

**TOWN OF DEDHAM  
450 WASHINGTON STREET  
DEDHAM, MASSACHUSETTS**

**MINUTES OF THE SELECT BOARD MEETING  
VIA TELECONFERENCE  
MAY 13, 2021, 7:00 P.M.**

**BOARD MEMBERS:**

Dennis Teehan	Chair
Dimitria Sullivan	Vice Chair
James A. McDonald	Director
Sarah MacDonald	Director
Kevin R. Coughlin	Director

**TOWN OF DEDHAM STAFF:**

Leon Goodwin	Town Manager
Nancy Baker	Assistant Town Manager

Minutes prepared by Abigail Pineda of Minutes Solutions Inc. from an audio recording.

**1. CALL TO ORDER & PLEDGE OF ALLEGIANCE**

The Chairman of the Select Board, Mr. Teehan, called the meeting to order at 7:00 p.m., and all stood for the Pledge of Allegiance.

**2. DEDHAM CITIZENS – OPEN DISCUSSION**

There was no open discussion.

**3. CONSENT AGENDA**

The following items were included in the consent agenda:

- Approval of Executive Session meeting minutes for April 23, 2021 and April 30, 2021, March 10, 2021, April 21, 2021 and regular session meeting minutes for September 22, 2020, September 24, 2020, October 29, 2020, December 3, 2020, December 17, 2020, December 7, 2020, December 21, 2020, February 4, 2021, February 25, 2021, March 4, 2021, March 13, 2021, March 18, 2021 and April 21, 2021
- Drainlayer approval for Revoli Construction
- Request for Senior Class Rolling Rally

**A motion was made by Mr. McDonald to approve the consent agenda. The motion was seconded by Ms. Sullivan. A roll call vote was taken:**

Kevin Coughlin:	Yes
Jim McDonald:	Yes
Sarah MacDonald:	Yes
Dimitria Sullivan:	Yes

Dennis Teehan: Yes

Motion passed unanimously, 5-0.

Mr. McDonald noted that the Senior Class Rolling Rally is scheduled for May 28, 2021, at 7:00 p.m.

4. **PUBLIC HEARING – TRANSFER OF WINE AND MALT WITH CORDIALS AND LIQUEURS RESTAURANT LICENSE FROM ARK VIDEO CORP D/B/A DEDHAM SQUARE COFFEE HOUSE, 565 HIGH STREET, TO RAPID FOOD, INC. D/B/A DEDHAM SQUARE COFFEE HOUSE, 565 HIGH STREET AND APPROVAL OF MARIE L. YAYE AS MANAGER OF RECORD**

Attorney John Mackey, Marie L. Yaye and Ali were present for the application. Mr. Mackey indicated that Ms. Yaye had had several years of experience in the restaurant business, is certified, and has had over one year of experience as a manager for an establishment with a liqueur license. Ms. Yaye has also been a chef at a few restaurants and is looking to bring international cuisine in addition to the normal fare presented at the Dedham Coffee House. A strict policy will be put in place to identify all parties seeking alcohol, regardless of age. Ms. Yaye provided a brief introduction of herself. She would like to keep the programming of the space currently existing as it is a family-oriented restaurant and environment.

Ali also took a few moments to thank the town of Dedham and acknowledged the challenge with operating the coffee house during the pandemic as no take-out options were available. Mr. McDonald thanked Ali, on behalf of the Select Board, for the service he provided to the town.

A motion was made by Mr. Coughlin to close the public hearing. The motion was seconded by Ms. Sullivan. A roll call vote was taken:

Kevin Coughlin: Yes  
Jim McDonald: Yes  
Sarah MacDonald: Yes  
Dimitria Sullivan: Yes  
Dennis Teehan: Yes

Motion passed unanimously, 5-0.

