

TOWN OF DEDHAM

In Re:

DEDHAM TOWN MEETING

**DATE:** Monday, November 14, 2022

**PLACE:** Zoom

**COMMENCING:** 7:00 p.m.

**Excel Reporting Services**  
47 Ledgebrook Road  
Weymouth, MA 02190  
781-626-0405

P R O C E E D I N G S

1  
2  
3           **THE MODERATOR:** Ladies and gentlemen  
4 of the town meeting, a quorum of 203 having been  
5 declared by the town clerk, we will please come  
6 to order.

7           As you know, the 2019 Town Meeting  
8 voted to join many other towns in Massachusetts  
9 in implementing electronic voting. The vote  
10 followed a recommendation by the electronic  
11 voting working group, consisting of Dimitria  
12 Sullivan, Jim Driscoll, Lindsey Barrett, Molly  
13 Uppenkamp, Bob LoPorto, Michael Leahy, Paul  
14 Munchbach, and myself, and we did have a  
15 successful implementation of electronic voting  
16 at the spring meeting.

17           The Chair is going to recognize the  
18 town clerk, Paul Munchbach, to give us a brief  
19 reminder on how the system works and how you can  
20 be sure that your votes are recorded. Mr.  
21 Munchbach.

22           **MR. MUNCHBACH:** Thank you, Mr.  
23 Moderator. Welcome, town meeting  
24 representatives.

1                   As we've done for the spring annual  
2 town meeting, we are going to use the electronic  
3 voting devices for our voting for all of the  
4 articles tonight. As we all well know, we have  
5 a special town meeting that will start up  
6 immediately after the moderator makes his  
7 instructions, and then we'll go and dissolve  
8 that and go into our regular town meeting with  
9 18 articles.

10                   Just remember, each individual has  
11 been assigned their own designated voting device  
12 for this evening. With those devices -- as you  
13 can see behind me, it's a very simple device.  
14 With it, a yes vote is green, a no vote is red.  
15 So if you're voting yes on the article, you will  
16 vote green, 1, or A, or you'll vote no, 2B.

17                   That's all you'll have for your  
18 options. There is no abstention button on the  
19 voting devices. If you do not want to vote on a  
20 specific article, just leave it blank. You will  
21 have 15 seconds to vote on an article once the  
22 voting is opened up. You can change your vote  
23 at any time during that 15 seconds. So if you  
24 voted yes on the article to begin with, and you

1 want to change your mind, you will be able to do  
2 so within that 15-second time period, and the  
3 last vote that you vote will be the vote that is  
4 recorded.

5 Most of the votes that will be up  
6 there will just be a designated vote that will  
7 show the cumulative number up there, unless it's  
8 a roll call, and if it's a roll call vote, it  
9 will show individual votes. It will first show  
10 up as a blue screen with your name up there, it  
11 will it show that you voted, and then when we  
12 record the votes, you'll see it with a yes or a  
13 no vote at that time.

14 What we're going to do this evening  
15 just to kind of refresh everybody on the  
16 electronic voting devices, and for the town  
17 meeting representatives that were unable to make  
18 it to the spring, we're just going to give you a  
19 quick sample refresher, and we have two sample  
20 ballot questions for you so you can get used to  
21 using the devices again. We do not use internet  
22 for this. It's radio frequency. But if you can  
23 make sure your phones are either on silent or  
24 vibrate, it would be much appreciated.

1                   So the first test question is a  
2                   question that we used the last time, will the  
3                   Patriots win the Super Bowl. It's now open for  
4                   voting. You have 15 seconds to vote, green,  
5                   yes, red, no. Five, four, three, two, one, and  
6                   the voting is closed, and the results are no.  
7                   Sixty-one very optimistic people. I'm with you  
8                   people.

9                   The second question is going to be,  
10                  and it's going to be a roll call, will town  
11                  meeting go two nights. Just throwing it out  
12                  there. So when you vote, when it goes to blue  
13                  screen, the voting is open. It will go to blue  
14                  screen. That means you have cast your vote. At  
15                  the end of the vote, we'll show how you voted.  
16                  And you can vote now. Only some of those will  
17                  show. We'll scroll through on a regular roll  
18                  call vote also. Five, four, three, two, one,  
19                  and the voting is closed. So the answer is no.

20                  So that will be how the electronic  
21                  voting devices will work for this evening. If  
22                  you have any questions or if you have a problem  
23                  with your device, just raise your hand, come to  
24                  the front. We'll see if we can resolve it right

1           there.  If not, we'll give you a new voting  
2           device to use at that point with a new number.

