

**MINUTES OF THE SELECT BOARD MEETING  
OCTOBER 26, 2022**

**PRESENT:** Daniel W. Trabucco (Chairman), Tracy Marino (Vice Chair), John G. Brown, Jr. (Clerk), Rebecca Coletta (Selectwoman), Steven Ciciotti (Selectman), William Chenard (Town Manager), Catherine Salmon (Chief Assessor), Jeanne Gigliotti (Assistant Assessor), Kathleen Keegan, Kairyn Rainer, Paul Kabilian, Sabrina Chilcott (Assistant Town Manager), and others.

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

**7:00 BOARD OF ASSESSORS: TAX CLASSIFICATION HEARING, FY23**

Ms. Salmon discussed the estimated tax levy for FY2023 and how the tax rate was determined. She explained the preliminary average single-family assessment and what the proposed single tax rate is. Ms. Salmon also explained the difference between a single tax rate and splitting the tax rate between commercial and residential. The Board of Assessors recommended to the board that they vote a single tax rate and recommended a no vote on the small commercial exemption. Ms. Salmon asked that once the board decided, to continue the hearing instead of closing it. Discussion of a split tax rate versus a single tax rate ensued. Ms. Coletta moved the Pembroke keep the unified tax rate and do not adopt the small commercial exemption, Mr. Ciciotti seconded, the vote passed unanimously. Mr. Trabucco continued the tax classification hearing.

**SCHEDULED APPOINTMENT: KATHLEEN KEEGAN: PEMBROKE CELEBRATES TREE LIGHTING UPDATE, REQUEST FOR USE OF THE TOWN'S ROADS MARCH 18, 2023, FOR PARADE**

Kathleen Keegan and Kairyn Rainer were present and gave an update on the Pembroke Celebrates event held in September. Ms. Keegan thanked the board for their support. Ms. Keegan began discussing the Tree Lighting. She requested to hold the event on December 4, from 3-6pm. She asked to use Curve Street, she has asked the First Church to use their space. She stated that the police department approved her request to block off Curve Street. Ms. Keegan requested that the town replace up to 12 avenue banners for the tree lighting. Ms. Coletta suggested Ms. Keegan reach out to the Chamber of Commerce to take on the banners. Ms. Chilcott explained that the board has been supportive of groups hanging banners and that it may be a good idea for the board to procure banners so that the town can monitor their condition and content. Mr. Trabucco asked for a motion that the Town Manager's office work with the Committee to procure banners, Ms. Coletta moved the motion, Mr. Ciciotti seconded, the motion passed unanimously.

Ms. Keegan asked the board for their support for a parade to take place around St. Patrick's Day in the spring. Mr. Trabucco stated that he would support road closures but requested that funds be secured outside of the town providing them. Mr. Trabucco asked for a motion that pending approval from the Town Memorial Committee to use the Veteran's Memorial Park, the board approved the closure of Curve Street for the tree lighting, Mr. Brown moved the motion, Ms. Marino seconded, the motion passed unanimously.

**7:30 PUBLIC HEARING: KABILIAN'S CAR KARE, INC., PAUL KABILIAN, FOR A NEW CLASS II USED CAR LICENSE AT 104 MATTAKEESETT ST**

Mr. Paul Kabilian explained to the board that he would like to obtain a used car license at 104 Mattakeesett Street. The board asked what the property was being used for, Mr. Kabilian told the board that it used to have a used car license as well. There was discussion about signage, Mr. Kabilian stated he only plans to have a sign with the name of his business out front and eventually on the building. Mr. Ciciotti made a motion to approve the application of Kabilian's Car Kare, Inc. Paul Kabilian for a new class II used car dealer license at 104 Mattakeesett Street, consisting of car repair and used car sales, work area 30'x60' limited to 30 cars for sale outside plus 10 sale cars for repair. Lighting to reflect on owner's property only, subject to conditions imposed by Zoning Board of Appeals in granting car repair permit. Ms. Marino seconded the motion, Ms. Coletta and Ms. Chilcott discussed whether this was an approved use consistent with the current zoning bylaws; the motion passed unanimously.

## **MINUTES OF THE SELECT BOARD MEETING**

### **VOTE TO APPROVE THE MINUTES OF SEPTEMBER 14, 2022, AND SEPTEMBER 28, 2022**

Ms. Marino made a motion to approve the minutes of September 14, 2022, Mr. Brown seconded the motion, the motion passed unanimously. Ms. Marino made a motion to approve the minutes of September 28, 2022, Ms. Coletta seconded the motion, the motion passed unanimously.

### **VOTE RE: APPLICATION OF MODERN LUX SPACES, LLC TO ADD SUNDAY ENTERTAINMENT LICENSE, 42 WINTER ST #11**

Ms. Chilcott explained that the applicant received a liquor license previously, and now they would like to be able to have entertainment on Sundays. Ms. Coletta moved to approve the application of Modern Lux Spaces, LLC for a new indoor live entertainment and Sunday entertainment license to be exercised at 42 Winter Street, suite #11 as presented, Ms. Marino seconded, the motion passed unanimously.

### **TOWN MANAGER'S REPORT**

Mr. Chenard updated the board on the Congress Street culvert. The design work was completed, permitting with Conservation, Mass DEP, and the Army Core of Engineers is moving forward. Once it is all approved, the project would go out to bid with an anticipated completion timeline of Spring 2023. Mr. Chenard discussed the Master Planning process. The Planning Board approved the consultant for the project, and they will be presenting to the Planning Board at the next meeting.

Ms. Coletta asked that the street paving plan and the water capital plan be posted to the website.

### **LIAISON UPDATES**

Mr. Brown spoke to the board about the Public Safety Building Committee requesting that the Select Board invite the Historic District Commission to come to a meeting to discuss the future of the Turner House on Washington Street. Mr. Trabucco agreed to invite the commission to update the board.

### **OLD/NEW BUSINESS**

Ms. Marino announced that the Historical Society has two upcoming events this weekend. She also announced a second Narcan training with Plymouth County Outreach at Town Hall on November 17 at 6pm. Ms. Marino spoke to the board about a potential resident survey to gauge the board's performance. Ms. Chilcott mentioned that it may not be the best idea at the current time because the Master Planning process includes public outreach. Mr. Trabucco stated that competing surveys may accidentally ignore the surveys thinking they are duplicated.

Mr. Brown announced a craft fair on November 5 at the Knights of Columbus to benefit the food pantry.

At 8:10 pm, Mr. Trabucco read the upcoming issues, and asked for motion to adjourn, Mr. Brown moved to adjourn, Ms. Marino seconded, the vote passed unanimously.

### **MATERIALS & EXHIBITS**

Tax Classification Presentation (TM Office)

Class II License Application: Kabilian's Car Kare (TM Office)

Minutes (TM Office)

Sunday Entertainment Application: Modern Lux Spaces (TM Office)