

Selectmen Present: Ralph Dormitzer, Chairman
Robert Spofford
Frederick Koed
Gary Vanderweil
Edwin Carr

Others Present: Jennifer Oram, Recording Secretary

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

Town Manager’s Report

Chairman Dormitzer announced that Town Manager, William Griffin, would be out due to minor emergency surgery. The Board wishes Mr. Griffin a speedy recovery.

Selectmen Comment Period

Selectman Robert Spofford informed the Board that his daughter had been involved in a small car accident on 3A. He said that all was fine, but that he would like to thank the Cohasset Police and Fire for the extremely professional way they handled the incident.

Continuation of Public Hearing – Right of First Refusal

Chairman Dormitzer announced that this was a continuation of the Public Hearing opened on February 26, 2007. Selectman Gary Vanderweil recused himself from this hearing and moved to a seat in the audience. The Board must decide if they would like to exercise their right of first refusal or waive it on the 37.5 acre parcel owned by Mr. Osbourne Ingram. Selectman Carr had asked that the hearing be continued so that he could do some research on his own. Mr. Carr stated that he was able to go visit the Vendanta Centre. He said that the Centre had been there since 1920. He said that the location was very peaceful and that the additional land would be beneficial as an additional buffer to the Centre. Selectman Carr said that he was also able to have lunch with Mr. Ingram. He stated that Mr. Ingram was very much in favor of selling his property to the Cohasset Land Foundation (CLF). Selectman Spofford then added that he had a chance to talk with both Chairman Dormitzer and Selectman Carr about the land. He stated that although he felt the Town is losing a great opportunity, he also respects Mr. Ingram and all that he has done for the Town. Selectman Spofford asked that the next venture the CLF enters in to, be more focused on affordable housing. Chairman Dormitzer then added that the Board had been in receipt of a letter from an abutter expressing concern about flooding should any of the parcels be developed. He asked that the CLF be aware of this, and address these concerns.

Selectman Carr moved that the Board of Selectman waive their right of first refusal on the Ingram property. Selectman Fred Koed seconded the motion, and the vote was unanimous 4-0 (Selectman Vanderweil recused).

Annual Town Meeting Article Review

Article – 27 – Library Revolving Fund - Library Director, Jackie Rafferty, explained why they were requesting to start a Library Revolving Fund. She stated that she and the trustees were looking for ways to supplement their budget. She stated that when patrons of the library find out that the fees they pay go into the Town’s General Fund, they are not happy. She stated she would rather the money go back in to the library directly. After a brief discussion, members of the Board stated they would feel more comfortable discussing the revolving fund when Mr. Griffin was present. Ms. Rafferty explained that there were there this evening to state their case, and that they would come back at a future date as they still needed to go before the Advisory Committee for their recommendation. The Board thanked her for her time.

Article – 20 – Affordable Housing Trust Fund – Members of the Cohasset Housing Partnership Committee, Tom Callahan and Galt Grant, as well as the Town’s Housing Consultant, Judi Barrett, addressed the Board. Mr. Callahan explained how this proposed Trust Fund would work. He stated that the Bylaw was written using examples of the same type of Bylaw that is being used in Duxbury and in Hingham. He stated that this fund would give the Housing Partnership more flexibility to be able to act quickly with various land acquisitions. For example, if a home was foreclosed on, the Partnership would have access to funds to make an offer on the land. This would avoid having to wait for a Town Meeting appropriation. There was then a lengthy conversation discussing why this type of fund would need to be set up. Chairman Dormitzer stated that he was concerned about a committee working independently and therefore falling away from the political process. Mr. Callahan explained that the Partnership is comprised of Town officials, and that they have ethics and rules to follow. He stated that they would still need to come before the Selectmen to get final approval for any purchases. Selectman Spofford asked if this Bylaw should pass, would that dissolve the Housing Partnership, to which Mr. Callahan said it would. He stated that if the Bylaw should pass, he would then come before the Board and ask them to dissolve the Partnership as it exists, and then create the Trust with the same membership. Selectman Spofford stated that he was uncomfortable with this as he felt the partnership had just been created and that he was still getting to know them. There was then another lengthy conversation after which the Board decided to wait on voting until Mr. Griffin could be present.

Article 13 – Senior Multi-Family Residence Overlay District (SMFROD) – Virginia Messenger of the Cedermere Development came before the Board. This article requests a change in the language of the current Bylaw which states that anyone under the age of 55 can only visit for two weeks. The new language allows a more flexible amount of time. **Selectman Spofford moved to recommend the article. Selectman Koed seconded the motion, and the vote was unanimous.**

Article 14 – Zoning Bylaw Amendment – Village Business “VB” District. This amendment creates an additional zoning district. **Selectman Vanderweil moved to recommend the amendment. Selectmen Koed seconded the motion, and the vote was unanimous.**

Article 15 – Zoning Bylaw Amendment – DB and VB District Dwellings for More than One Family Allowed by Special Permit – After a brief discussion, it was decided that Selectman Koed would talk with members of the Planning Board to get more information to help clarify this article. The Board agreed to move this discussion until the next meeting on Wednesday, March 7, 2007.

