

**MINUTES OF THE SELECT BOARD MEETING
JULY 20, 2022**

PRESENT: Daniel W. Trabucco (Chairman), John G. Brown, Jr. (Clerk), Rebecca Coletta (Selectwoman), Steven Ciciotti (Selectman), William Chenard (Town Manager), Judy Parks (Affordable Housing), Noreen Brown, Dana Bean, Carol Dodge, Vincent Cogliano, Karen Ames, Mark Ames, Elin Flashman, and others.
NOT PRESENT: Tracy Marino (Vice Chair)

At 7:00 pm Mr. Trabucco opened the meeting with the Chairman's statement.

ANNOUNCEMENTS

All Pembroke residents, stakeholders and neighbors are invited to review the Pembroke Open Space and Recreation Plan at <https://www.pembroke-ma.gov/conservation-commission/open-space-committee/files/open-space-plan> and attend a Zoom meeting to share their thoughts and concerns at a session on July 21 at 6pm. Mr. Brown shared the hours of the Senior Center which will be open regular business hours, and the library which will open on Sunday during this heat wave as cooling centers and all are welcome.

JUDY PARKS, AFFORDABLE HOUSING COMMITTEE AND NOREEN BROWNE, SOUTH SHORE HABITAT FOR HUMANITY: DISCUSSION OF POSSIBLE FALL TOWN MEETING ARTICLE

Affordable Housing Chair Judy Parks was present to share the AHC goal of obtaining affordable housing stock in town for young families, first time homebuyers, workforce members and seniors. The Committee heard from Habitat for Humanity and their concept of building three to four single family homes in town that would be affordable for young family or workforce housing and the Committee wanted to present this to the Board for consideration of land donation to achieve the goal. Town parcels have been identified as possible sites and the Town could consider donating land and, in return, would have deed restricted, income restricted properties to add to the town's Subsidized Housing Inventory (SHI); the town is at 9.5% as of the 2020 census figures, and the goal is to surpass 10% and reach 15%. Noreen Brown, the Director of Project Development for South Shore Habitat for Humanity, was present to gauge interest in the town's desire to either donate town land or use CPC funds set aside for affordable housing to acquire then donate land for the purposes of SSHFH to build a house for applicants whose income is no more than 60-80% of average median income (a household of four would be no more than \$103,000). They would like to work with the Assessor's office and the Town Manager to identify parcels that would suit a single-family home project, most of which would require zoning relief which would then be applied for as a "friendly 40B" project. DHCD would then be the monitoring agent to ensure that the home would remain in the program. They have just built their 63rd and 64th home in Hingham on Whiting Street. As parcels are still being researched, there may not be time for fall town meeting, possibly spring. Ms. Parks stated that first a viable location must be found and then the AHC would build community support for the project prior to introducing an article for town meeting. Discussion ensued on town owned property and the disposition thereof as well as building restrictions imposed by the town's zoning bylaws including lot size, wetlands, setbacks, nonconformances and more.

VOTE – FY22 YEAR END TRANSFERS

Mr. Chenard explained that year end transfers address line items that have gone over budget annually and this is typical and an annual vote to transfer between cost centers. Mr. Chenard stated that the Advisory Committee voted to transfer these year-end amounts at their last meeting. Ms. Coletta moved to transfer the listed sum of \$115,313 as requested by the Town Manager. Mr. Ciciotti seconded the motion. The vote was unanimously in favor.

VOTE AUTHORIZATION OF POLICE DETAIL FOR SEPTEMBER 6TH PRIMARY ELECTION IN ACCORDANCE WITH VOTES ACT

Mr. Brown moved to authorize the use of a police detail for the September 6th Primary Election, with each precinct needing no fewer than one (1) officer at any given time and allow the Chief of Police to determine which officers to hire and assign officers to their respective precincts in accordance with the VOTES Act of 2022. Ms. Coletta seconded the motion. The vote was unanimously in favor.

