A regular Meeting of the Board of Selectmen was held on Thursday October 27, 2016, at 7pm in the Francis O’Brien Meeting Room, 26 Bryant Street, Dedham, Massachusetts. Present were:

Dennis J. Guilfoyle

Dennis J. Teehan

James A. MacDonald

Michael L. Butler

Brendan G. Keogh

Mr. Guilfoyle called the Meeting to order at 7:04 p.m.

**PLEDGE OF ALLEGIANCE**

Led by Representative Mr. Guilfoyle.

**DEDHAM CITIZENS - OPEN DISCUSSION**

None.

**OFFICIAL SWEARING-IN OF FIREFIGHTERS SKYE DOWNS & CHRISTOPHER JACOBS**

Fire Chief William Spillane was present before the Board. Chief Spillane stated that he is proud to be able to introduce the two newest Firefighters for the Town of Dedham, Skye Downs and Christopher Jacobs. Chief Spillane informed all that Mr. Jacobs is a veteran of the US military and added that Ms. Downs is only the second female Firefighter in the history of the Dedham Fire Department and currently the only one. Both completed a rigorous 10 week program at the Massachusetts Fire Academy, which is given the very sound foundation to build off of for their careers. Chief Spillane stated that they're building the foundation of the department on the strength of the youth, and he is glad to have them on board.

Ms. Baker swore in the two new recruits. Ms. Down’s husband, Joe Downs proceeded to pin her badge and Mr. Jacobs’s mother, Michelle Jacobs pinned his badge.

Mr. Keogh congratulated Ms. Downs and Mr. Jacobs. Mr. Keogh stated that he understands that it takes a lot of work to get where they are today. Mr. Keogh also thanked the families of the new recruits.

Mr. Butler congratulated the new recruits. Mr. Butler asked Mr. Jacobs what he remembered from the Fire Academy.

Mr. Jacobs answered, probably the first grading day. Mr. Jacobs informed all that he was a loadmaster in the Air Force, which involved tying a lot of knots, but he could not tie a knot that day to save his life.

Mr. Butler stated that the Dedham Fire Department has been very fortunate to attract the caliber of young Firefighters that they have. Mr. Butler added that they are combining this young talent with a really experienced leadership team makes for a very good recipe.

Mr. MacDonald congratulated the two new recruits and welcomed retired Chief Cullinane as well as Deputy Fontaine. Mr. MacDonald stated that Fire service is the best job in the world but it’s a grueling process that is not for everybody. Mr. MacDonald added that the job is changing and it is more dangerous than ever. Mr. MacDonald informed Ms. Downs and Mr. Jacobs that there are great Chief Officers within the department that will help them, guide them and keep them safe. Mr. MacDonald continued, saying that he wants both of them to have long, healthy careers.

Dr. Teehan congratulated Ms. Downs and Mr. Jacobs on their great achievement. Dr. Teehan informed all that he is a doctor for the Boston Fire Department, so he thinks a lot about what goes into being a Firefighter. Dr. Teehan stated that it is a challenging and interesting job. Dr. Teehan stressed that the risk is much more than just running into a burning building but it is also the things you breathe and inhale, so always wear your protective gear. Dr. Teehan urged them to stay healthy and safe.

Mr. Guilfoyle thanked the two new recruits. Mr. Guilfoyle informed all that it is Firefighter awareness month. Mr. Guilfoyle stated that has spent 24 years in law-enforcement and advised Ms. Downs and Mr. Jacobs to listen to their supervisors and the other experienced Firefighters in the department. Mr. Guilfoyle urged the two new recruits to use common sense and thanked them for their upcoming service.

Mr. Jacobs thanked the Board and Chief Spillane for giving them the opportunity to work for the Town of Dedham and stated it's an honor. Mr. Jacobs then thanked his mother, grandparents, sister and his uncle. Mr. Jacobs stated that they are a very tightknit family and this opportunity is not only a win for him but for his family.

Ms. Downs stated that she is grateful for this opportunity to serve the community and Town that she grew up in. She thanked Chief Spillane for all his hard work and believing that they could do this. She also thanked Mr. Jacobs for being her go to guy throughout the Academy. Ms. Downs pointed out her wonderful family for being her rock, patience and support throughout the process.

Mr. MacDonald moved to take an item not on the agenda; seconded by Mr. Butler. **On the Vote:** Mr. Keogh, yes; Dr. Teehan, yes; Mr. Butler, yes; Mr. Guilfoyle, yes; Mr. MacDonald, yes.