3                       We want to thank you for your  
4           patience, it worked very well the last time, and  
5           special thanks to the committee that worked two  
6           years on putting this together.  Thank you for  
7           your time.

8                       **THE MODERATOR:**  If your device  
9           doesn't work, it means you're on Paul's list of  
10          people who he doesn't think should be allowed to  
11          vote, so that's really what that's all about.

12                      One of the test questions was two  
13          nights.  You may have noticed that this town  
14          meeting was posted for two nights.  This was an  
15          idea that came from the town meeting forum, that  
16          session that we had back in April to look at  
17          ways to improve on the town meeting process.  
18          And one of the ideas that came up was people  
19          feeling very, very rushed at the end of the  
20          meeting.

21                      So we've made two changes in  
22          anticipation of that.  One is that the planning  
23          board articles, which are frequently more  
24          complex, have been moved from their traditional

1 spot at the end of the warrant into the middle  
2 of the warrant. I want to extend my thanks to  
3 John Bethoney and the members of the planning  
4 board for endorsing that, for cooperating with  
5 that idea.

6 The second is that we're posting for  
7 two nights in case -- frankly, it's unlikely  
8 tonight, but in case we did reach a time when  
9 people did feel that productive debate was  
10 really waning and that we should convene on  
11 another night, by posting two nights ahead of  
12 time, we not only reserve the hall, but we  
13 shortcut some of what we would need to do to  
14 post with a certain number of days' notice,  
15 etcetera, for a second night of town meeting.

16 So it's there, and it will be there  
17 at future postings of annual town meetings in  
18 case the night does go late, and people will not  
19 feel the pressure to stay beyond what they feel  
20 is a decent time to stay and conduct the town's  
21 business.

22 As the town clerk explained, a voice  
23 vote may still be used on some routine  
24 procedures, such as approving the appointment of

1 the deputy moderator, move the question, unless  
2 there's some question about that, a vote to  
3 allow non-town meeting representatives to speak,  
4 and a vote to dissolve the meeting at the end.  
5 If I waited for roll call, by the time that  
6 comes, most of you are halfway to your car. So  
7 we're going to do a voice vote, as we've always  
8 done, to dissolve.

9 That having been said, any seven  
10 members may rise and ask that an electronic vote  
11 be taken on anything before the town meeting.  
12 Two-thirds with electronic voting, again,  
13 doesn't change, .667 of the total votes rounded  
14 up to a full number. So if the two-thirds math  
15 comes out to 105.3, it would get rounded up  
16 because 105 is too little, so it would go to  
17 106.

18 If you leave the hall, leave your  
19 clicker with a town hall employee at the front  
20 of the hall. There's no voting from the great  
21 beyond. You have to be in the hall to vote, and  
22 so surrender your clicker, do whatever you need  
23 to do, and when you come back, you can get your  
24 clicker.



1                   Very quickly, I'm going to ask  
2                   Marianne Martin, who is chair of the public  
3                   service recognition committee, to make a very  
4                   brief statement.

5                   While she's coming down here, we want  
6                   to extend our congratulations to both the Dedham  
7                   High School boys and soccer [sic]. The boys  
8                   will play on Wednesday the 16th versus  
9                   Belchertown. That will be at the Medway High  
10                  School. And the girls are waiting to see who  
11                  their opponent will be. It will be the winner  
12                  of the Stoneham -- oh, has that been resolved?  
13                  Okay, Stoneham, again, at the Medway High School  
14                  at 4:00. Congratulations to Don Savi and Sal  
15                  Letta, coaches of the two teams.

16                  **MS. MARTIN:** Marianne Martin. I'm  
17                  current chair of public recognition.

18                  Just a quick throw-out that every  
19                  year, this body recognizes someone in this town  
20                  that's an unsung hero, I mean a true unsung  
21                  hero. So we're trying to plant the seed that we  
22                  shouldn't -- we don't want to pull from you guys  
23                  like please come up with someone.

24                  So could you pay attention to your

1           surroundings, think of that person, and you go  
2           you know what, Dan Driscoll, he never gets  
3           recognized for anything, and he's the AV guy at  
4           all of our events. Something along those lines,  
5           so that when we do come to you in the spring,  
6           because we will be presenting it in the spring,  
7           we have like a really tough choice between  
8           wonderful people. So just planting the seed.  
9           We'll talk in the spring.

10           **THE MODERATOR:** Thank you. Thank you  
11           very much. Please rise for the Pledge of  
12           Allegiance to our flag.

13                           (All rise.)

