

BOARD OF SELECTMEN MEETING

December 19, 2023

7:00 PM

This meeting is being recorded.

Present: Chairman Debra Panetta, Vice Chairman Jeffrey Cicolini, Selectmen Michael Serino, Anthony Cogliano, and Corinne Riley. Also present, Town Manager Scott Crabtree

Chairman Panetta opened the meeting at 7:00 PM.

All stood for the Pledge of Allegiance

860 Broadway – Regulatory Agreement:

Attorney Paul Feldman representing 860 Broadway, Saugus, MA apartment complex: “Two percent of the units are to be affordable requires deed restrictions to qualify with the State. The agreement has already been signed by the town manager pursuant to his authority, signed by the developer and the state agency. This development is registered with the Land Court, which has specific recording requirements.

When this Regulatory Agreement was presented to the clerk of the Land Court, the clerk said they would like to see that the Selectmen authorize entering of the Regulatory Agreement so that when they record it, they will know it was duly authorized. Saugus town counsel advised the board that the town manager has the authority to sign this agreement.”

Town Manager Crabtree suggested the board take a vote stating agreement with the town manager and the board to sign the agreement, thus satisfying the Land Court. This issue will be coming up again with a small portion on land now in Land Court.

Selectman Cogliano offered the motion to sign the document, Chair Panetta seconds, all in favor? A question concerning notarizing signatures and it was agreed to sign. Motion passes 5-0.

Saugus Cable T.V. Update:

Ms. Maureen Whitcomb, 212 Essex Street, apartment 103, and Ms. Sue Palomba, 73 Appleton Street appeared before the board. Chairman Panetta stated a letter was received from the Director of SCTV. Mr. Michael Pelletier, who is now working 10 hours a week, will be resigning, and the board would like to know the status of filling these positions.

Ms. Palomba stated that presently they have Michelle Fox and Anthony Moschella as co-executive directors, sharing responsibilities with John Prudent as well. Clark was hired to work part-time; 30 hours and his rate will be determined at the next meeting. An ad was posted seeking new board members as James Alcott also resigned.

Ms. Whitcomb: "Michelle and Anthony are splitting up responsibilities as directors along with their current positions and if this works out, and if the board allows this, as we would like to keep it that way, if not, we will post for an executive director. Clark is a per diem employee, filling in because of the resignation of the executive director.

On January 9, 2024, both Donna Sordello and Michael Pelletier are both resigning, and we are looking for more board directors and a secretary/receptionist."

Selectman Cicolini: "I have concerns and am not a proponent of splitting duties, adding responsibilities, and not having one person ultimately responsible as an executive director. It is not a long-term fix, and I would suggest you do not make it a formal title as I would make it a temporary position. You need to be mindful of your original operating budget as there will be an increase in pay along with adding a 30 hour a week employee. You are almost halfway through the fiscal year now and I think that as long as both employees understand that this is not a permanent solution, and the plan would be to advertise but it does not mean that you are not going to prevent them from applying for the position."

Selectman Riley clarified that three new members are needed, and the requirement allowed is 3 to 5 members on the board.

Selectman Cicolini requested a summary of the proposed increases, the salaries of each person and then outline the proposed changes. A vote can be taken tonight contingent upon the board verifying the compensation amount not exceeding what has already been approved along with the clerk hiring as well.

Ms. Whitcomb stated that they are looking for a minor increase to help get through this tough time. They will also be reaching out to Joanne Mirabello, the former administrator. The workload for the administrative position requires 10-12 hours per week.

Chairman Panetta requested that job descriptions of every position and salaries be given to the Board and submit minutes of the director meetings and send them to Janice to be provided to the Selectmen. The Board thanked the SCTV members for all their work.

Report from Lt. Art Connors – Essex Street/Vine Street recommendations:

Chairman Panetta stated that the Board has been receiving many calls about the Essex/Vine Street intersection. Lieutenant Connors told the board he researched the area in question on December 4. He stated the difficulty of that section of the roadway as there are three travel lanes coming together right there. He asked Lieutenant Georgetti to review the department records for the past six years, back to January 1, 2018, and found ten collisions, and half of them were drivers hit from behind while turning left onto Vine Street. They came across Essex Street, or from one of the ramps, trying to make a legal left turn and while waiting there at the intersection, cars coming up Essex Street were struck from behind. Other collisions all involve people turning from Vine Street onto Essex Street, going in the opposite direction from Essex to Vine. Virtually every collision at the intersection. One vehicle struck a guardrail.

Lt. Connors: "Initially there would be enough space to put a dedicated left turn lane there, but you still have that ramp from where the former Santoro's Walgreens, and Dunkin are. That exit off Route One does not offer enough space for the motorist to get out into the turn lane.