Ms. Baker informed the Board that the Town received an application from Kings Bowl of Dedham for a Pac-Man automatic amusement device license for their location in Legacy Place.

Mr. Guilfoyle stated, to simplify it's a Pac-Man machine.

Richard Coward, General Manager for Kings Bowl of Dedham stated yes, it is.

Mr. MacDonald moved approval of the request from Kings Bowl of Dedham for a Pac-Man automatic amusement device at their location in legacy place; seconded by Mr. Butler. **On the Vote:** Mr. Keogh, yes; Dr. Teehan, yes; Mr. Butler, yes; Mr. Guilfoyle, yes; Mr. MacDonald, yes.

**DISCUSSION AND VOTE RE: REQUEST FOR VEHICLE FOR HIRE FROM ANJOUL CAB OF NORWOOD, INC., 2 NORTON AVENUE, #10C, WALPOLE, MA; TONY ANJOUL, OWNER**

Tony Anjoul was present before the Board.

Mr. Anjoul stated that he would like to run a taxi in Dedham.

Ms. Baker informed all that this application comes under the new guidelines, the Board adopted about two years ago. Ms. Baker continued, saying that Mr. Anjoul’s application is complete with the required insurance, registration, a photograph of his vehicle, a license from Norwood and a copy of his Massachusetts driver’s license.

Mr. Guilfoyle asked if this is the third cab company that they will be adding.

Ms. Baker answered yes and onformed all that there have been two others that have been approved under the new guidelines.

Mr. Guilfoyle stated that there is a real issue with taxis showing up when called from one of the local establishments later on at night. He asked Mr. Anjoul, if he is granted a license, to please reach out to the different establishments in the Town of Dedham.

Mr. Anjoul stated that usually takes 25 to 30 min. to get legacy place from Norwood and the customers are not very happy. Mr. Anjoul continued, saying that there are no taxi stands in Dedham and that is why he is asking for this license, so he can have a car in Dedham. Mr. Anjoul added that he receives a lot of calls from Dedham and most of his business is in Dedham.

Mr. Guilfoyle stated that the Board should probably reach out to the Town Planner to see if there is a spot in Dedham that we could put a cab stand.

Mr. Butler asked Mr. Anjoul how many years he's been driving in Norwood.

Mr. Anjoul answered 11 years.

Dr. Teehan moved approval of Mr. Anjoul's request for a taxi license in the Town of Dedham; seconded by Mr. Keogh. **On the Vote:** Mr. Keogh, yes; Dr. Teehan, yes; Mr. Butler, yes; Mr. Guilfoyle, yes; Mr. MacDonald, yes.

**DISCUSSION & UPDATE RE: URBAN LAND INSTITUTE PRESENTATION**

John Sisson, Economic Development Director for the Town of Dedham, was present before the Board. Mr. Sisson stated that the Board should have a copy of the Urban Land Institute presentation which was given to the Planning Board about two weeks ago**. A copy of this presentation is attached to the minutes and referenced within the minutes.**

Mr. Sisson informed the Board that this study’s purpose is to keep moving the ball regarding the Transit Oriented Development study that Town Planner, rich McCarthy and his department have been working on with the Metropolitan area planning Council. Mr. Sisson added that they wanted to focus in on a specific area within the TOD area. Mr. Sisson stated that he also wanted to get a commercial real estate perspective as to what the future of this area will be.

**Panel Assignment –Address these questions**

1. What is the real potential of this area, and what redevelopment vision does it support?
2. How do we knit this area together?
3. How do we create zoning that engenders the growth Dedham wants?

The following slide shows the study area which is basically everything from the highway frontage of Providence Highway, all the way down to the parking lot, on the south side of Costco.



Slide number eight outlined the process:

**Briefing**

* Panelists met with sponsor and received briefing materials

**Site Visit**

* Panelists toured Dedham

**Panel interviewed stakeholders including:**

* Town officials
* Private property owners
* Real Estate Market /Development sources
* Community interests

Mr. Sisson informed all that slides 10, 11 and 12 give an overview of what they thought after all their interviews and study of the area. Mr. Sisson added that they identified several challenges and he is aware of most of them. In terms of missed opportunities, such as a lack of sidewalks on Legacy Boulevard and Rustcraft Road, they really didn't uncover any challenges we did not know about.