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7:30 PUBLIC HEARING: MODERN LUX SPACES, LLC D/B/A MODERN LUX SPACES, PEGGY VOLCY, MANAGER, NEW GENERAL ON PREMISES ALL ALCOHOLIC BEVERAGES LICENSE AT 42 WINTER STREET, SUITE #11 PEMBROKE

Ms. Peggy Volcy and Ms. Janelle Davis were present before the Board on their application for a General on Premises All Alcohol license for their event venue space at 42 Winter Street to serve liquor; food will be catered and not prepared on premises. Ms. Davis stated that she is a wedding and event planner, and the plan is to transform the space for weddings, banquets, bar mitzvahs, and more. To book a function or reach a planner, their website is www.Modernluxspaces.com, telephone number is 339-234-6581 and they can be reached by email at info@modernluxspaces.com. Mr. Trabucco asked if anyone was present to speak in favor of the application; there were none. Mr. Trabucco asked if anyone was present to speak in opposition to the application; there were none. Ms. Coletta moved to close the public hearing; Mr. Brown seconded the motion. The vote was unanimously in favor. Mr. Ciciotti moved to approve the application of Modern Lux Spaces, LLC for a New General on Premises All Alcoholic Beverages license to be exercised at 42 Winter Street Suite #11, consisting of two stories containing approximately 3,200 square feet, containing offices, restrooms, a function hall for events, and two exits subject to the approval of the ABCC. Ms. Coletta seconded the motion. Mrs. Dodge asked how many people the event space can accommodate, Ms. Davis stated that occupancy is between 150-200 people in 3,000 square feet. The vote was unanimously in favor.

VOTE ANNUAL REAPPOINTMENT: COMMISSION ON DISABILITIES, DANIEL ROBINSON, JOYCE STEPHENS

Ms. Coletta moved to reappoint Daniel Robinson and Joyce Stevens to the Commission on Disabilities, term to expire June 30, 2025. Mr. Ciciotti seconded the motion; the vote was unanimously in favor.

VOTE THE REAPPOINTMENT OF SPECIAL/RESERVE POLICE OFFICERS

Ms. Coletta moved to reappoint the slate of eligible Reserve Officers for one year, term to expire June 30, 2023, as submitted by Police Chief MacDonald; Mr. Brown seconded the motion. The vote was unanimously in favor.

VOTE TO OPEN FALL TOWN MEETING WARRANT AUGUST 1 AND CLOSE ON AUGUST 12 AT NOON

Ms. Coletta moved to declare the Fall Special Town Meeting warrant open August 1, 2022 and close the Fall Special Town Meeting warrant on August 12, 2022 at 12:00 pm Noon. Mr. Ciciotti seconded the motion. The vote was unanimously in favor.

TOWN MANAGER'S REPORT

Community Center Project Update

Mr. Chenard wanted to address the bid process and funding availability. The general contractor and subcontractor qualification process is underway but there are already seven fully qualified general contractors which allows for diverse bid opportunities. In the subcontracting trades, there is only one fully qualified elevator contractor so that is the only open category to date. Discussion ensued regarding details of the prequalification process. Sub bid contractor's bids are due August 10th at 1pm and general contractor's bids are due August 17th at 1pm. Discussion ensued on resolving the gap in funding; further redesign to reduce the cost will change the programming as voted by the town and reduce revenue to fund operating costs. The Board can consider a special town meeting prior to the fall meeting or place an appropriation vote on the fall warrant. Consensus was achieved on going to town meeting with bid numbers to present actual figures to residents to ensure transparency for the vote. Discussion ensued on the bid process, prequalifying process, opening of sub bids and expectations of general contractor bids. Mr. Chenard read the list general contractors who prequalified. Mr. Chenard reviewed details of the building; the plan can be viewed on the town website at: <https://www.pembroke-ma.gov/home/news/community-center-building-project>. Discussion ensued on the marketing of room and space sponsorships to fund items for the facility, both temporary and permanent.

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Water Ban

Mr. Chenard updated the Board and the public on the improvements to the water pressure and tank levels and stated that he hopes to be able to remove the water ban shortly; however, with a Level One Critical Drought determination by DEP, water use will still be restricted once the ban is lifted.

LIAISON UPDATES

Ms. Coletta volunteered to liaise with the Recreation Commission, so they are included in future programming discussions. Mr. Ciciotti attended the recent Planning Board meeting wherein they discussed the MBTA adjacent community required zoning change that will be presented at town meeting.

At 8:30 pm Mr. Trabucco read the upcoming issues from the agenda. Mr. Brown moved to adjourn; Ms. Coletta seconded the motion. The vote was unanimously in favor.

MATERIALS & EXHIBITS

Year End Transfer List (TM Office)

VOTES Act Requirements (Town Clerk/TM Office)

ABCC New GOP License Application and Addenda, P. Volcy for Modern Lux (TM Office)

Special/Reserve Officer Reappointment Request, R. MacDonald (Police/TM Office)