14           **THE MODERATOR:** Thank you. The Chair  
15           is once again pleased to nominate my long-time  
16           colleague, Cherylann W. Sheehan from District 6,  
17           as the deputy moderator. All those in favor,  
18           please say aye.

19                           (Aye.)

20           **THE MODERATOR:** Opposed, no. The  
21           ayes have it. Town clerk, please swear in Ms.  
22           Sheehan.

23                           (Cherylann Sheehan sworn in.)

24           **THE MODERATOR:** Thank you. Let's now

1 review the rules of the meeting. Remember, we  
2 did elect 80 new town meeting representatives in  
3 the spring, so tonight is for a substantial  
4 percentage of the group, only their second  
5 night. So as we conduct the meeting and discuss  
6 rules and prepare for votes and describe what's  
7 going on, I will be aware that for many of our  
8 members, this is a new experience, and I know  
9 that you will also extend the same courtesy to  
10 them.

11 This is a representative town  
12 meeting. Elected town meeting representatives  
13 shall have precedence over others in speaking,  
14 unless voted by town meeting. Speakers who are  
15 not town meeting representatives should please  
16 identify themselves when they approach the  
17 microphone.

18 When speaking, please always use the  
19 microphone. Please don't speak from your seat.  
20 State your -- with the exception of that member.  
21 When speaking, please use the microphone, and  
22 state your name and precinct for the benefit of  
23 the official stenographer. Even if you are  
24 somebody that everybody knows, please repeat

1 that for the benefit of the stenographer. She  
2 creates a record of town meeting at the  
3 direction of the town clerk.

4 Upon any article before us, speakers  
5 may speak for no more than ten minutes on any  
6 question, unless that's extended. We do, again,  
7 another recommendation from the town meeting  
8 forum from last May. We do have a clock now,  
9 which will show you how much time there is left.  
10 The moderator does make an exception on the ten-  
11 minute limit if we are facing a very complex  
12 article and there is a proponent who wants to  
13 make a presentation so that we really understand  
14 what we're voting for. That, as you know, is  
15 not very common, however.

16 As I said, only elected town meeting  
17 representatives may vote, including voice votes.  
18 If others are found to be voting, they will be  
19 asked to leave the hall. When an electronic  
20 vote is being used, a roll call will be held at  
21 the request of 15 members, so that can be  
22 converted into a roll call. The roll call is,  
23 by the way, also an electronic voting process,  
24 as the town clerk explained to you. Any member

1 who believes that his vote was recorded in error  
2 may stand and request that the vote be confirmed  
3 by the town clerk, and we'll make any  
4 corrections that we need to make.

5 All articles are debated in the order  
6 in which they're printed, unless you, the town  
7 meeting body, vote to take -- by a majority  
8 vote, vote to take an article out of order.

9 In order to make town meeting more  
10 efficient, Dedham's bylaws call for the use of  
11 what's called a consent calendar. This means  
12 that the moderator reads all the article  
13 numbers, and in the spring, all the budget line  
14 item numbers, and if a member wishes to discuss,  
15 question, or amend, they call out the word  
16 "pass." You do not need to be recognized. You  
17 simply call out the word "pass."

18 These articles are then passed or set  
19 aside for deliberation. Any article that is not  
20 passed, the original motion is voted in one  
21 omnibus motion. So when we do the pass process,  
22 before we move on, I will read the article  
23 numbers that we have passed -- and I call that  
24 the Dimitria Sullivan amendment, and that was

1 worked out after a town meeting in the past. So  
2 any article that was not set aside will be voted  
3 in that single motion.

4 The finance and warrant committee has  
5 met with the proponents of all of the articles  
6 that you see before you, with the exception of  
7 the zoning articles, and the planning board has  
8 played that role for the zoning articles. They  
9 are closely reviewed. They've had posted public  
10 hearings on all the articles, and they make a  
11 recommendation to you.

12 Those recommendations are what are  
13 printed in your warrant book. When you are  
14 voting, you are voting to accept, reject, or  
15 amend the recommendation of either the finance  
16 and warrant committee or the planning board in  
17 the case of planning articles. Remember, these  
18 are only recommendations. Your vote is needed  
19 to put the article into action.

20 The planning board also holds posted  
21 public hearings on all of their zoning articles,  
22 and they issue recommendations on those. Any  
23 town meeting representative may propose an  
24 amendment to those recommendations of either the

1 finance and warrant committee or the planning  
2 board.

3 If you are proposing a significant  
4 change or amendment, we would like to have those  
5 amendments submitted in writing to us before we  
6 begin deliberating. The Chair has traditionally  
7 been lenient on smaller amendments that are  
8 meant to maybe change a number or correct a  
9 word, but if it is something significant, we'd  
10 like to have them in writing.