**Challenges**

* Connectivity (Pedestrian, Bicycle, Vehicular) to/from:
* MBTA station
* Legacy Place
* Parks/Natural Amenities
* Rest of Town
* Numerous property owners
* Current viable uses creates hurdle for redevelopment
* Lack of green/open space
* Missed opportunities in recent development
* Zoning — Height, FAR, setbacks need to be smaller, reducing parking requirements, process
* Wetlands

Mr. Sisson stated that the next slide discussed the assets and opportunities:

**Assets/Opportunities**

* Wigwam Pond
* Legacy Place
* MBTA parking lot redevelopment
* MBTA Station
* Route 1/128
* Infrastructure is in place
* Underutilized developable parcels at Rustcraft Road and gravel site
* Broad market appeal across real estate sectors - retail, office, medical, residential

Mr. Sisson moved on to slide 12 which looks at five different sectors of the real estate market:

**Market**

Residential

* Multi-family Apartment - warm but not hot
* Condominiums/Townhouses — likely strong local demand, especially from downsizers; pond frontage attractive

Standard Office

* Current market - solid but not strong enough to support new development
* Future/longer-term - could Dedham become the next Burlington???

Medical Office

* Changing landscape for how medical is being delivered
* Likely market opportunity, but limited

Retail

* Providence Highway frontage will continue to be paramount
* Legacy Place creates destination for more retail Future use to serve experience driven place making

Mr. Sisson informed all that slide 13 contains their recommendations:

**Recommendations**

* Improve pedestrian access to/from train station
* Conduct wayfinding study — property owners could contribute
* Extend Legacy Boulevard to Rustcraft Road
* Create access to Wigwam Pond
* Create Wigwam Emerald Necklace via green spaces and Boardwalk linking to Dedham Center and rail trail
* Footbridges to ball fields and Rustcraft Area
* Move utilities underground
* Zoning

Mr. Sisson pointed out that the fourth, fifth and sixth bullets talk about connectivity and hope that these are things we will achieve over time.

Mr. Sisson stated that the next slide contains some zoning recommendations:

**Recommendations - Zoning**

* Promoting assemblage to larger parcels
* Encourage Townhouse-scale residential buffer along Wigwam Pond
* Allow medium density/height mixed-use office, medical, residential, retail between buffer and Legacy Boulevard
* Refine parking ratios
* Encourage shared parking
* Green Space requirements and contributions
* Increase allowable building heights
* FAR incentives
* Increase maximum units per parcel (beyond current max of 30)

Mr. Sisson stated that he would like to point out diagram number 15. Mr. Sisson informed all that the solid yellow line is the Dedham heritage rail trail and the dotted yellow line is, what could be another bike and pedestrian way that would connect from Dedham Corporate Center around Wigwam Pond, all the way back to Dedham Square.

Mr. Sisson stated that slide 21 gives an overview of some of the open space that he is looking at, including Wigwam Pond trail connecting the Rustcraft Road ballpark and also looking at open space within Legacy Place and within the potential development area.

Mr. Sisson skipped to slide 23 which contained information that is very similar to what MAPC thought of in terms of long-term real estate uses in that area. They looked at Townhouse development along Wigwam Pond waterfront with mixed used sort of buffering from there over towards Legacy Boulevard where we might have more intense mixed-uses of office and retail.

Mr. Sisson informed the Board that slide 25 contains a quick overview of some drawn up phases.

Mr. Sisson continued, saying that the last few slides look at what is the potential square footage that could be developed and what kind of use it could be. This gives us an idea of what the commercial real estate industry thinksin terms of developing this area.

Mr. Sisson stated that slide 27 contained information regarding taxes, the assessed value in the potential taxes. At present the real estate in the area has an assessed value of $22 million, they saw with development that could be about a nine fold increase. Mr. Sisson stated to keep in mind that that is with full buildout and it is theoretical.

Slide 28 contained the following conclusions:

**Conclusions RE: Potential Property Tax Implications of Redevelopment**

Potential annual property taxes ($2016) at full build-out of illustrative development program of Phase 1 and 2 areas is estimated to yield an almost 9-fold increase over taxes from existing use to extend office development doesn't materialize, and area redeveloped for primarily multi-family, annual property taxes at full build-out could still be half or likely more than that estimated for illustrative development program properties fronting Providence Highway (Phase 3 area) may, over time, be redeveloped to higher and more valuable mixed commercial and office use but property taxes are not estimated due to the speculative nature, longer term, and likely more marginal value added over existing use of such redevelopment resulting from existing highway retail use, limitations on additional development due to need for parking to serve commercial use, and disparate ownership.