A motion was made by Mr. McDonald to approve the transfer of wine and malt with cordials and liqueurs restaurant license from Ark Video Corp d/b/a Dedham Square Coffee House, 565 High Street, to Rapid Food Inc. d/b/a Dedham Square Coffee House, 565 High Street, and approval of Marie L. Yaye as Manager of Record. The motion was seconded by Ms. Sullivan. A roll call vote was taken:

Kevin Coughlin: Yes  
Jim McDonald: Yes  
Sarah MacDonald: Yes  
Dimitria Sullivan: Yes  
Dennis Teehan: Yes

Motion passed unanimously, 5-0.

5. **DISCUSSION WITH NORFOLK COUNTY SHERIFF PATRICK MCDERMOTT**

Sheriff McDermott was elected in November and sworn in in February. He is a resident of Quincy, served on the Quincy City Council and is also an attorney. Before becoming sheriff, he spent the last 18 years serving as the registrar of probate for Norfolk County. It is the main goal of the sheriff's office to ensure that the office serves as a public resource for the 28 communities in Norfolk county.

Sheriff McDermott expanded on what public safety means for the community as it spans beyond law enforcement. Programming and community outreach will expand with a focus on at-risk populations such as juvenile groups. Youth services are programs are being implemented to teach youth about leadership and good choices. There is a focus on increased senior programming and connection with the Council on Aging to create senior programs. Security resources are also available for other communities, including a mobile command center, canine unit, school resource officers and strategic partnerships with law enforcement agencies.

With COVID-19, many issues persist, such as opioid addiction and systemic racism. The sheriff's office is working with communities to tackle these issues with coordinated responses to ensure that the office can respond to each community's experience of these problems. A public safety effort can be tailored for what would work best for the town in partnership with towns like Dedham, the Select Board and public service agencies and school districts.

The Chairman thanked Sheriff Patrick McDermott for attending the meeting.

6. **PUBLIC HEARING -VERIZON PETITION FOR HARRIS STREET**

Christine Cosby, representing Eversource, attended the meeting via telephone to petition for a new pole at Harris Street and Washington Street. There is presently a wire causing aerial trespassing over the corner of 322 Washington Street. To eliminate the overhead wire trespass, a new pole will be installed to redirect the wires away from the property.

Ms. MacDonald asked about the other wires that may be attached to the existing pole. Ms. Cosby responded that Eversource co-owns the poles with Verizon and they are working with Verizon to make the change. Once the new pole is installed, each utility will install its wires in the order originally installed on the previous pole.

**A motion was made by Ms. Sullivan to approve the petition for a new pole on Harris Street. The motion was seconded by Ms. MacDonald. A roll call vote was taken:**

Kevin Coughlin:	Yes
Jim McDonald:	Yes
Sarah MacDonald:	Yes
Dimitria Sullivan:	Yes
Dennis Teehan:	No

**Motion passed by majority, 4-1.**

The Chairman was opposed due to frustrations with the lack of resolution about the ongoing issues with double poles.

**7. DISCUSSION AND VOTE RE: REQUEST FOR FLAG DAY ROLLING PARADE**

Tony McLeish outlined the request for a Flag Day rolling parade so that the town can continue the tradition for this unique Dedham holiday. The Flag Day rolling parade is scheduled for June 14, 2021, at 5:30 p.m. and will follow the original parade route with assistance from the Dedham police department, Dedham Fire and the Norfolk County Sheriff's Office.

Mr. McLeish noted that those who want to participate can decorate their vehicle and meet at the Registry of Deeds to join the rolling parade.