11 Some motions require a two-thirds  
12 vote. In most cases, it's state law that  
13 triggers the requirement of a two-thirds vote.  
14 In some cases, it's our own procedural rules,  
15 Dedham's own procedural rules. Some articles  
16 generate no debate and are noncontroversial.

17 For articles that are  
18 noncontroversial and that require a two-thirds  
19 vote, state law does give the moderator the  
20 option of trying for a unanimous voice vote, and  
21 if that does not prevail, then we would -- we  
22 could go to an electronic vote.

23 Again, if seven or more members want  
24 anything that is not being electronically voted

1 to be electronically voted, just stand, call out  
2 Mr. Moderator, one person stand up, and if six  
3 people join you, then that's what we will do.  
4 The same applies to the roll call. Stand up.  
5 If 14 other people join you, you've reached the  
6 maximum -- the magic number of 15, and then a  
7 roll call electronic vote will be held.

8 One of the terms that people  
9 sometimes get a little bit lost on is the motion  
10 to move the question. What that means is stop  
11 debate. Stopping debate is a serious step.  
12 Two-thirds of the people in the hall have to  
13 agree to stop debate and move on to a vote. The  
14 moderator does not stop debate. So please, when  
15 you see me in Roche Brothers next week, do not  
16 say that I stopped debate.

17 Motions to reconsider a previous vote  
18 will require a majority vote if you ask for it  
19 to be reconsidered within an hour of the  
20 original vote. If it's longer than an hour,  
21 you're going to need to get two-thirds support  
22 to have something reconsidered. And  
23 reconsideration is not something to be used  
24 lightly. There would really need to be some new



1 piece of information, or you're convinced that  
2 something was totally misunderstood in the  
3 presentation originally.

4 Please remember that none of the  
5 votes that we take are in effect until the  
6 meeting is dissolved. That's why it's important  
7 that we work through until all of our business  
8 is completed.

9 Matters of law will be referred by  
10 the moderator to town counsel. Questions of  
11 town meeting procedure, they're the  
12 responsibility of the moderator, under both  
13 state law and our own bylaws, not to mention  
14 tradition, I guess.

15 While we are talking a little bit  
16 about rules and procedures, as moderator, I'd  
17 like to ask you to adhere to some common sense  
18 rules concerning how we conduct our business  
19 while we are sitting as elected town meeting  
20 representatives. So what you do when you're not  
21 in this hall, on social media or in talking to  
22 your friends, that's beyond the purview of town  
23 meeting.

24 While we're in town meeting, sitting

1 as the elected legislative body of the town,  
2 there are different and stricter rules than what  
3 apply to everyday conversation. For two nights  
4 a year, the rules are different. First, focus  
5 your comments on the article and the issue at  
6 hand as described in the article. Please do not  
7 target the speaker who presented those ideas.

8 Comments that disparage the person of  
9 the speaker, such as how long have they lived in  
10 town or what part of town are they from or, God  
11 forbid, their gender, race, or ethnicity, those  
12 comments are not acceptable and will not be  
13 allowed. You can disagree, and you can strongly  
14 and vehemently disagree with a position taken by  
15 another speaker, but it is not acceptable to  
16 question their motives, question their  
17 integrity, or question their intelligence.

18 We are all here this evening because  
19 we have been elected to make decisions to solve  
20 problems and come to an agreement. We do that  
21 best when we make good arguments that convince  
22 people who are either uncertain, or maybe not  
23 initially on our point of view, that they need  
24 to change their point of view based on the

1 strength of your arguments.

2 Arguments which attack people tear at  
3 the fabric of our community. People have said  
4 to me, well, why should I hold back when others  
5 attack me. You cannot control what others  
6 choose to do. You control what your response  
7 is. You just need to make the decision to do  
8 so.

9 So we're ready to begin our meeting.  
10 Please silence your cell phones. All members,  
11 please remove your hats. Refer to the warrant  
12 book, and we will begin.

13 Tonight we have both a special town  
14 meeting and an annual town meeting. Why is  
15 that? The board of selectmen -- excuse me, the  
16 select board is responsible for issuing the  
17 warrant. There is a deadline to when the  
18 warrant is closed. If something comes up that  
19 is of great importance after that, it's  
20 necessary to call a special town meeting in  
21 order to get it before you, because, again,  
22 generally speaking, town meeting only meets  
23 twice a year.