Mr. Sisson stated that the last slide talks about the following recommendations and implementation strategies:

* Designate study area as DIF district
* 43D Priority Development Site (e.g. Red Cross)
* Public Private Partnerships
* For example, MBTA interested in disposing of property at Dedham Corporate Station currently being used as parking lot
* National Development responds with proposal for 220 unit residential development
* Redevelopment has potential to unlock MassWorks funding for infrastructure improvements between MBTA station and study area
* MassDOT Complete Streets funding
* Community Preservation Act
* WalkBoston
* Congress for New Urbanism DoTank
* Urban Renewal area
* The Town should make efforts to relocate businesses displaced by redevelopment to more appropriate locations within the Town

Dr. Teehan asked Mr. Sisson to speak a little more about the bike path to Dedham Corporate Center.

Mr. Sisson stated that from the end of Sturgis drive, at Wigwam Pond, to Memorial Park is about 2/3 of a mile. Mr. Sisson added that this would open up the possibility of going from Dedham Square and the commuter rail to Legacy Place. Mr. Sisson continued, saying that right now there is no connection from Rustcraft Road to Costco. Mr. Sisson informed all that kids who use the ballpark right now, ride their bikes over to Legacy Place to get ice cream. This would be a nice shortcut. Mr. Sisson stated that this is all food for thought and any development in that area could be used as leverage to make some improvements that would benefit Dedham. These are great conversations for us to have.

Mr. MacDonald thanked Mr. Sisson for the work he put in to the presentation. Mr. MacDonald asked Mr. Sisson if there's been a thought about the Biotech Industry and putting that type of structure somewhere in Dedham and asked Mr. Sisson what his thoughts were regarding that type of industry.

Mr. Sisson stated that his understanding is that a lot of the Biotech Companies need a lot of acreage to create a campus. Probably around 20 acres and that the minimum is 10 as they want to build a building, but also create a campus surrounding. Mr. Sisson added that these are good questions to continue asking to solicit input from such companies. Mr. Sisson continued, saying that the folks from the ULI study thought that the office market was not sufficient at this time for a ground-up development.

Mr. Keogh thanked Mr. Sisson for his work on this presentation. Mr. Keogh asked Mr. Sisson what the size of the MBTA parcel was.

Mr. Sisson replied about five and half acres.

Mr. Keogh asked if it might be worth holding a job fair to bring in some Biotech Companies to show them the land and how valuable that part of Dedham is.

Mr. Sisson stated that he and Town Planner, Rich McCarthy, have had discussions about putting together a roundtable of abutters and have an informal conversation. Another discussion was to organize a developer’s tour to show off Dedham.

Mr. Keogh asked Mr. Sisson what some of the challenges were that Burlington, Massachusetts faced with their biotech expansion.

Mr. Sisson replied that one benefit Burlington offers is that Route 3 is a direct shot into Boston. Mr. Sisson added that Dedham does not have a direct route, via car, to Boston. Burlington is commanding higher rental rates and is seeing more development.

Mr. Sisson stated that when he first approached ULI to do this technical assistance panel he wanted to study Allied drive. Mr. Sisson informed all that the real estate professionals advised him that they did not see as much real estate development potential on Allied drive as they saw in the area that they defined.

Mr. Guilfoyle stated that one of the biggest problems with the MBTA lot is that they are not willing to sell it, they would rather put it out on a giant lease. Mr. Guilfoyle added that one would think the property would be more valuable if they were willing to sell.

Mr. Keogh asked Mr. Sisson if he knew what the distance around Wigham Pond was.

Mr. Sisson stated that he did not know but it is listed by the state as a natural great pond, which is 10 acres or greater in its natural state. Mr. Sisson added that Wigham Pond is a real asset and it is surprising how many people in that area don't even know it's there.

Mr. Butler stated that in the past, ULI evaluated Dedham square as part of the Town's effort to scope out the proposal to move to Rustcraft Road, which was well received. It is our experience that the value of a developed property value has increased by a factor of 10. It is the case with all the new buildings on Washington Street. Mr. Butler added that a lot of residents turned out for the MAPC Meeting at the Endicott Estate last year and expressed that they wanted relief from traffic. Everything proposed this evening, adds to traffic. Mr. Butler continued, saying that the commuter rail is at capacity and even route 1 has reached capacity.

