved to close the area of Doane Street that runs along the park from 7AM – 7PM on Saturday, September 29<sup>th</sup>. Selectman Carr seconded the motion, and the vote**

**was unanimous.** The Board thanked Mr. Brown and Mr. Pratt for all of their hard work and fundraising efforts for the project.

**Capital Budget Committee Presentation** – Chairman Steve Gaumer, and members David Bergers and Peter Decaprio addressed the Board. Mr. Gaumer reviewed a memo that he and his committee had prepared for the Board. The memo reviewed their proposal to establish a Capital Maintenance Fund. He stated that with a great deal of help from Finance Director, Michael Buckley, they have compiled a complete asset inventory for the Town. Their rough estimate is \$93 million dollars; with an estimated depreciation of these assets in the amount of \$3.1 million per year. The Town currently funds zero dollars towards these depreciation costs. They propose the Town establish a stabilization fund for capital maintenance. The fund would be financed through an annual \$500,000 appropriation at Town Meeting. There was then a lengthy conversation about what the Town has spent on capital maintenance in the past, and how something like this would work presently. Chairman Vanderweil asked the Committee if they had put together a long range plan of what assets would need to be fixed or replaced. He stated he would like to see where the capital budget would fall from year to year as debt continues decreasing. Mr. Gaumer stated that they did not have this list presently, but one could be compiled and presented to the Board at a future date. The Board thanked the Committee for all of their hard work. Chairman Vanderweil asked Mr. Griffin to give the Committee a depreciation schedule and asked for the committee to come back with the presentation he has requested.

**Red Lion Inn – Status of Manager & Expansion Plans** – Mr. Gerd Ordelheide, owner of The Red Lion Inn, addressed the Board. Mr. Ordelheide confirmed that they have a Manager candidate and will be ready to address the application at the next meeting of the Board.

Mr. Ordelheide is proposing to add 32 new rooms/units to the property. He stated that the majority of his money is generated through the wedding business. He feels he is losing money to other area hotels. He is also considering selling some of these rooms/units as a time share to offset the losses in the off wedding 'season'. He is proposing to build these units in the area that is currently a parking lot up behind the barn entertainment facility. To replace the spots lost to the expansion, and in an effort to help the town, he is offering to pay for the construction of a new parking area near the tracks and the teen garage. He estimates the cost of the lot would be about \$500,000 and his engineer, Neil Murphy, states that he thinks that it would add about 61-71 new spots in the downtown area. Selectman Carr stated that it would be beneficial to know how many spots would be lost to the Red Lion with the proposed addition of rooms. Selectman Carr also expressed concern about the additional noise that abutters would be subject to. Mr. and Mrs. Michael Karp of 91 South Main Street, direct abutters, expressed their concern about the proposed construction. They stated that they are opposed to it, and that it's already too noisy as it is. Chairman Vanderweil stated that when the MBTA constructed the lot in the village, 30 parking spaces were lost. A proposal like this could really help. Selectman Koed agreed, and said that it would be hard for the Town to turn down this kind of offer. Chairman Vanderweil suggested that Mr. Griffin ask the Village Planner and the Economic Development Committee what their thoughts were on the proposal. The Board thanked Mr. Ordelheide for his time.

**Rosalie Collins Lucki – Access to Property on South Main Street** – Mr. Tom Gruber updated the Board on Ms. Lucki's behalf as her Attorney advised her to not speak. Mr. Gruber reviewed the history of the situation at length, to help the Board understand how it came to be that Ms. Lucki lost access to her property on 425 South Main Street due to the Greenbush Project. The situation has been going on for over two years, and now the negotiations have come to an end. Originally the MBTA hired a local

Attorney to secure the necessary documents and signatures for Ms. Lucki to go before the Scituate Zoning Board of Appeals. Scituate has a bylaw that requires a variance if more than three homes need to use a right of way for access to their property. This was done, and right before the Attorney was to proceed and make the filing, the MBTA sent a letter pulling out of the effort. Mr. Gruber has contacted both Senator Hedlund and Representative Bradley asking them to intervene with the MBTA. At this point, nothing has happened, but he will keep the Board apprised of the situation. Selectman Koed stated that he could not believe how much hardship the MBTA is causing one person. Selectman Dormitzer asked if a letter should be written to the MBTA stating the Board would meet with whomever necessary to get this issue resolved. Mr. Griffin said that prior to writing this letter, he will speak with Representative Bradley to get his input. The Board thanked Mr. Gruber for the update.

**Schedule Special Town Meeting & Set Date to Close Warrant** – Mr. Griffin suggested the Board schedule the Special Town Meeting for Tuesday, November 13, 2007. This is a bit later than usual due to Veteran’s Day falling on Monday, November 5<sup>th</sup>. With this date, the warrant would need to be closed on September 21, 2007. Selectman Dormitzer expressed concern about the meeting occurring on a Tuesday. He felt it should be held on Monday as people tend to travel for business on Tuesdays. Mr. Griffin explained that the Town needs to set a tax rate, and going later makes that more difficult. He suggested the Board be strict about the amount of articles allowed on the warrant. The Board agreed. **Selectman Carr moved to approve the date of the Special Town Meeting for November 13, 2007 at 7PM, and the closing of the warrant for September 21, 2007. Selectman Koed seconded the motion, and the vote was unanimous.**

**Vote to refer Zoning Articles to Planning Board for Public Hearings** – The Board has been asked by Mr. Griffin to refer the Zoning Articles for Public Hearing. Selectman Dormitzer expressed concern about the proposed “Wind Energy Conversion Facility Bylaw”. He felt that the decibel levels needed to be addressed. Chairman Vanderweil stated that he felt the lot size requirements needed to be looked at. The Board asked that this bylaw be moved to the Annual Town Meeting. The Board would also like to move the “Zoning Bylaw Amendment – Section 4.2 Permitted Uses, Table of Use Regulations” (also a Wind Energy Bylaw) to the Annual Town Meeting. The Board will refer the Village District Bylaw to the Planning Board for a public hearing. **Selectman Carlson moved to defer the Wind Energy Conversion Facility Bylaw and the Zoning Bylaw Amendment – Section 4.2 Permitted Uses Table of Use Regulations to the Annual Town Meeting. Selectman Carr seconded the motion, and the vote was unanimous. Selectman Carlson moved to refer the Village District Bylaw to the Planning Board for a public hearing. Selectman Carr seconded the motion, and the vote was unanimous.**

**Approve State Bond Anticipation Notes** – Selectman Carr moved to approve and sign bond anticipation notes in the amount of \$1,395,743. These notes will fund the Harbor Seawalls, Forest Ave. and P.W.E.D projects until the Town receives reimbursement from the State. Selectman Carlson seconded the motion, and the vote was unanimous.

**Minutes** – Selectman Carr moved to approve the minutes of May 21, 2007. Selectman Dormitzer seconded the motion, and the vote was unanimous (4-0, Selectman Carlson abstained).

Selectman Carr moved to adjourn the meeting. Selectman Koed seconded the motion, and the vote was unanimous.

Meeting adjourned at 9:05PM.  
Respectfully submitted,  
Gary Vanderweil  
Chairman