24 So we have two articles under the

1 special town meeting, it's on Page 4 of your  
2 warrant book, and since there are only two,  
3 we'll just take them both without doing the  
4 whole pass procedure.

5 So Article 1, which is an amendment  
6 to change some previously approved language, and  
7 I am told that the only purpose of this change  
8 is to update the name of the grant that the town  
9 will be accepting for the construction and  
10 planning of the town green. Any questions on  
11 Article 1?

12 The vote comes on the original motion  
13 of the finance and warrant committee that it be  
14 so voted. Get your clickers out. All those in  
15 favor, please press green. All those opposed,  
16 please press the red button. Five seconds left.  
17 By the way, if you get confused with this thing,  
18 just scream out Mr. Moderator, unless you're on  
19 Paul's list, then we'll help you vote.

20 Voting is closed. 202 to 1. The  
21 article passes.

22 That concludes the business of the  
23 special town meeting. It's been moved by Mr.  
24 Delloiacono and seconded by Mr. LoPorto that the

1 special town meeting be dissolved. All those in  
2 favor, please say aye.

3 (Aye.)

4 **THE MODERATOR:** Opposed, no. The  
5 ayes have it. The special town meeting is  
6 dissolved.

7 If you turn now to Page 6 in the  
8 warrant book, we're going to start with the fall  
9 annual town meeting, and we will do our usual  
10 procedure. I will read each article number, and  
11 if you would like to question it, amend it, just  
12 yell out the word "pass."

13 As I've said in previous town  
14 meetings, it's always safer to say pass and then  
15 decide you don't need to later. So there is no  
16 stigma attached with yelling pass and then  
17 deciding that your question got answered or you  
18 don't want to pursue it, and nine times out of  
19 ten, we can't tell who said pass anyway.

20 So Article 1. Article 2. The Chair  
21 will pass Article 3. It requires a four-fifths  
22 vote. Article 4. Article 5. The planning  
23 board articles, since they are amending the  
24 zoning bylaw, require a two-thirds vote, so we

1 will pass on 6, 7, and 8. Article 9 requires a  
2 two-thirds vote because it involves borrowing,  
3 so the Chair will pass on Article 9, as we'll do  
4 on Article 10, because if that were to pass, it  
5 would require a two-thirds vote. It involves  
6 borrowing. Article 11.

7 (Pass.)

8 **THE MODERATOR:** Article 11 is passed.  
9 I'm going to have to figure out this microphone  
10 thing. Article 12.

11 (Pass.)

12 **THE MODERATOR:** Pass. Article 13 is  
13 passed. There has been a substitute motion  
14 proposed. Article 14.

15 (Pass.)

16 **THE MODERATOR:** Pass. Article 15.

17 (Pass.)

18 **THE MODERATOR:** Pass on Article 15.  
19 Article 16. Article 17.

20 (Pass.)

21 **THE MODERATOR:** Article 18 is passed.  
22 That requires a two-thirds vote.

23 So here's what we have recorded as  
24 articles that have been passed: Article 3,

1 Article 6, 7 and 8, Article 9, 10, 11, 12, 13,  
2 14, 17 and 18, 15 -- 13, 14, 15, 17 and 18. Is  
3 there any other -- there aren't any other  
4 articles left, but are there any other articles  
5 that people feel should have been passed or want  
6 to pass, because you still have the opportunity  
7 to be added to the list? Yes, Mr. Maher.

8 **MR. MAHER:** On Article 1, pass.

9 (Inaudible.)

10 **THE MODERATOR:** We'll pass it, then.

11 Article 1 is passed. Anything else? So only  
12 one or two articles that didn't get passed. We  
13 will take a vote that the original motion for  
14 those articles be accepted by the body. All  
15 those in favor, please -- okay, we'll try for a  
16 voice. All those in favor, please say aye.

17 (Aye.)

18 **THE MODERATOR:** Opposed, no. The  
19 ayes have it. Thank you. Thank you for your  
20 cooperation. Article 1, questions, comments?  
21 Mr. Maher?

22 **MR. MAHER:** Jim Maher, Precinct 5.  
23 Question on the Striar property. Is this an  
24 accounting issue that was never cleared up

1 before. Because my understanding is we expended  
2 probably 70 percent of that money for the Striar  
3 plans.

4 **THE MODERATOR:** The Chair recognizes  
5 the town's director of finance, Mr. John Arnett.

6 **MR. ARNETT:** Thank you. Director of  
7 finance, John Arnett. This is authorized but  
8 unissued debt, meaning that we have not gone out  
9 and -- actually gone out and grabbed the money  
10 or bonded the money. This is just sitting out  
11 on the books. So to answer your question, yes,  
12 this is just an accounting cleanup.