**A motion was made by Mr. McDonald to approve the Flag Day rolling parade on June 14, 2021 at 5:30 p.m. The motion was seconded by Ms. Sullivan. A roll call vote was taken:**

Kevin Coughlin: Yes  
Jim McDonald: Yes  
Sarah MacDonald: Yes  
Dimitria Sullivan: Yes  
Dennis Teehan: Yes

**Motion passed unanimously, 5-0.**

**8. DISCUSSION AND VOTE RE: REQUEST FOR FLAG RAISING AT TOWN HALL IN RECOGNITION OF LGBTQ+ PRIDE MONTH**

Chris Kelly provided information on the proposed events for Pride Month during June. With a change and greater acceptance of LGBTQ+ individuals, Dedham must be a place where everyone can come and be accepted and feel safe in the community. A pride celebration is proposed for June 1, 2021, at 7:00 p.m. at Town Hall in the front parking lot. The event will be outdoor, with social distancing measures in place. It will open with words from State Representative Paul McMurtry, and a Select Board member is requested to be available to address the crowd. There will be joint blessings from leaders of several Dedham churches and reflections on the meaning of pride will be shared by several LGBTQ+ Dedham residents.

The Dedham High School will be performing and there will be pride trivia questions with prizes provided by a variety of Dedham merchants and restaurants. The pride flag will also be raised on the main flagpole underneath the American flag and the prisoners of war missing in action flag for June. Mr. Goodwin provided an additional option to raise the flag on a temporary flagpole next to the main flagpole for June; the temporary flagpole would be slightly lower than the main flagpole due to the U.S. flagpole regulation.

**A motion was made by Ms. Sullivan to approve the request for a pride ceremony on June 1, 2021, at 7:00 p.m. at Town Hall with a flag-raising event following the flag code in recognition of June as LGBTQ+ and pride month. The motion was seconded by Mr. Coughlin. A roll call vote was taken:**

Kevin Coughlin: Yes  
Jim McDonald: Yes  
Sarah MacDonald: Yes  
Dimitria Sullivan: Yes  
Dennis Teehan: Yes

**Motion passed unanimously, 5-0.**

9. **CANDIDATE STATEMENT FROM DIANE LOUD (HRC) AND DISCUSSION AND VOTE RE: APPOINTMENTS TO HUMAN RIGHTS COMMISSION, ZONING BOARD OF APPEALS AND CONSERVATION COMMISSION**

Ms. Loud was in attendance at the meeting as she was not present at the last Select Board meeting. Ms. Loud provided an introduction of herself; she has served on the HRC for several years and is the appointee to the HRC for the Commission on Disability.

The Chairman expressed concerns with messaging posted on the candidate's Facebook page in response to statements from the Select Board regarding combating systemic racism and supporting diversity and inclusion. Ms. Loud clarified that her comments were meant to address the tactical application of not tolerating racism and harassment. The Chairman emphasized that it is the legal system's place to hold people accountable as this is not the role of the Select Board.

**Appointments for the Human Rights Commission:** There are three candidates for the Human Rights Commission:

- Diane Barry Preston for the Council on Aging
- Margaret Matthews for the Housing Authority
- Officer Mike Buckley for the police department

Ms. Loud's appointment will be deferred to the next meeting.

**A motion was made by Mr. McDonald to appoint Diane Barry Preston as the representative for the Council of Aging, Margaret Matthews as the representative for the Housing Authority and Officer Mike Buckley as the representative for the police department as recommended by their respective appointing authorities. The motion was seconded by Ms. Sullivan. A roll call vote was taken:**

Kevin Coughlin:	Yes
Jim McDonald:	Yes
Sarah MacDonald:	Yes
Dimitria Sullivan:	Yes
Dennis Teehan:	Yes

**Motion passed unanimously, 5-0.**

**Appointment to the Zoning Board of Appeals:** There are six candidates for one alternate position on the Zoning Board of Appeals:

- Andrew Tuccio
- Costa Tsolirides
- Julie Tittler
- Christi Gorelli
- Tara Ikenouye
- Norman Vigil

**A motion was made by Mr. McDonald to approve the list of candidates for nomination. The motion was seconded by Ms. MacDonald. A roll call vote was taken:**

**Kevin Coughlin: Yes**  
**Jim McDonald: Yes**  
**Sarah MacDonald: Yes**  
**Dimitria Sullivan: Yes**  
**Dennis Teehan: Yes**

**Motion passed unanimously, 5-0.**

A roll call vote was taken for the election:

Kevin Coughlin: Voted for Norma Vigil  
Jim McDonald: Voted for Norma Vigil  
Sarah MacDonald: Voted for Tara Ikenouye  
Dimitria Sullivan: Voted for Norma Vigil  
Dennis Teehan: Voted for Norma Vigil

Norman Vigil was appointed to the alternate position on the Zoning Board of Appeals.

