

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

**Selectman Absent:** Gary Vanderweil, Chairman

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

Acting Chairman, Edwin Carr, called the meeting to order at 7:00PM.

### **Town Manager's Report**

Town Manager, William Griffin, reminded the Board and the community that there would be a joint budget meeting with the Board of Selectmen, Advisory Committee and the School Committee at the Middle High School on Thursday, February 28, 2008 at 7:30PM.

### **Selectmen Comment Period**

Selectman Frederick Koed congratulated Merle Brown on his being named the Cohasset Mariner's Citizen of the Year.

Selectman Ralph Dormitzer stated that it was his understanding that on February 14, 2008, the FAA implemented their new flight procedures. He stated that they have begun with basic changes, but that he can already hear a difference [in the flight traffic].

Selectman Paul Carlson suggested that there be lunch served at the Annual Town Meeting to help keep a quorum. Mr. Griffin suggested that this be mentioned at the joint meeting with the School Committee on Thursday as they may have organizations that would want to provide this.

Acting Chairman Carr encouraged the community to attend the joint meeting on Thursday.

**Licenses and Permits** – Selectman Dormitzer moved to approve a one-day liquor license for a fundraiser at the Our World Children's Global Discovery Museum on Friday, February 29, 2008.

Selectman Koed seconded the motion, and the vote was unanimous (4-0).

**Minutes** – Selectman Koed moved to approve the minutes of February 4, 2008 as written. Selectman Carlson seconded the motion, and the vote was unanimous (3-0, Selectman Carr not present for the meeting of 2.4.08). Selectman Carr moved to approve the minutes of February 11, 2008 as written. Selectman Koed seconded the motion, and the vote was unanimous (3-0, Selectman Dormitzer not present at the meeting of 2.11.08).

**Candidates for Committee Appointments** – Mr. Jack Creighton of 23 Cushing Road addressed the Board. Mr. Creighton reviewed his background for the Board and explained his interest in serving on the Conservation Commission. **Selectman Dormitzer moved to appoint Mr. Jack Creighton as an Associate Member of the Conservation Commission. Selectman Koed seconded the motion, and the vote was unanimous (4-0).**

**Right of Entry for West Corner Culvert Replacement Project** – Selectman Carlson moved to sign the Right of Entry to the West Corner Culvert Project. This will allow for the Massachusetts Highway Department and its duly authorized agents permission to enter upon Town property in connection with the reconstruction of the West Corner Culvert. Selectman Koed seconded the motion, and the vote was unanimous (4-0).

**Change of Manager – Red Lion Inn** – Proposed Manager, Gerald M. Galligan of 53 Bedford Street in Quincy, MA addressed the Board. Mr. Galligan reviewed his background for the Board. Selectman Koed asked if he would be given the control by the owner to run the location properly. Mr. Galligan assured the Board that he was indeed in charge, and that Inn owner, Gerd Ordelheide had made this clear. Selectman Dormitzer moved to accept Mr. Galligan’s application as the proposed new Manager of the Red Lion Inn. Selectman Carlson seconded the motion, and the vote was unanimous (4-0).

**Candidates for Committee Appointments** – Mrs. JoAnn Mirise of 40 Jerusalem Road Drive, reviewed her background and why she would like to become a member of the Alternative Energy Committee. Selectman Koed moved to appoint JoAnn Mirise to the Alternative Energy Committee. Selectman Dormitzer seconded the motion, and the vote was unanimous.

### **Town Meeting Article Review**

**#19 Affordable Housing Trust** – Mr. Thomas Callahan and Mr. Clark Brewer, of the Cohasset Housing Partnership addressed the Board. Mr. Callahan explained that the committee feels that establishing this Trust is a necessary tool to develop affordable housing in the Town. The committee used Hingham’s Affordable Housing Trust Bylaw as a model to write the proposed Cohasset version. Selectman Dormitzer stated that he was not against the proposed Affordable Housing Trust, but he was concerned about control. Selectman Dormitzer asked if the committee would consider, as suggested by Town Counsel, that the Board have majority control. Mr. Callahan stated that he did not feel that the Board would have time to do this and thus that that is why they have been appointed. He added that he did not feel the Board would need to be concerned as there are so many controls already in place. He stated that the Trust could not use funds or enter in to other projects without the approval of the Board. Selectman Carlson stated that he shared some of Selectman Dormitzer’s concerns and wondered if the committee would consider putting a five year “sun set” on the trust. Mr. Callahan said he would. Mr. Brewer stated that the committee would review language of the proposed Trust and come back before the Board with some other suggestions.

**#20 Zoning Bylaw – Inclusionary Zoning** - Mr. Callahan and Mr. Brewer addressed the Board. Mr. Callahan explained that Cohasset does have an Inclusionary Provision in the Zoning Bylaw that passed at the 2006 Annual Town Meeting. There is also one included in the TOD district bylaw also passed at the 2006 Annual Town Meeting. This proposed version would replace these with a more comprehensive version. Selectman Dormitzer stated that he felt the bylaw as written was too complex and would like it clarified more with examples. He stated that this would help him understand the possible impact of such a Bylaw. Mr. Brewer agreed that the proposed Bylaw was very complex, and that it did need some editing. Mr. Callahan stated that they will be bringing it to the Planning Board in a week, and would then like to bring it back before the Board.

**#25 Citizens Petition – Operation of Leaf Blowers** – Petitioner Marcus Ramsden addressed the Board. Mr. Ramsden is proposing to limit gas and gas generated electric leaf blower usage to Tuesday through Saturday from 9AM – 5PM. If violated, the penalty would be a \$200.00. Selectman Dormitzer stated

that he was not opposed to some sort of ordinance, but that he was not sure this one was a good idea. He feels that the homeowner should not be fined, and that perhaps the focus should be on commercial use. There was a lengthy conversation amongst the Board and Mr. Ramsden about the how such an ordinance would be enforced. **Selectman Dormitzer moved to not recommend Article #25. Selectman Carlson seconded the motion, and the vote was unanimous (4-0).**

**Selectman Carlson moved to ajourn the meeting. Selectman Koed seconded the motion, and the vote was unanimous. Meeting adjourned at 9:02PM.**

Respectfully submitted,  
Edwin Carr  
Acting Chairman