Mr. Sisson stated that several Towns have worked together to lobby the MBTA to improve reverse commuting.

Mr. Butler stated that we have to be careful to not overload the wetlands including Wigwam Pond, so to not cause irreversible damage. Mr. Butler continued, saying that one can see a lot of the benefits and also the risks. Mr. Butler stated that he is looking for help from the people who know this inside and out to put together a process that is going to give us something that hereto for perhaps has not been considered elsewhere.

Mr. Guilfoyle stated that the Shields MRI building was the highest commercial per square footage rate, the Dedham has ever seen.

Mr. Sisson stated it was $515 a square foot and in Kendall Square they got $724 per square foot.

**DISCUSSION AND VOTE RE: CALL FOR LIQUOR LICENSE HEARING FOR MOSELEY’S, 50 BRIDGE STREET**

Mr. Guilfoyle stated that there's a motion out to call for this liquor license.

Mr. MacDonald moved that the Board schedule a hearing for the next available Meeting of the Board, pursuant to General Laws Chapter 138, Section 23, regarding Moseley's on the Charles alcoholic beverage license, concerning incidents on March 25 and 26, 2016 and an incident on October 1, 2016, described in the police departments report and to consider any potential action regarding the license; seconded by Mr. Keogh. **On the Vote:** Mr. Keogh, yes; Dr. Teehan, yes; Mr. Butler, yes; Mr. Guilfoyle, yes; Mr. MacDonald, yes.

**DISCUSSION & VOTE RE: CALL FOR LIQUOR LICENSE HEARING FOR TERRI’S MARKET, 12 LOUISE ROAD**

Dr. Teehan moved that the Board schedule a hearing for the next available Meeting of the Board, pursuant to General Laws Chapter 138, Section 23, regarding Terri’s Market alcoholic package store license, concerning an incident on October 6, 2016, described in the Police Departments report and to consider any potential action regarding the license; seconded by Mr. Keogh. **On the Vote:** Mr. Keogh, yes; Dr. Teehan, yes; Mr. Butler, yes; Mr. Guilfoyle, yes; Mr. MacDonald, yes.

Mr. MacDonald requested that these Meetings be held in the downstairs conference room in respect of the potential for a large turnout from residents.

Mr. Guilfoyle asked Ms. Baker to keep that in mind when scheduling the next Meeting.

**BOS POSITIONS ON WARRANT ARTICLES FOR NOVEMBER 14, 2016 FALL ANNUAL TOWN MEETING**

**FALL TOWN MEETING (2016)**

NOVEMBER 14, 2016

***Unless otherwise stated, the FinCom vote was unanimous***

**Article 1 -** Line Item Transfers

**POSITION OF BOS: \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_**

**Article 2 -** Fund Implementation of Energov (Fin Com voted 8 – 1)

**POSITION OF BOS: \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_**

**Article 3 - F**und Schematic Design of Public Safety Building

**POSITION OF BOS: \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_**

**Article 4 - C**losing out of Prior Year's Accounts

**POSITION OF BOS: \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_**

**Article 5 - A**mendment to Funds Transferred to Robin Reyes Fund

**POSITION OF BOS: \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_**

**Article 6 - L**ease Agreement w/ Hewlett-Packard

**POSITION OF BOS: \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_**

**Article 7 - F**unding of Circulation Study for High, Middle and Avery Schools

**POSITION OF BOS: \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_**

**Article 8 -**  Funding of Open Space and Recreation Plan (as the final numbers were not yet available,

FinCom will be making its original recommendation at Town Meeting)

**POSITION OF BOS: \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_**

**Article 9 -** Funding of Design of Traffic Flow, etc. at ECEC (as the final numbers were not yet

available, FinCom will be making its original recommendation at Town Meeting)