**Appointment to the Conservation Commission:** There are six candidates for two full positions and two alternate positions on the Conservation Commission:

- Erik DeAvila
- Timothy Puopolo
- Nick Corsetti
- Michelle Kayserman
- Zina Deboe
- Stephanie Radner

A roll call vote was taken for the election for the two full positions:

Kevin Coughlin: Voted for Stephanie Radner and Erik DeAvila  
Jim McDonald: Voted for Stephanie Radner and Erik DeAvila  
Sarah MacDonald: Voted for Stephanie Radner and Timothy Puopolo  
Dimitria Sullivan: Voted for Stephanie Radner and Erik DeAvila  
Dennis Teehan: Voted for Stephanie Radner and Erik DeAvila

Stephanie Radner and Erik DeAvila were appointed to the Conservation Commission.

A roll call vote was taken for the election for the two alternate positions:

Kevin Coughlin: Voted for Timothy Puopolo and Nick Corsetti  
Jim McDonald: Voted for Timothy Puopolo and Nick Corsetti  
Sarah MacDonald: Voted for Timothy Puopolo and Nick Corsetti  
Dimitria Sullivan: Voted for Timothy Puopolo and Nick Corsetti  
Dennis Teehan: Voted for Timothy Puopolo and Nick Corsetti

Timothy Puopolo and Nick Corsetti were appointed to alternate positions on the Conservation Commission.

**10. CANDIDATE STATEMENT AND JOINT MEETING WITH BOARD OF ASSESSORS RE: APPOINTMENT TO VACANCY**

Mr. Goodwin advised that there is only one applicant for the vacant position on the Board of Assessors, Mike Polito.

Chairwoman Cheryl Sullivan from the Board of Assessors called the meeting to order at 8:22 p.m. on May 13, 2021. Richard Schoenfeld and Cheryl Sullivan were present.

Mr. Polito briefly introduced himself and identified his interest in joining the Board of Assessors. Ms. C. Sullivan expressed that she is pleased with Mr. Polito's credentials.

**A motion was made by Mr. McDonald to approve the addition of an item to vote on the candidacy for the vacant position on the Board of Assessors as this was not included in the original agenda. The motion was seconded by Ms. MacDonald. A roll call vote was taken:**

Kevin Coughlin: Yes  
Jim McDonald: Yes  
Sarah MacDonald: Yes  
Dimitria Sullivan: Yes  
Dennis Teehan: Yes

**Motion passed unanimously, 5-0.**

**A motion was made by Mr. McDonald to nominate Mr. Polito to the Board of Assessors on behalf of the Select Board. The motion was seconded by Ms. MacDonald. A roll call vote was taken:**

Kevin Coughlin: Yes  
Jim McDonald: Yes  
Sarah MacDonald: Yes  
Dimitria Sullivan: Yes  
Dennis Teehan: Yes

**Motion passed unanimously, 5-0.**

**A motion was made by Mr. Schoenfeld to accept Mr. Polito to fill the vacancy on the Board of Assessors. The motion was seconded by Ms. C. Sullivan. A roll call vote was taken:**

Richard Schoenfeld: Yes  
Cheryl Sullivan: Yes

**Motion passed unanimously, 2-0.**

**A motion was made by Mr. Schoenfeld to adjourn the meeting of the Board of Assessors. The motion was seconded by Ms. C. Sullivan. A roll call vote was taken:**

Richard Schoenfeld: Yes  
Cheryl Sullivan: Yes

Motion passed unanimously, 2-0.

