

**MINUTES OF THE SELECT BOARD MEETING
DECEMBER 6, 2023**

PRESENT: Daniel Trabucco (Chair), Steve Ciciotti (Vice Chair), Tracy Marino (Clerk), John G. Brown, Jr., (Selectman), Richard Flynn (Selectman), William Chenard (Town Manager), Dean Harrison, Angela Natella, Josh Natella, Charles Cushing, Andrew Wandell, and others.

At 7:00 pm Mr. Trabucco opened the meeting by introducing the BSA Troop for Girls and invited them to lead the Pledge of Allegiance.

SCHEDULED APPOINTMENT: BSA TROOP 143 FOR GIRLS

Mr. Charles Cushing introduced the troop to the Board. He introduced Ella who highlighted the troops accomplishments in the short period of time that they had been active. She invited the board to their first Court of Honor on December 19. Ms. Marino noted that her daughter is a member of the troop. Mr. Trabucco wished the members of the troop good luck.

SCHEDULED APPOINTMENT: DEAN HARRISON FOR JOSH NATELLA: PROPOSED 40B PROJECT AT 52 PLAIN STREET AND POSSIBLE VOTE OF SUPPORT

Homeowners Angela and Josh Natella introduced themselves to the board. Mr. Dean Harrison discussed the proposal for a LIP application located at 52 Plain Street. He discussed what a LIP was for the board and noted that they had been working with the Affordable Housing Committee on a friendly proposal. Mr. Flynn asked if the application were to be voted by the Zoning Board of Appeals, Mr. Harrison confirmed that that would need to happen. Mr. Trabucco explained the role of the Select Board in the 40B process. Mr. Harrison discussed the maximum rent cost for the units, noting that it was the maximum and not necessarily what would be charged to renters. He then discussed the affordable unit rental prices and maximum incomes allowed by the state. Discussion ensued regarding the Select Board's role versus the Zoning Board of Appeals role in the approval process. Mr. Orta, the architect on the project, presented the renderings of the proposed project. Mr. Harrison provided the board with a timeline of the project if a vote of support was taken. Discussion ensued on the different units in the development.

Mr. Wandell spoke on behalf of the Affordable Housing Committee. He stated that the committee does support the project. He stated that the committee appreciates the developer and owners trying to work with the committee on the project. Mr. Flynn noted that the abutters were not notified of the meeting that evening so his vote would not weigh their opinions. He stated that he was interested in hearing from abutters. Mr. Trabucco stated that 40B projects are not required to ask the Select Board for support and that the developer could apply directly to the state and be approved with no input from the town. Mr. Harrison suggested that the board put the vote on hold, and he could unofficially notify abutters of the next meeting to gain their input before the board officially votes. Mr. Ciciotti and Mr. Harrison discussed the difference in applying through LIP versus Mass Housing. Mr. Ciciotti noted that he also wanted to hear from abutters, and he would prefer lower density for the project. Mr. Brown spoke and stated that he was in favor of the project. Mr. Frattasio, an abutter, spoke about his concerns about the project.

Mr. Chenard spoke about the importance of supporting friendly 40B projects in town, noting that it would be detrimental to the community if the town did not support them. Mr. Ciciotti moved to not support the LIP program as presented. Mr. Flynn and Mr. Trabucco discussed supporting versus not supporting the application. The motion to deny was seconded by Mr. Ciciotti, and failed 3 - 2, with Mr. Flynn and Mr. Ciciotti voting to deny. Mr. Brown moved to approve the LIP application and the Affordable Housing Committees recommendation, seconded by Ms. Marino, the motion passed 3 - 2, with Mr. Brown, Ms. Marino and Mr. Trabucco voting in favor of approving the project.

VOTE TO CLOSE NOVEMBER 1, 2023, FY24 TAX CLASSIFICATION HEARING

Mr. Brown made a motion to close the FY24 tax classification hearing, seconded by Ms. Marino, the motion passed unanimously.

MINUTES OF THE SELECT BOARD MEETING

DISCUSS AND VOTE: 2024 SELECT BOARD CALENDAR OF EVENTS AND MEETINGS

Ms. Marino made a motion to accept the 2024 Select Board calendar of events and meetings, seconded by Mr. Brown, the motion passed unanimously.