Article 12 – Capital Improvements Bylaw – Members of the Capital Budget Committee, Mark Baker, Peter Decaprio and David Bergers, addressed the Board. This article is being brought forward to help bring more definition to what this Committee does. Mr. Baker explained that the Bylaw has been drafted with the guidance of Mr. Griffin. There was then a lengthy conversation amongst the committee and the Board as to where the cut off would be in regard to what purchases the Committee would be required to advise on. Mr. Baker explained that they were trying to get a littler more leverage to ensure people would seek their advice and thus encourage departments to do more long term capital planning. He stated that the ultimate goal was to further define the committee and what constitutes a capital project or equipment request as there seemed to be some confusion. Chairman Dormitzer expressed some concern regarding the language in the proposed Bylaw, and asked if they could wait to review it with Mr. Griffin. He stated that he favorable in doing some sort of change, but would like to wait until the Wednesday meeting.

Article 24 – Stormwater Management Bylaw – Chairman of the Stormwater Committee, Marty Nee, as well as Board of Health member Stephen Bobo, and Technical Specialist, Mark Bartlett, all addressed the Board to review this article. Mr. Nee first thanked all of the other members of this committee, as well as the public for all of the help and input on this article. He stated that they have incorporated many changes based on their feedback and input. There was then a lengthy conversation about what the focus of the Bylaw should be and where priorities of the Committee should fall, i.e. flooding v. pollution, etc. Selectman Vanderweil stated that he felt that the proposed Bylaw was intermingling three things: Permit requirements for construction on one acre or more, drain regulations and flood control. He stated that the he feels that one acre requirements could be handled through the Building Department. As for the drain regulations, he feels that the Board of Health could handle this by following the EPA requirements. And as for flood control, he said he would much rather hire an engineer to design a flood control master plan. He stated that he is reluctant to add another regulatory body to the Bylaws. Further discussion was then had about what the Board would like from the Stormwater Committee. Chairman Dormitzer stated that he did want something to be passed, but suggested that perhaps they break up the article and pass things in pieces. Chairman Dormitzer feels they had done a great job, but would hate to see it voted down on Town Meeting Floor. Selectman Koed suggested they do a recommendation on the floor of Town Meeting. **In the end, Selectman Vandeweil moved to indefinitely postpone the article. Selectman Spofford seconded the motion. Selectmen Vanderweil, Spofford and Chairman Dormitzer voted for indefinite postponement. Selectmen Koed and Carr voted against (3-2).**

Article 22 – Supplemental Funding for Sewer Expansion Projects - Sean Cunning, Chairman of the Sewer Commission, and Engineering Consultant, Dan Coughlin, addressed the Board about this article. Mr. Cunning explained that due to the increased inflation, as well as an increase in cost for petroleum based products and construction materials, they are seeking an additional \$2 million dollars to act as a contingency. The Commission is borrowing the funds for the sewer expansion from the SRF, and they require a 10% contingency budget. Selectman Spofford expressed concern about where the current expenses are on the project, and whether or not the permit will be issued at all for the Little Harbor area. Mr. Coughlin assured Selectman Spofford that they are on track to receive the permit on time. Mr. Cunning concurred, and stated that both the Commission and Mr. Coughlin have done everything correctly to obtain all of the permits. Mr. Coughlin stated that all of the planning is done for the project, except for the drainage aspect. He also stated that they may need to go back to Town Meeting for additional appropriations for paving. **Selectman Vanderweil moved to recommend the \$2 million dollar contingency appropriation. Selectman Carr seconded the motion, and the vote was unanimous.**

Article 26 – Funding for Drainage Improvements – Water Commissioner, Glenn Pratt, and Engineering Consultant, Dan Coughlin, addressed the Board. Mr. Pratt explained that this article has been recommended by Mr. Coughlin. The funds would be used to implement drainage improvements while the streets are already open for the sewer expansion. **Selectman Spofford moved to recommend the \$1 million dollar appropriation. Selectman Carr seconded the motion, and the vote was unanimous.**

Article 25 – Easements for West Corner Culvert Replacement Project – **Selectman Vanderweil moved to recommend the granting of both the temporary and permanent easements to the Massachusetts Highway Department. Selectman Spofford seconded the motion, and the vote was unanimous.**

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

Meeting adjourned at 10:35PM

Respectfully submitted,

Ralph S. Dormitzer
Chairman