**POSITION OF BOS: \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_**

**Article 10 -** Supplemental FY’17 Budget Appropriation for Schools (FinCom voted six – three)

**POSITION OF BOS: \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_**

* **Mr. Butler passed on this Article**

**Article 11 - F**unding Accessibility and Safety Study in MacDonald square

**POSITION OF BOS: \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_**

* **Dr. Teehan passed on this Article**

**Article 12 -** Acceptance of CPA (FinCom voted 6 – 3)

**POSITION OF BOS: \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_**

* **Dr. Teehan passed on this Article**

**Article 13 - S**ewer Betterment (163 Pine St.)

**POSITION OF BOS: \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_**

* **Mr. Butler passed on this Article**

**Article 14 -**  Sewer Betterment (106 Washington St.)

**POSITION OF BOS: \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_**

**Article 15 - Z**oning (Amend Use Regulation Table 3.1.3)

**POSITION OF BOS: \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_**

**Article 16 -**  Zoning (add new definition to Section 10)

**POSITION OF BOS: \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_**

**Article 17 - Z**oning (add new Parking Requirement to Section 5.1.4)

**POSITION OF BOS: \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_**

**Article 18 -**  Zoning - Marijuana Moratorium

**POSITION OF BOS: \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_**

* **Mr. MacDonald passed on this Article**

**Article 19 -**  Report of Bylaw Committee

**POSITION OF BOS: \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_**

**Article 20 -**  Additional Liquor Licenses for Dedham Plaza

**POSITION OF BOS: \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_**

**Article 21 -** Release & Convey Sewer Easement for Liana Lane

**POSITION OF BOS: \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_**

Mr. MacDonald moved, on the Articles not passed, concurrence with FinCom’s recommendations; seconded by Mr. Keogh. **On the Vote:** Mr. Keogh, yes; Dr. Teehan, yes; Mr. Butler, yes; Mr. Guilfoyle, yes; Mr. MacDonald, yes.

Mr. Butler stated that he passed on Article 10 because he feels that the language is imprecise. Mr. Butler stated that he believes that it should say Article 10 seeks to increase the FY 17 Dedham Public Schools Education operating budget by $100,000, as using the word restore implies that somehow it was cut when it was not.

Ms. Baker informed all that unfortunately she cannot correct it as the books are being delivered tomorrow but she can have a handout that explains it.

Mr. Butler stated that he concurs with the Finance Committee’s recommendation and he thinks it sends the wrong message when we use the word restore. Mr. Butler added that it should be explained to people that this increases the budget from that which was approved by Town Meeting last May.

Mr. MacDonald moved concurrence with FinCom’s recommendation regarding Article 10; seconded by Mr. Butler. **On the Vote:** Mr. Keogh, yes; Dr. Teehan, yes; Mr. Butler, yes; Mr. Guilfoyle, yes; Mr. MacDonald, yes.

Dr. Teehan stated that he passed on Article 11 as he is a resident of the area. He went on to say he was glad to see this Article move forward. Dr. Teehan added that it is a dangerous spot of concern for safety in that area and we can do something to make the situation better down there.

Mr. MacDonald moved concurrence with FinCom’s recommendation regarding Article 11; seconded by Mr. Butler. **On the Vote:** Mr. Keogh, yes; Dr. Teehan, yes; Mr. Butler, yes; Mr. Guilfoyle, yes; Mr. MacDonald, yes.

Dr. Teehan stated that he also passed on Article 12 as he is the person who proposed this Article. Dr. Teehan feels very strongly that the CPA is a critical step for the future of our Town.

Mr. MacDonald stated that the description of Article 12 reads “Acceptance of the CPA” when on Article 12 actually authorizes it to go on to the ballot and that needs to be made perfectly clear.

Ms. Baker informed all that there will be a clarification in a substitute motion on this as well as on the commercial piece. Ms. Baker added that she will clear up the box in the handout that will represent the substitute motion from Counsel.

Dr. Teehan moved agreement with the FinCom recommendation; seconded by Mr. Keogh. **On the Vote:** Mr. Keogh, yes; Dr. Teehan, yes; Mr. Butler, yes; Mr. Guilfoyle, yes; Mr. MacDonald, yes.

Mr. Butler stated that Article 13, as written by the Town Manager, references 163 Pine St. and also references Violet Avenue. Further down in the explanation it references 163 Pine St. and Violet Avenue but it's unclear if the final three lines in the recommendation of the warrant committee, refer to Violet Avenue.

Ms. Baker stated it is clarified in the last sentence where it says, “upon each of those properties that receive the benefit.” Ms. Baker informed all that the benefit is specifically for 163 Pine St. and the potential for other properties still exists.

Mr. Butler asked Mr. Kern, if that means that 100% of the betterment will be charged to 163 Pine St.?

Mr. Kern answered, if they are the only property that benefits.

Mr. Butler asked Mr. Kern, if that means that potentially there could be residents of Violet Avenue who do benefit?

Mr. Kern answered yes.

Ms. Baker added that they would be assessed their portion of the betterment.

Mr. Butler asked if they have a choice as to whether they benefit.