The close proximity to the state highway is the problem as the intersection is very close to Route One. We could refigure the intersection but that would involve engineering. If we move the traffic island it might give drivers more site distance to be able to turn so, they could be seen, and he suggested to install additional signage at the intersection."

CONTINUED PUBLIC HEARING from November 21, 2023.

Gill Oil Company, 344 Central Street, Saugus, MA:

Mr. Kevin Gill, 10 Donna Road, Saugus, MA and Athur Sordello, 402 Sherwood Forest St, Saugus, MA, property owner, addressed the board. Chairman Panetta asked if the board had any further questions. Selectman Riley asked about the dump trucks and was told they withdrew their application. There will be just one oil truck and an enclosed trailer on the site.

Selectman Serino asked about the drainage/catch basin and was told there is a dry well in the parking lot. Selectman Serino: "Based on the Conservation Commission's opposition because of the proximity to the Saugus River, I can only support one truck on the property." Chairman Panetta asked if anyone in the audience would like to speak in favor or opposed to this application; seeing none, Selectman Cicolini moved to close the hearing. All in favor? Motion passes 5-0.

Vice Chair Cicolini made the motion to grant the request of Gill Oil Company to park one oil truck and one enclosed trailer at 344 Central Street, in the parking lot identified on the plot plan with two assigned spots and no additional oil trucks to be parked in that location and this Special Permit will take effect immediately if approved. Motion seconded by the Chair.

Roll Call Vote: Selectman Cogliano YES: Selectman Riley, YES: Selectman Serino YES; Vice Chair CYES: Chairman Panetta YES: Motion to grant a Special Permit passes 5-0.

Continued Hearing: Mass Junk, 344 Central Street, Saugus, MA continued from November 21, 2023. The board received a letter from the applicant withdrawing his application. Selectman Cogliano made the motion to allow Mass Junk to withdraw without prejudice, seconded by the Chair; Any discussion, seeing none, all in favor of Selectman Cogliano's motion to withdraw; all in favor? Motion passes 5-0.

Vice Chair Cicolini offered a motion to take a 2-minute recess, chair seconds, all in favor- motion passes 5-0.

Meeting back in session.

PUBLIC HEARING:

RAISING CANES: Property owner George Nickole Family Trust, Rukia Properties, LLC, and Mr. Timothy Gane, requesting a Special Permit S-2), under Section 12-point D, under the Saugus Zoning bylaws for the operation of a business with a drive-through window to be located at 799/799R Broadway, Saugus, MA.

Attorney Richard Magnan, 194 Central Street, Saugus, MA, representing both Raising Canes, the Nickole Family Trust, Mr. Adam Reci, manager of Senior Property Development and Mr. Matt Ashley, from Bohler Engineering. Mr. Theodore and Ernest Nickole were also present in the audience.

Attorney Magnan explained that the property is located on the vacant Alto Décor Furniture Store and a pre-application meeting, required by the Zoning By-laws, was held in June of this year. Revisions were made to the plan at that time. Then the application was submitted to the Planning Board for the Master Plan site approval which was granted.

Attorney Magnan: "On November 16, 2023, we appeared before the Saugus Conservation Commission which was continued until January 4, 2024. Because of a bit of give and take, today to appears it is likely it will be approved at that January meeting."

Mr. Adam Karachi, 6800 Bishop Road, Plano, Texas, senior Property Developer for New England, and the Southeast addressed the board.

Mr. Karachi: "Raising Canes already have locations in several cities in MA. Raising Canes only offers a quality chicken finger meal with extremely efficient drive-through operations as we only serve one thing: chicken fingers, with two different sauces, French fries, Texas Toast, coleslaw, and a limited variety of soft drinks. That is the entire menu."

Mr. Matthew Askley, Bohler Engineering 352 Turnpike Road, Southborough, MA: "This location has about 3,300 square feet building space. We will have a dual drive through lane with a full bypass lane as well. Working with the Conservation Commission, there will be a fully up-to-date storm water management system to capture everything off the site. Also, currently there are three curb cuts at the site, but they will be reduced to a single curb cut location."

Chairman Panetta asked if anyone would like to speak in favor or in opposition to this application. Seeing none, Selectman Cicolini made the motion to close the hearing. Chair seconds. All in favor? Motion passes 5-0.

Selectman Cicolini: "I offer a motion to grant the request of Raising Canes and property owners for a Special Permit (S-2), Chapter 40A under Section 12D of the Saugus Zoning by-laws to allow for the operation of a business with a drive-through window at 799/799R Broadway, Saugus, MA as presented on the plan submitted.

This would be a two-lane drive through. Hours of operation Monday through Thursday 10:00 AM to 1:30 AM; Friday and Saturday, 10:00 AM to 2:00 AM.