13 **THE MODERATOR:** Any further questions  
14 on Article 1? The vote comes on the original  
15 motion. Green for yes, red for no. Five  
16 seconds. Voting is open.

17 Five seconds. Voting is closed. The  
18 original motion does pass.

19 Article 3 is an issue that comes up  
20 every year, and that is the year ends, and  
21 there's a bill or two that has come in late. It  
22 requires a four-fifths vote. We can try for  
23 unanimous. These are generally not too  
24 controversial. All those in favor of the



1 original motion, please say aye.

2 (Aye.)

3 **THE MODERATOR:** Opposed. It's  
4 unanimous. Thank you.

5 Article 6. Could I have the report  
6 of the planning board, please? The chair  
7 recognizes the vice-chair, Mr. Podolski.

8 **MR. PODOLSKI:** Good evening, ladies  
9 and gentlemen of the town meeting. Mike  
10 Podolski. I'm vice-chairman of the planning  
11 board. Tonight we have six articles -- strike  
12 that -- three articles -- 6, 7, and 8 -- which  
13 we're asking town meeting to consider revising  
14 as per our suggestions.

15 Town meeting members, as is our  
16 course, have been provided with a written  
17 statement, an outline of what we're proposing.  
18 It was mailed to all town meeting members about  
19 two weeks ago. So we hope you've read those and  
20 that you understand them, but if you don't  
21 understand them, I'm going to give some quick  
22 preview tonight of exactly what it is we're  
23 asking you to vote on. I will be outlining  
24 Articles 6 and 8, and board member, James

1           McGrail, with permission of the moderator, will  
2           do Article 7.

3                        So turning to Article 6, we are  
4           asking that the zoning code in Dedham --  
5           actually, the use table in Dedham be amended as  
6           set forth on the table that was sent to you by  
7           mail. One part of the amendment is very simple,  
8           we believe, and one part of it is a little bit  
9           different, but I think with an explanation,  
10          you'll be able to understand it easily.

11                       Article 6 deals with what are called  
12          -- presently called common victualler licenses  
13          in this town. Now, I would have to say that  
14          probably half the people here maybe don't know  
15          what a common victualler license is, no offense,  
16          but some of us on the planning board found it  
17          very archaic language, because really what  
18          you're talking about is restaurants. So we are  
19          asking to change the use table that describes  
20          common victualler uses to now be restaurant  
21          uses. So that's Part 1 of 6.

22                       Part 2 talks about the zoning -- the  
23          use table for certain uses within certain zones.  
24          We're asking that you would now allow as of

1 right a restaurant use in four zones that  
2 presently exist, but for which you don't have  
3 the right to get a restaurant right now. And  
4 those zones are PC, RDO, highway business, and  
5 central business. PC is planned commercial, and  
6 RDO is research and development.

7 So to put it in basic terms, right  
8 now, in these commercial districts, if you want  
9 to open a restaurant, you have to go to the  
10 Zoning Board of Appeals to get approval to run a  
11 restaurant in that district. And the planning  
12 board feels because that's already a commercial  
13 district, it's kind of an unnecessary step to  
14 make an applicant go through to have to go to  
15 the Zoning Board of Appeals, get their  
16 restaurant use applied -- approved, and then  
17 come see the planning board for whatever else  
18 might be necessary.

19 This doesn't do away with restaurant  
20 uses, it just -- it makes it a little bit easier  
21 for the applicant. We're trying to be business  
22 friendly. Dedham has a lot of restaurants, and  
23 we're trying to encourage them whenever we can.  
24 So in these four commercially zoned districts,

1 we are suggesting and proposing that you allow  
2 those restaurants in those districts only as a  
3 matter of right. That means they don't have to  
4 go to the ZBA.

5 We held our required public hearings  
6 on these -- all articles on October 12, and the  
7 unanimous vote 5-0 of the planning board was  
8 that it be so voted, and we're hoping that you  
9 will approve this revision. Thank you.

10 **THE MODERATOR:** Thank you, Mr.  
11 Podolski. Mr. Podolski, just for my  
12 understanding, this proposal does not add any  
13 parts of town where restaurants could  
14 conceivably go, it simply changes the procedure  
15 from special permit to a matter of right, which  
16 is legal talk for meaning you can open without  
17 it?

18 **MR. PODOLSKI:** That's correct, Mr.  
19 Moderator. We're not approving restaurants and  
20 single residence A's or B's, and you'll see they  
21 all still say no. It's just changing it from  
22 having to go get a special permit in four  
23 commercial districts so they can get it as a  
24 matter of right and skip that step of going to

1 the zoning board.