Mr. Kern answered, generally no.

Mr. Guilfoyle stated that he hopes that the Board could support Article 15 as it deals with the East Dedham Revitalization Project.

Mr. MacDonald moved concurrence with the Planning Board’s recommendation on Articles 15, 16 and 17; seconded by Mr. Butler. **On the Vote:** Mr. Keogh, yes; Dr. Teehan, yes; Mr. Butler, yes; Mr. Guilfoyle, yes; Mr. MacDonald, yes.

Mr. Butler moved that the Board concur with the recommendation of the Finance Committee on Article 13; seconded by Dr. Teehan. **On the Vote:** Mr. Keogh, yes; Dr. Teehan, yes; Mr. Butler, yes; Mr. Guilfoyle, yes; Mr. MacDonald, yes.

Mr. MacDonald stated that Article 18 deals with the good intentions of Brian Keaney and Jason Brogan, concerning the moratorium on marijuana establishments. Mr. MacDonald added that he is voting no on question 4, and his hope is that the current polling is wrong and it does not pass. Mr. MacDonald pointed out that there are some faults with the petition that was filed. Mr. MacDonald continued, saying that the Speaker of the House has already said that if it was to pass there would be some legislative adjustments. Mr. MacDonald informed all that one of the items in the petition calls for an excise tax of 3.75% and clearly that is not sufficient revenue to set up a Cannabis Control Commission. Mr. MacDonald gave an example from the state of Washington, where the tax rate is 37% and the amount of excise tax collected since the law passed there, is about $325 million. Mr. MacDonald stated that there is a lot that will happen if this ballot question passes on Election Day. Mr. MacDonald added that the community would also have an opportunity later on to have the ballot question to see with the citizens of Dedham want to do and whether they would like to prohibit a retail operation or a cultivation process in the Town of Dedham. Mr. MacDonald continued, saying that this is a good intended Article and after November 8 the Town will have an opportunity to make a decision on what direction it will go regarding this particular business. Mr. MacDonald informed all that he visited a store in Washington State that had $2 million in sales since April, 2016. Mr. MacDonald stated that he hopes there will be a substitute motion at Town Meeting and the Board can take a position after Counsel has the opportunity to review.

Ms. Baker informed the Board that Article 18 was recommended that it be so voted by the Planning Board. The Finance Committee did not take action on any of the Zoning Article says that changed and the previous amendments to the Town charter. Ms. Baker added that she did notify the Chairman of the Planning Board of counsel's final comments. She does not know if the Planning Board will take action to consider a substitute motion and if not, the Board can request that emotion be ready for Town Meeting.

Mr. MacDonald suggested that the Article be indefinitely postponed.

Ms. Baker stated she will have the motion ready.

**TOWN MANAGER’S REPORT**

Mr. Kern stated that in regards to the Meeting with the Spectra representatives and the training/preparation for the pipeline, Mr. MacDonald suggested that they have a table top exercise to talk about the specifics here in Dedham. Both Chiefs informed him that the Spectra representatives have agreed to do that. Mr. Kern added that no date has been set yet.

As you know, we finished the FinCom review of the ATM Articles last Friday.  The mini is Monday the 7th.

Mr. Kern stated that the BPCC chose four design firms to interview for the public safety building:  Dore and Whittier, Kaestle Boos, JCJ, and Donham and Sweeney and interviews are scheduled for next week.

Mr. Kern informed all that Economic Development Director, John Sisson, has finalized the agreement with MAPC for the East Dedham design guidelines study.

Mr. Kern stated that the property values have been sent from the assessing office to the DOR in preparation of the Tax Classification hearing.

Mr. Kern added that Free Cash calculation has gone to DOR for certification.  The most recent calculation puts it at about 10 million.

Mr. Kern stated that as communicated earlier, ha has spoken with the actuary and confirmed the numbers in the Actuarial Report of Jan 1, 2016.  He has sent our contributions since the report and have asked for a quick re-calculation of our unfunded liability.  Mr. Kern added that his math puts it at approximately 7.5 million left after we make our normal contribution next year. Mr. Kern added that the good news is that the calculated unfunded liability is less than we were using as a target and we continue to have free cash that puts us in to a position to have that conversation. Mr. Kern suggested that the Board hold public discussions.

Dr. Teehan stated that when they had the free cash surplus last year, there was a lot of discussion about how to best serve the taxpayers and there were a few different plans that were put out there. Dr. Teehan added that what they realized after analyzing the numbers was that the most expensive liability as a Town was the unfunded pension liability. Having the opportunity to take action to retire that liability even sooner than we had hoped is great news.