11. **DISCUSSION AND VOTE RE: REQUEST FOR MOVIE LOCATION ON MARSH STREET FOR TV SERIES "JULIA"**

Tiffany Kinder acknowledged that "Julia" was a pilot program filmed last year and picked up for Season 1; the pilot series was previously shot at a house on Marsh Street. The production company would like to come back to Marsh Street to film Season 1 for one or two days every few weeks for a total of eight episodes.

Ms. MacDonald asked what measures are in place to ensure that filming is not disruptive to the residents and the area. Ms. Kinder responded that the team works closely with everyone in the neighborhood to inform them that the film crew will be in the area and parking is done outside of the neighborhood.

The first day of filming is scheduled for June 2, 2021, outside on Marsh Street. Mr. Coughlin asked if there were any complaints brought forward during the filming of the pilot. Ms. Kinder advised that no issues or complaints were reported.

**A motion was made by Ms. Sullivan to approve filming in Dedham at 9 Marsh Street from 7:00 a.m. to 10:00 p.m. on June 2, 2021, with a rain date of June 3, 2021. The motion was seconded by Ms. MacDonald. A roll call vote was taken:**

Kevin Coughlin: Yes  
Jim McDonald: Yes  
Sarah MacDonald: Yes  
Dimitria Sullivan: Yes  
Dennis Teehan: Yes

Motion passed unanimously, 5-0.

Ms. Kinder asked if the approval encompasses all filming dates for the series; Mr. McDonald responded that Ms. Kinder would need to appear before the Select Board for individual approval for each filming date. Assistant Town Manager Baker can provide the meeting schedule and what is necessary for approval.

12. **DISCUSSION AND VOTE RE: FINAL REVIEW AND APPROVAL OF TOWN MANAGER'S GOALS**

Mr. Goodwin outlined three goals with subsequent action items and objectives nested under each goal:

**Goal #1: Improve transparency and communication**

**Objectives:**

- Correct backlog of meeting minutes
- Posting meeting minutes online
- Develop a system to keep meeting minutes current



- Work with the Public Information Officer, Town Clerk and Town Council to develop a system to better respond to requests
- Creation of a standard process by which to act when requests come in to alleviate confusion and delays
- Use technology to improve the system to reduce reliance on manual inputs
- Create a Board and Committee database to track elected and appointed officials

**Goal #2:** Help create and sustain a culture of excellence

**Objectives:**

- Design and implement a performance review system for department heads
- Working with human resources to make sure we are looking at processes and recruitment efforts to bring in the best candidates possible and meeting the Select Board's goal to hire for diversity as that brings strength to the organization
- Work with IT, human resources and other departments to make sure that we are providing training and professional development opportunities to the staff

**Goal #3:** Maintain financial strength and stability

**Objectives:**

- Maintain AAA bond rating; preliminary notice from S&P has been received and the rating has been achieved
- Work to create a five-year financial forecast; a preliminary forecast was done with the Finance and Warrant Committee
- Work with the Select Board and the Finance and Warrant Committee to develop finance and budget best practices around which we can build the budget

**A motion was made by Ms. MacDonald to approve the Town Manager's goals, as presented. The motion was seconded by Ms. Sullivan. A roll call vote was taken:**

<b>Kevin Coughlin:</b>	<b>Yes</b>
<b>Jim McDonald:</b>	<b>Yes</b>
<b>Sarah MacDonald:</b>	<b>Yes</b>
<b>Dimitria Sullivan:</b>	<b>Yes</b>
<b>Dennis Teehan:</b>	<b>Yes</b>

**Motion passed unanimously, 5-0.**

### **13. PUBLIC SAFETY BUILDING UPDATE**

Mr. Goodwin provided the following Public Safety Building update:

- The team attends weekly meetings on Wednesdays with the contractor and some department heads
- The project is ahead of schedule, and in some cases, even further ahead of schedule
- The project is under budget based on the buyouts completed and funds are transferred to the contingencies
- The site is very active with two cranes setting forms, pouring concrete and putting up foundation walls
- Utility work is happening on Bryant Street and Union Place; tomorrow should be the last day of work on Bryant Street

#### 14. TOWN MANAGER'S REPORT

**Town Hall Reopening:** Mr. Goodwin reported that Town Hall will be reopened on May 24, 2021. An open house will be held on May 15, 2021, from 10:00 a.m. to 2:00 p.m. for the senior center, and May 22, 2021, from 10:00 a.m. to 2:00 p.m. for a public open house.