2 The planning department did some  
3 research on this for the planning board, and  
4 historically, every restaurant that went to the  
5 ZBA for approval got approved, and that's  
6 looking back at least ten years. So it just  
7 seems to be a step that's not necessary. So  
8 we're just changing it from apply for a special  
9 permit to allow. A restaurant use is allowed in  
10 those four zones.

11 **THE MODERATOR:** Thank you, sir. Are  
12 there any questions about this article, Article  
13 6? Hearing none, we will take a vote on the  
14 original motion as presented by the planning  
15 board, which is printed on Page 12. All those  
16 in favor, hit green. Those opposed, hit red.  
17 This does require a two-thirds vote. Voting is  
18 open.

19 Voting is closed. 26 to 6. That is  
20 a two-thirds vote. The zoning article amendment  
21 passes.

22 Article 7. The Chair recognizes Mr.  
23 McGrail from the planning board. This is on  
24 Page 12, 13, and 14.

1  
2  
3  
4  
5  
6  
7  
8  
9  
10  
11  
12  
13  
14  
15  
16  
17  
18  
19  
20  
21  
22  
23  
24

**MR. McGRAIL:** Thank you, Mr.

Moderator. Article 7 is a proposal from the planning board to amend the Dedham zoning bylaws by making certain changes to increase the life sciences industry with the Town of Dedham.

The planning board has been talking about this matter for some time. I think each and every one of us, as we drive along the roads and highways of Massachusetts, if we started in the City of Woburn, and we went from Woburn, to Burlington, to Lexington, to Bedford, to Waltham, to Wellesley, to Newton, to Needham, we would find a biotech facility along 128. When we get to Dedham, we come to a screeching halt.

So the thought process was, look, each and every one of us understands that we pay more taxes in the town as residents than we'd like to, so there's always efforts underway by the boards across the town to try and undertake efforts to try to reduce that tax burden on the resident and move that tax burden over to the commercial tax base. We feel that life sciences is one of those areas where we can do just that.

Of course, Massachusetts is the

1 biotech capital of the world. It's not just the  
2 state, it's not just the country, it's quite  
3 frankly the entire world. So we're trying to  
4 take advantage of that industry in a responsible  
5 and welcoming manner.

6 That was the motivation. This is not  
7 something that just came up in the planning  
8 board last month or two months ago or three  
9 months ago. This is really something that from  
10 time to time we had spoken about at our  
11 meetings, and we had spoken about amongst each  
12 other at certain various times about really the  
13 need to try to do something to make our town  
14 more attractive to the life sciences community.

15 So with that, we went forward, and we  
16 started to -- we conducted a process where we --  
17 quite honestly, we started the public hearing  
18 process. We deliberated. We discussed it  
19 through public hearing. We listened to the  
20 public at large. We did a review of the zoning  
21 districts in town that currently allowed for  
22 life sciences, why or why not they might be  
23 attractive, why we haven't attracted life  
24 sciences to date.

1                   So we went through that entire  
2                   process. We decided that we had to be more  
3                   expressive about parcels along 128/95 that may  
4                   be attractive to the life sciences community  
5                   that they might not know are there, or they  
6                   might not know are life sciences ready, so to  
7                   speak.

8                   So what we did was we amended the  
9                   table relative to the principal uses to allow  
10                  for such lab research and development facilities  
11                  to be constructed in the SRA district, but only  
12                  in instances where that land abuts 128 or Route  
13                  95, and only in instances where there's a  
14                  minimum of ten acres -- five acres at some  
15                  point, but ten acres in others.

16                  And the point was that obviously  
17                  we're not looking for this to go into a  
18                  residential area. This is going into a large  
19                  portion of open space. Quite honestly, it  
20                  probably isn't even developed right now and is  
21                  something that we could develop.

22                  We were also conscious of -- we just  
23                  didn't want a big lab that all of a sudden came  
24                  up that just had people shuffling in and out.



1 We wanted to make it welcoming. We wanted it to  
2 be where people could live, work, and play. So  
3 what we envisioned is -- we have the language in  
4 there that says 60 percent of the net floor area  
5 would be for life sciences, because we also  
6 wanted to encourage people to come to us with  
7 proposals relative to housing and restaurants,  
8 retail.