Mr. Guilfoyle stated that the action taken last year allowed the calculation of the Town's owed rate came down because of the payoff of the larger sum.

Mr. Kern informed all that the unfunded liability dropped but the regular payment did not. Mr. Kern added that the unfunded liability was reduced significantly as the Town applied 7 1/2 million dollars of extra money and 4.6 million to our regular payment. Mr. Kern continued, saying that he believes the Town is within about $7 million of closing out the unfunded liability.

Mr. Keogh stated that it took years off of the Town’s payment schedule.

Mr. Kern answered potentially.

Mr. Kern stated that the Town clearly benefits from paying because they are calculating that as interest.

Mr. Guilfoyle stated so we save money there.

Mr. MacDonald asked Mr. Kern what the assumption rate was.

Mr. Kern answered that he believes there at 7 3/4% but he will find out for sure.

**ACTION BY THE BOARD**

**REQUEST FROM CHURCH OF ST. JOHN OF DAMASCUS FOR 1 DAY LIQUOR LICENSE – 11/4 & 11/5, 12pm-9pm & 12/3, 6-9pm**

Dr. Teehan moved approval of the request; seconded by Mr. Keogh. **On the Vote:** Mr. Keogh, yes; Dr. Teehan, yes; Mr. Butler, yes; Mr. Guilfoyle, yes; Mr. MacDonald, yes.

**DRAINLAYER LICENSE APPLICATION**

**A Ferrara Construction Corp.**

**754 Foundry**

**South Easton, MA 02375**

Dr. Teehan moved approval; seconded by Mr. Keogh. **On the Vote:** Mr. Keogh, yes; Dr. Teehan, yes; Mr. Butler, yes; Mr. Guilfoyle, yes; Mr. MacDonald, yes.

**REQUEST FROM DEDHAM SQUARE CIRCLE FOR A 1 DAY LIQUOR LICENSE FOR THEIR ANNUAL FALL EVENT ON FRIDAY NOVEMBER 11, FROM 6:30-8:30 AT THE Fred Astaire Dance Studio, 619 HIGH STREET**

Dr. Teehan moved approval; seconded by Mr. Keogh. **On the Vote:** Mr. Keogh, yes; Dr. Teehan, yes; Mr. Butler, yes; Mr. Guilfoyle, yes; Mr. MacDonald, yes.

**MEETING MINUTES APPROVAL – 9/29/16 & 10/13/16**

Mr. Keogh moved approval; seconded by Mr. MacDonald. **On the Vote:** Mr. Keogh, yes; Dr. Teehan, yes; Mr. Butler, yes; Mr. Guilfoyle, yes; Mr. MacDonald, yes.

**OLD/NEW BUSINESS**

Mr. Keogh reminded everyone that early voting is still going on. Mr. Keogh added that It started October 24 and ends November 4, and will take place this Saturday at Newbridge on the Charles.

Mr. Butler reminded everyone Halloween is this Monday night and there'll be a lot of people out on the streets, he asked people to please drive carefully.

Dr. Teehan stated that if you are a Town Meeting member, and you'd like to learn about the CPA, there is a Meeting at Michelle Persson Reilly’s home, 32 Rosen Rd., and tomorrow night at 6 PM. Dr. Teehan added that there is another Meeting next Thursday at Jonathan Brigg’s house and Riverdale. Dr. Teehan continued, saying that these are basically information sessions and a chance to get some questions answered. Dr. Teehan stated that this provides a lot of opportunities for people to learn more about the CPA.

Mr. Guilfoyle stated that at 6 PM tomorrow night is the battle of the badges, where Dedham Police plays Dedham Fire at Boch ice Arena in support of a great cause.

Mr. MacDonald moved to adjourn the Meeting; seconded by Dr. Teehan. **On the Vote:** Mr. Keogh, yes; Dr. Teehan, yes; Mr. Butler, yes; Mr. Guilfoyle, yes; Mr. MacDonald, yes.

The Meeting was adjourned at 8:28 pm.

The next Meeting is scheduled for Tuesday, November 15, 2016 at 7p.m. This is to certify that the above is a true and accurate record of the Minutes of the Board of Selectmen’s Meeting held on October 27, 2016, which minutes were approved on November 29, 2016.

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Dennis Guilfoyle – Chairman