

**MINUTES OF THE SELECT BOARD MEETING
JULY 19, 2023**

PRESENT: Daniel Trabucco (Chair), Steven Ciciotti (Vice Chair), Tracy Marino, (Clerk), John G. Brown, Jr., (Selectman), Richard Flynn (Selectman), William Chenard (Town Manager), Sabrina Chilcott (Asst. Town Manager), Marie Hughes (American Legion), Don Bryant, Linda Osborne, Maureen Jasie, and others.

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

VETERANS AGENT DAVID MCPHILLIPS: ARTHUR MOUNCE PHOTO INSTALLATION DEDICATION

Mr. McPhillips and American Legion member Marie Hughes gave a history of Veteran Arthur Mounce, a photo of whom was to be hung in the Veterans Hall. Mr. Brown made a motion to allow the photo of Arthur Mounce to be hung on the Killed in Action wall, Ms. Marino seconded, the motion passed unanimously.

DISCUSSION AND VOTE: SELECT BOARD REPRESENTATIVE TO SCHOOL COMMITTEE VOCATIONAL ED COMMITTEE

Ms. Marino stated that she was interested in serving on the committee. Mr. Flynn made a motion to appoint Ms. Marino to the School Committee Vocational Ed Committee, seconded by Mr. Ciciotti, the motion passed unanimously.

VOTE RIGHT OF FIRST REFUSAL: 40B AFFORDABLE HOME RESALE AT 31 PATRIOT WAY #25

Mr. Trabucco explained the importance of keeping affordable housing units in the inventory. Mr. Chenard stated that the town was in danger of losing affordable housing units in the future. Mr. Trabucco stated that if the board did not exercise their right of first refusal, the town would need to pay the purchase price of the home. Mr. Chenard explained the challenge of the affordable housing formula related to the income qualifications that make it difficult to find a buyer for these properties. Ms. Chilcott explained the process of right of first refusal properties. Discussion ensued regarding affordable housing. Ms. Marino made a motion to waive the Right of First Refusal of 31 Patriot Way Unit #25, Pembroke and allow the property to be marketed for sale by DHCD to eligible buyers within the 40B program, seconded by Mr. Brown, the motion passed unanimously.

VOTE REAPPOINTMENT OF THREE-YEAR TERMS

Mr. Ciciotti made a motion to reappoint the slate of candidates as presented, terms to expire June 30, 2026, seconded by Ms. Marino, the motion passed unanimously.

VOTE MINUTES OF MEETING OF JUNE 21, 2023

Ms. Marino made a motion to accept the minutes of June 21, 2023, seconded by Mr. Brown, the motion passed four in favor, Mr. Trabucco abstaining as he was not present.

REVIEW AND DISCUSS: SELECT BOARD FY24 GOAL TEMPLATES

Mr. Ciciotti began the discussion and reviewed his research of other town's goal templates. He proposed creating a goals and priorities working group made up of members of the Select Board to then draft and present goals at a future board meeting. All board members agreed. Mr. Ciciotti volunteered to be a member of the group, as well as Ms. Marino. Mr. Brown moved that Ms. Marino and Mr. Ciciotti be part of the FY24 working group for goals, Mr. Trabucco seconded. Mr. Flynn asked for clarification on submitting ideas, Mr. Trabucco recommended that ideas be submitted to Ms. Chilcott for distribution to the group. The motion passed unanimously. Mr. Trabucco asked for everyone to submit attainable goals.

REVIEW AND DISCUSS: CREATE GENERAL BYLAW REVIEW SUBCOMMITTEE

Mr. Trabucco discussed what discussions had been had by previous boards regarding this topic. Mr. Flynn volunteered to participate in the committee. Mr. Ciciotti suggested keeping the subcommittee small, perhaps limited to five members. He also suggested having two Select Board members on the subcommittee. Mr.

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Flynn suggested three at-large citizens to participate. Discussion ensued regarding the make up of the subcommittee. Mr. Trabucco suggested one Select Board member, with said member being the Chairman of the subcommittee. Mr. Ciciotti moved to create a general bylaw review subcommittee made up of five members, with Mr. Flynn as the Chair, and four citizen at-large members, Mr. Brown seconded, the motion passed unanimously.

TOWN MANAGER'S REPORT

Mr. Chenard explained that there had been phone outages in Town Hall and that he was moving forward with a new phone system soon. He announced that Susie Scholl had resigned from the School Committee and that they were available for two dates in August to choose a replacement to fill Ms. Scholls seat until the next election. All Select Board members agreed that they were available for August 21, 2023.

Mr. Ciciotti asked the timeline on the Public Safety Building. Mr. Chenard stated that there was an appeal during the OPM bidding process that needed to clear up. He stated that he may have to re-post the bid but was waiting on legal counsel for guidance. Mr. Trabucco discussed the current site of the building being currently used as a staging area for the state road project; Mr. Chenard stated that the site would be cleared by the time construction was set to begin. Discussion ensued regarding the site of the new building.

Mr. Brown asked for an update on the Congress Street culvert. Mr. Chenard stated that there was a slight delay in obtaining the precast materials. He stated once those precast materials arrive, the company is set to begin. He stated that there was no official timeframe, but he anticipated a start in August.

LIAISON UPDATES

Mr. Ciciotti updated the board regarding the Master Plan. He reminded the public to take the available survey on the website (www.pembrokemasterplan.com). Ms. Chilcott said she would publicize the survey via the Town's social media and website. He stated that there would be another public forum in the fall.

Ms. Marino thanked Ms. Scholl for her service to the School Committee. She also shared that there was a tour of South Shore Vo-tech that Mr. Flynn has attended the previous week.

COMMUNITY COMMENT

Mr. Trabucco discussed the intersection of Oldham Street and West Elm Street, noting the various issues with the intersection. He stated that the neighbors had asked about considering a round about for that area. Mr. Chenard stated that a round about could be challenging based on his research. He stated that the town would also have to fund that project, but Ms. Coletta was working with OCPC to investigate all the options. Mr. Chenard also stated that the police would be installing the electronic speed sign that also records speed data. Ms. Jasie discussed her experience with the intersection as she is a resident of West Elm Street. She recommended that the vegetation near the intersection be trimmed to help with visibility. Mr. Chenard noted that he had discussed a tree trimming along roadway program with the DPW Director.

Mr. Trabucco read the upcoming issues. At 8:03pm, Ms. Marino moved to enter executive session to discuss strategy with respect to litigation if an open meeting may have a detrimental effect on the litigating position of the public body and the chair so declares regarding PFAS Pollution and Remediation Multi-District Litigation; and (6) to consider the value of real property if the chair declares that an open meeting may have a detrimental effect on the negotiating position of the public body regarding 660 Washington Street, not to return to open session, and Mr. Brown seconded the motion. The vote was unanimously in favor.

At 8:45pm, Mr. Brown moved to adjourn, seconded by Mr. Flynn, the motion passed unanimously.

MATERIALS & EXHIBITS

Right of First Refusal – 31 Patriot Way #5 (TM Office)
Minutes (TM Office)