Conditions to apply: Applicant to work with the department heads on final approvals and to return to the board for a common victualer license and extended hours if desired." Chair seconds, any further discussion; seeing none,

Roll Call Vote: Selectman Cogliano YES; Selectman Riley YES; Selectman Serino YES; Vice Chair Cicolini YES, Chairman Panetta YES: Motion to grant the request for a Special Permit at 799/799R Broadway, Saugus, MA. passes 5-0.

NATIONAL GRID

National Grid: Mr. John Jankowski, 70 Medford Street, Malden, MA representing two petitions from National Grid. Because the petition from National Grid was incorrect in street naming, the request requires readvertisement. Selectman Serino moved to continue the public hearing, Chair seconds, all in favor, Motion passes 5-0.

TOWN MANAGER REPORT:

Appointments: "I bring before you the name Ms. Marian Dawicki, 19 Stone Street, to be reappointed to the Disability Commission upon the approval of the selectmen and will take effect immediately and expire on December 31, 2025." Vice Chair Cicolini moved to confirm the appointment seconded by Chairman Panetta any further discussion, seeing none: Roll Call: Selectman Cogliano YES; Selectman Serino YES: Selectman Riley YES: Vice Chair Cicolini YES, Chairman Panetta YES. Motion passes 5-0.

Town Manager Crabtree: "For the Commission on Disability I bring before you the name of Mr. Mark Currie, 26 Birch Street, to be reappointed to the Commission upon your recommendation. This re-appointment will start immediately and expire on December 31, 2026." Selectman Cogliano made the motion to confirm the appointment, seconded by the Chair, any further discussion, seeing none, Roll Call vote: Selectman Cogliano YES; Selectman Serino YES: Selectman Riley YES: Vice Chair Cicolini YES, Chairman Panetta YES. Motion passes 5-0.

Town Manager Crabtree: "I bring before you Ms. Maria Tamagna, 7 Zamora Street for re-appointment to the Board of Health upon your approval. This reappointment will take effect immediately and expire on December 31, 2026." Selectman Riley moved to confirm the appointment, seconded by the chair, any discussion? Seeing none, Roll Call Vote: Selectman Cogliano YES; Selectman Serino YES: Selectman Riley YES: Vice Chair Cicolini YES, Chairman Panetta YES. Motion passes 5-0.

Town Manager Crabtree: "I bring before you the name of Joseph Dorant, 22 Parker Street, to be appointed to the Board of Health upon your approval. This appointment will take effect immediately and expire on December 31, 2025." Selectman Riley moved to confirm the appointment, seconded by the Chair; any further discussion, seeing none,

Roll Call Vote: Selectman Cogliano YES; Selectman Serino YES; Selectman Riley YES; Vice Chair Cicolini YES, Chairman Panetta YES. Motion carries 5-0.

Town Manager Crabtree: "I bring before you the name Ms. Joia Cicolini, 383 Central Street to be reappointed to the Board of Health upon your approval. This appointment will take effect immediately and expire on December 31, 2026." Selectman Serino moved to confirm the re-appointment and seconded by the Chair. Any further discussion, seeing none, Roll Call: Selectman Cogliano YES; Selectman Serino YES; Selectman Riley YES; Vice Chair Cicolini abstained as Joia is his sister which qualifies as a conflict. Chairman Panetta YES. Motion carries 4-0.

Town Manager Crabtree: "I bring before you the name Mr. Robert Long, 26 Bennett Avenue, for appointment to the Planning Board upon your approval. This appointment takes effect immediately and expire on December 31, 2028." Selectman Serino offered a motion to confirm. Chair seconds. Any further discussion, seeing none,

Roll Call Vote: Selectman Cogliano YES; Selectman Serino YES; Selectman Riley YES; Vice Chair Cicolini YES, Chairman Panetta YES. Motion carries 5-0.

Town Manager Crabtree: "I have the name Geraldine Gatchell, 17 Greystone Road, to be reappointed to the Board of Health. This reappointment will take place immediately and expire on December 31, 2025." Selectmen Cogliano moved to confirm the reappointment, Chair seconds, Any further discussion? Seeing none,

Roll Call Vote: Selectman Cogliano YES; Selectman Serino YES; Selectman Riley YES; Vice Chair Cicolini YES, Chairman Panetta YES. Motion carries 5-0. Selectman Riley will forward two other names that submitted letters to be appointed to the Commission on Disabilities to the town manager.

MEMBER MOTIONS Selectman Cogliano thanked Mr. James Alcott and Mike Pelletier for their service to the Saugus Cable TV Board of Directors. Thank you letters to be sent to them. Board members sent best wishes to the community for a Merry Christmas and Happy New Year, and thanks was given to the Wreaths across America for honoring our veterans.

Vice Chair Cicolini moved to adjourn, Chair seconds, motion passes 5-0.

Respectfully submitted,


Janice K. Jarosz, Temp Clerk

The meeting was adjourned at 8:30 PM.