

Date: October 5, 2020

Date Minutes Approved: October 19, 2020 TOWN CLERK

BOARD OF SELECTMEN

2020 OCT 20 PM 1:57

OPEN SESSION MINUTES

DUXBURY, MASS.

Present: Theodore J. Flynn, Chair; David J. Madigan, Vice Chair; and Amy M. MacNab, Clerk

Staff: René Read, Town Manager; John Q. Adams, Finance Director; and Nancy O'Connor, Executive Assistant

Others: Members of the Duxbury Affordable Housing Trust

CONVENED IN OPEN SESSION (*via remote participation of the Board members and staff*)

I. CALL TO ORDER This meeting was called to order at approximately 7:00 pm.

This Open Meeting is being conducted remotely consistent with Governor Baker's Executive Order of March 12, 2020, due to the current State of Emergency in the Commonwealth due to the outbreak of the COVID-19 Virus. In order to mitigate the transmission of the COVID-19 Virus, we have been advised and directed by the Commonwealth to suspend public gatherings, and as such, the Governor's Order suspends the requirement of the Open Meeting Law to have all meetings in a publicly accessible physical location. Further, all members of public bodies are allowed and encouraged to participate remotely. The Order, which you can find posted on our agenda, allows public bodies to meet entirely remotely so long as reasonable public access is afforded so that the public can follow along with the deliberations of the meeting. For public access – please email at occonnor@town.duxbury.ma.us or call-in at 781-934-1100 x5400 for questions or comments.

This meeting is convening via Zoom video conference produced and recorded by PACTV, and can be viewed live on the Duxbury Government Access Channels – Verizon 39 or Comcast 15; or for those without cable, on PACTV's Prime streaming channel at PACTV.org/LIVE. This meeting will then be available via video on-demand on PACTV's website.

II. OPEN FORUM/PUBLIC COMMENTS: No official “open forum” as these are remote meetings. No public comments via phone calls were received during this meeting.

III. NEW BUSINESS

7:01pm Water & Sewer Commissioners – Water & Sewer Commitment FY21 #1

Ms. MacNab moved that the Board of Selectmen adjourn the meeting as Selectmen in order to meet as the Water & Sewer Commissioners, with the intent of re-convening as Selectmen afterward.

Seconded by Mr. Madigan Roll Call Vote: Mr. Flynn-Aye; Mr. Madigan-Aye; Ms. MacNab-Aye

Ms. MacNab moved that the Board of Water & Sewer Commissioners instruct the Treasurer to collect the following amount for water and sewer usage charges totaling **\$1,269,282.25** for Water and Sewer Commitment #1 of FY21.

Seconded by Mr. Madigan Roll Call Vote: Mr. Flynn-Aye; Mr. Madigan-Aye; Ms. MacNab-Aye

Ms. MacNab moved that the Board adjourn their meeting as Water & Sewer Commissioners and re-convene as Selectmen.

Seconded by Mr. Madigan Roll Call Vote: Mr. Flynn-Aye; Mr. Madigan-Aye; Ms. MacNab-Aye

Discussion pertaining to proposed Affordable Housing on Railroad Ave – presented by Matt Walsh

Mr. Matt Walsh, owner of the DuxPlex and this property on Railroad Ave towards Alden Street, provided information about the proposed housing. He stated that there would be three buildings on just under a four-acre parcel consisting of Town houses with Unit size of 1200-1300sq/ft. two, six-unit buildings and one eight-unit building, for a total of twenty units.

He confirmed that he has not yet filed anything to date. He mentioned that he had preferred to not go the 40B route, but that he has to because this will not be a mixed building (no commercial – just residential). He told the Board that he was there tonight to explain his proposal, answer any questions, and ask for their support as a Local Initiative Project (LIP).

Mr. Madigan asked the Affordable Housing Trust Chair if they have done friendly 40B's in other places to get around density issues. Ms. Diane Bartlett responded that they have used the friendly 40B approach. She continued to say that at their meeting on August 27, 2020, the Duxbury Affordable Housing Trust supported this project on 3.92 acres. She added that the Trust felt that this would be excellent for the neighborhood and a nice addition to the Town as there are many places within walking distance and the design fits in with the character of the Town.

Mr. Madigan remarked that they would support this project when it comes up on an agenda.

Ms. MacNab also stated that this is a good location, but that she would like to see plans because of the historic water and contamination issues in that area. Mr. Walsh responded that Mr. Mike Juliano, while developing that area, cleared up all the contamination issues on his property, but because of historic erased lot lines, his property (DuxPlex) was also investigated, but it all worked out.

Ms. MacNab also wanted to clarify that there were twenty units overall, it is two stories, and the units have two bedrooms and two bathrooms, with a market price around \$550,000. Mr. Walsh also confirmed that the condo fee would be about \$150, and the cost of the affordable units would be about \$263,000. Ms. Bartlett confirmed that that was the price given by DHCD back in August.

A resident question was asked (via text message) as to whether or not there would be moderate units. Mr. Walsh responded that that was not part of the proposal as they are not counted towards the affordable quota, but there may be room for that as nothing is etched in stone.