DISCUSS AND POSSIBLE VOTE: COMMITTEES RENDERED REDUNDANT BY TOWN MANAGER ACT

Mr. Chenard discussed some of the boards that have been rendered redundant by the Town Manager Act. Mr. Chenard advised the board that they should take a formal vote to absolve inactive committees. Mr. Ciciotti made a motion to abolish the Cable Advisory Committee, Energy Committee, and the Cash Management Committee, seconded by Ms. Marino, the motion passed unanimously. There was discussion about the Bylaw Review Committee to bring an article to the Annual Town Meeting to dissolve inactive or redundant committees that had previously been formed at Town Meeting.

VOTE TO APPOINT JOHN MELCHIN TO COUNCIL ON AGING VACANCY

Ms. Marino made a motion to appoint John Melchin to the Council on Aging alternate vacancy, seconded by Mr. Brown, the motion passed unanimously.

VOTE TO ACCEPT RESIGNATION OF KAIRYN RAINER FROM RECYCLING & SUSTAINABILITY COMMITTEE

Mr. Ciciotti made a motion to accept the resignation of Kairyn Rainer from the Recycling & Sustainability Committee, seconded by Ms. Marino, the motion passed unanimously.

VOTE TO APPROVE MINUTES OF NOVEMBER 15, 2023, AND NOVEMBER 28, 2023

Mr. Flynn made a motion to approve the minutes of November 15, 2023, seconded by Mr. Ciciotti, the motion passed unanimously.

Mr. Ciciotti made a motion to approve the minutes of November 28, 2023, seconded by Ms. Marino, the motion passed with Mr. Flynn abstaining.

VOTE ANNUAL LICENSE RENEWALS: COMMON VICTUALER, LIQUOR (CVAA/CVWM/PKAA/GOP), AMUSEMENT DEVICE, LIVE ENTERTAINMENT, SUNDAY ENTERTAINMENT, AS PRINTED ON AGENDA

The board discussed not voting the CV license for Gather Restaurant as members had heard that they moved out of town. The board decided to vote the renewal and leave it up to the business to renew or not.

Ms. Marino made a motion to renew eligible Pembroke liquor licenses as listed on the public agenda for the year 2024, subject to the approval of the DMI, Town Manager and Treasurer as required by the Alcoholic Beverages Control Commission, seconded by Mr. Brown, the motion passed unanimously.

Ms. Marino made a motion to approve the renewal of the list of 2024 Common Victualer, Live Entertainment, Amusement Device and Sunday Entertainment Licenses as listed on the public agenda, subject to the approval of the Health Agent and Treasurer, seconded by Mr. Ciciotti, the motion passed unanimously.

TOWN MANAGER'S REPORT

Mr. Chenard stated that the culvert replacement project at the Herring Run had begun; he asked the public to avoid the area with the culvert for the following few weeks. He stated that as of December, the Community Center was 87% completed, with an anticipated spring opening.

LIASION UPDATE

Mr. Ciciotti updated the board on the Planning Board's most recent meeting which had a conversation about bringing dispensaries to town as a potential citizen's petition. He stated that at the next Master Plan Committee, VHB would be present to discuss comments made by the committee on the draft.

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OLD/NEW BUSINESS

Mr. Ciciotti asked for an update on the action tracker. Mr. Chenard stated that he had updated it. Mr. Ciciotti stated that he would like it posted to the website for the public to view.

ANNOUNCEMENTS

Mr. Brown reminded the public of the Army vs. Navy game to take place at Gillette Stadium during the following weekend.

COMMUNITY COMMENT

Mr. Elin Flashman asked the board to remind the community regarding the switch in electrical suppliers as it had taken effect.

Mr. Trabucco read the upcoming issues. At 9:19pm, Ms. Marino moved to adjourn, Mr. Brown seconded, the motion passed unanimously.

MATERIALS & EXHIBITS

52 Plain Street 40B Packet (TM Office)

2024 Select Board Calendar of Events and Meetings (TM Office)

John Melchin Vacancy Application (TM Office)

Kairyn Rainer Resignation (TM Office)

Minutes (TM Office)