**T-Mobile Request:** Mr. Goodwin revisited the request from T-Mobile to add three more antennas to the town's property on 123 High Street along with other necessary infrastructure to update the tower to 5G. T-Mobile originally offered a monthly payment of \$150 to install the equipment, but this was insufficient. They are now offering \$500 per month, which is closer to market value for the additional work.

The original lease began in 2013 for ten years with two five-year extensions as an option. T-Mobile agreed to exercise the first of the two five-year extensions. The rent paid by T-Mobile is \$2,000 per month. It will increase to \$2,600 monthly in 2023 and \$2,900 monthly in 2028; the \$500 monthly payment is in addition to the rent paid.

Under federal communications law, as this is a co-location and alteration of an existing site, no regulatory approval is required.

Ms. MacDonald requested a copy of the 2013 meeting minutes that reflect the original approval for the tower. An expectation was set at the time and clarity is required if the expectations are being changed.

**66 Norwell Road:** Mr. Goodwin noted that a hearing was held on May 7, 2021, at the house court, at which the case was dismissed as it was deemed in compliance with all regulations.

**American Rescue Plan Act:** The town of Dedham will receive \$2,000,000 from the state/federal government. Treasury guidance was provided on May 10, 2021, and reviewed with the finance team. The Treasury adopted a generous and open way to look at revenue replacement for towns and cities to set their base general revenue line to that of the last fiscal year before the pandemic; this would be the fiscal year 2019 for Dedham. Losses are calculated by comparing a 4.1% year-over-year growth rate to the baseline revenue and compared to the actual amount. Mr. Goodwin will create a detailed proposal and strategy for the Select Board to review.

The Chairman noted that this item should be added as an agenda item for the next Select Board meeting.

**Meeting Format:** The next Select Board meeting on May 26, 2021, will be a hybrid model with in-person attendance and a Zoom option. Mr. Goodwin is working with IT and the Public Information Officer to arrange this meeting format. Technology and equipment have been ordered and testing will occur over the next few days to ensure that the hybrid model is possible.

**Crane Street:** Ms. Sullivan asked about Crane Street and the trains. Mr. Goodwin advised that he is communicating with the MBTA to schedule a meeting for next week. There is also a discussion with the state representative to attend the same meeting to determine the path for resolution. Mr. Goodwin is also in communication with the resident and advised that the resident be kept updated on any progress.

**Loading Zone on High Street:** Ms. MacDonald advised that an item will come before the Select Board to update the parking regulations and shorten the window for the loading zone on High Street. There are several challenges to merchants with how the loading zone was set up.

**15. ADJOURNMENT**

A motion was made by Mr. McDonald to enter into Executive Session pursuant to MGL c.30A Sec. 21(a) Exemption 3 to discuss strategy with respect to litigation pertaining to Ames/CTA if an open meeting may have a detrimental effect on the litigating position of the public body and the Chair so declares. The motion was seconded by Ms. MacDonald. A roll call vote was taken:

Kevin Coughlin: Yes  
Jim McDonald: Yes  
Sarah MacDonald: Yes  
Dimitria Sullivan: Yes  
Dennis Teehan: Yes

Motion passed unanimously, 5-0.

**DISCLAIMER**

The above minutes should be used as a summary of the motions passed and issues discussed at the meeting of the members of the Select Board. This document shall not be considered to be a verbatim copy of every word spoken at the meeting.

\_\_\_\_\_  
Director

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Director

\_\_\_\_\_  
Date

\_\_\_\_\_  
Date