More general information: Although six units will be affordable under our State's rules; more importantly all of the remaining units will be priced between 500-550k. This project is consistent to Duxbury's Housing Production Plan by providing an opportunity for housing to young families. Each unit will be two bedrooms with two bathrooms. There will be three Buildings which are consistent to two other developments on Railroad Ave, but this one will be forced to be permitted under "40B" since it will be all residential with no new commercial units. All other zoning By-Laws will be followed. The project will also allow us to connect the side walk down RR Ave from the Alden Cross Walk to the Oysterman. These buildings/units would be similar to those at Turtle Pine Village in Kingston.
<https://www.turtlepinevillage.com/>

Discussion pertaining to Order of Taking for 761 Temple Street Property

Mr. Read confirmed that this matter was not being discussed at this meeting, but rather in an Executive Session at the next Selectmen's meeting on Monday, October 19, 2020.

Acceptance of Donation of over 100 masks for the Town Clerk's poll workers

AIS is a 30-year old office furniture manufacturer based in Leominster. During the pandemic, they felt compelled to help and started the "Sew the Masks" initiative. The program provides high quality, washable and reusable facemasks sewn by their production team and volunteers from all over the country. Their ambitious goal was to sew and donate one million masks to first responders and those at risk as well as polling workers and city officials. AIS has graciously donated over 100 facemasks to the Town Clerk's office to accommodate our poll workers.

Ms. MacNab moved that the Board accept, with extreme gratitude, the AIS company's donation of over 100 facemasks for the Town of Duxbury's election poll workers.

Seconded by Mr. Madigan Roll Call Vote: Mr. Flynn-Aye; Mr. Madigan-Aye; Ms. MacNab-Aye

IV. TOWN MANAGER'S REPORT

Mr. Read stated that all Town employees returned to work today full time, however, the building is still not yet open to the public as we are moving forward cautiously – especially given that there were thirteen new Covid cases last week and six over the weekend, which are worthy of concern.

V. COMMITTEE APPOINTMENTS/RE-APPOINTMENTS/RESIGNATIONS

Ms. MacNab moved that the Board of Selectmen appoint or re-appoint as follows:

<u>Duxbury Bay Management Commission</u>	<i>(Joe Messina-Chair)</i>	
William "Skip" Bennett	Re-appointment	06-30-23
Jake Emerson, Harbormaster	Re-appointment as <i>ex officio</i>	06-30-23
Linda Brodie	Resignation	
Chuck Leonard	Resignation	
<i>We thank them both for their service and wish them well.</i>		

Seconded by Mr. Madigan Roll Call Vote: Mr. Flynn-Aye; Mr. Madigan-Aye; Ms. MacNab-Aye

The Duxbury Bay Management Commission has two open seats.

The Nuclear Advisory Committee also has two open seats.

If anyone is interested in volunteering on a board or committee, you are encouraged to fill out a Talent Bank form, which can be found on the Town's website under the Forms & Documents tab.

VI ONE-DAY LIQUOR LICENSE REQUESTS - None

VII EVENT PERMITS - None

VIII MINUTES

Ms. MacNab moved that the Board of Selectmen approves the 09/28/20 Selectmen's Executive Session Minutes, as presented and amended, with the contents to remain confidential until the need has passed. *Seconded by Mr. Madigan. Mr. Flynn-Aye; Mr. Madigan-Aye; Ms. MacNab-Aye*

Ms. MacNab moved that the Board of Selectmen approves the 9/24/20 Selectmen's Open Session Minutes, as presented. *Seconded by Mr. Flynn. Mr. Flynn-Aye; Mr. Madigan-Abstained; Ms. MacNab-Aye (Mr. Madigan was not in attendance)*

Ms. MacNab moved that the Board of Selectmen approves the 9/28/20 Selectmen's Open Session Minutes, as presented.

Seconded by Mr. Madigan. Mr. Flynn-Aye; Mr. Madigan-Aye; Ms. MacNab-Aye

IX ANNOUNCEMENTS

1) Recognition of Deputy Chief Chris West on his Retirement

With very little fanfare the Duxbury Fire Department said goodbye to Deputy Chief Christopher B. West after 35 years of service to the Town. He started as a Call Firefighter on July 1, 1985, hired as a fulltime Firefighter on June 16, 1987, and was promoted to Deputy Chief July 1, 2006. His official date of retirement was October 2, 2020. He headed up the department's fire prevention and code enforcement, all while overseeing the day-to-day operations keeping busy with making sure the apparatus ran right and the equipment was top notch.

The Board of Selectmen thanks Deputy Chief West for his dedication to the Town and its residents, his professionalism and work ethic, and the pride of service he brought to work every day. We wish Deputy Chief West all the best for a happy and healthy retirement.

2) Next Scheduled Selectmen's Meeting will be on Monday, October 19, 2020 @ 7:00PM

X ADJOURNMENT

Ms. MacNab moved that at approximately 7:37PM, the Board of Selectmen adjourn the Executive Session and simultaneously reconvene and adjourn in Open Session.

Seconded by Mr. Madigan Roll Call Vote: Mr. Flynn-Aye; Mr. Madigan-Aye; and Ms. MacNab-Aye

Minutes submitted by Nancy O'Connor

LIST OF DOCUMENTS

- 1) *Agenda*
- 2) *Water & Sewer Commissions Agenda and Commitment #1 FY21*
- 3) *Railroad Ave Affordable Housing Documents*
- 4) *Acceptance of Donation of facemasks*
- 5) *Committee Appointments/resignations*
- 6) *Executive and Open Session Minutes (Executive Session minutes to be maintained confidential until the need has passed)*
- 7) *Announcements*