9 So we wanted to build something that,  
10 like I said, would be live, work, and play, not  
11 just all work, not just -- and this industry --  
12 these people that work there, they would become  
13 part of our community, and it would also open up  
14 jobs and opportunities, not only for people  
15 outside of the town, but people inside of the  
16 town. We want to create that type of dynamic in  
17 this community to suggest that, hey, Dedham is  
18 on the cutting edge of what is an industry that  
19 is going to -- has been cemented in this  
20 Commonwealth for some time now and will continue  
21 to grow and prosper as we continue.

22 So that was the genesis. That was  
23 the motive behind this. And that's why we're  
24 here tonight, and we're hoping you support this

1 for no other reason than to encourage the life  
2 sciences industry to take a look at Dedham and  
3 to understand that we are willing to sit down  
4 and work with them to try to make this as  
5 mutually beneficial relationship as possible.  
6 Thank you.

7 **THE MODERATOR:** Thank you, Mr.  
8 McGrail. Mr. McGrail, the way the printing in  
9 the book, it split the chart in half, so at the  
10 top of Page 15, it lists the laboratory research  
11 and development. Is that the zoning use that  
12 we're discussing?

13 **MR. McGRAIL:** Yes, that is correct,  
14 Mr. Moderator.

15 **THE MODERATOR:** So maybe if you could  
16 just read what the headings were -- so as I  
17 interpret this, wherever it says yes, then the  
18 life sciences would be permitted as a matter of  
19 right in those categories?

20 **MR. McGRAIL:** Nothing would be as a  
21 matter of right, Mr. Chair. It would be a  
22 matter of special permit.

23 **THE MODERATOR:** Special permit, okay,  
24 and which of those districts? You can see that

1 the headings aren't showing on the page.

2 **MR. McGRAIL:** It's SRA. The SRA  
3 district is what we directed -- where we are  
4 trying to capture in this bylaw, and we'd also  
5 have planned commercial developments, as well  
6 throughout the town. Currently, we do allow for  
7 life sciences in the town. We were just trying  
8 to create more attractive areas for the  
9 industry.

10 **THE MODERATOR:** I'm sorry, Mr.  
11 McGrail, just for my own clarification, I'm  
12 looking at SRA, SRB. Is that the category?

13 **MR. McGRAIL:** Yes.

14 **THE MODERATOR:** That has a no in the  
15 box.

16 **MR. McGRAIL:** I'm looking at Page 13,  
17 Mr. Moderator.

18 **THE MODERATOR:** But the  
19 recommendation is on Page 14 and 15, and there's  
20 a no in the SRA box, unless I'm reading that  
21 wrong.

22 **MR. McGRAIL:** Correct. Let's go to  
23 the recommendation. So under the new -- under  
24 the current bylaw life sciences section, related

1 use research and development facilities, zoning  
2 bylaw definition. Our purpose is to make it  
3 consistent what is used in the industry or the  
4 towns. So we're looking to add a new life  
5 science manufacturing use definition.

6 So what we're proposing to do is  
7 amend the zoning bylaw to update and expand  
8 existing a new life sciences use categories and  
9 allow life sciences to be considered as part of  
10 a planned commercial development. By doing so,  
11 we'll expand the use of the planning commercial  
12 development to allow life science parcels --  
13 uses and parcels in the single residence A  
14 zoning district that provide at least ten acres  
15 of land and that abut Route 128/95.

16 So to your question, Mr. Chair, this  
17 would be -- or Mr. Moderator, I'm sorry -- this  
18 would be under the planning commercial  
19 development is where we would be allowing for  
20 the life sciences to be built in SRA zoning  
21 districts. So what we're changing on Page 15 --  
22 I'm not so sure why this doesn't --

23 **THE MODERATOR:** I see four yeses and  
24 two special permits.

1                   **MR. McGRAIL:** I understand what  
2                   you're saying. I'm looking at the top. So only  
3                   under that section, Mr. Chair, you'd have to  
4                   look under PC 19, so if you go -- what is that  
5                   -- one, two, three, four, that says yes.

6                   **THE MODERATOR:** Yes.

7                   **MR. McGRAIL:** Then you read the  
8                   footnote, number 19, and that would say,  
9                   "Planned commercial development may be allowed  
10                  on a lot or lots consisting of a minimum of five  
11                  acres or any development project where at least  
12                  60 percent of the net floor area is occupied by  
13                  a use meeting the definition of laboratory,  
14                  research and development, and laboratory,  
15                  research and development as stated in Section  
16                  10."

17                  Then we go down, and it says,  
18                  "Located in the LMA, LMB, HB, GB, CB, or RDO  
19                  districts in accordance with Section 6.3 upon  
20                  approval of a major nonresidential project  
21                  special permit."

22                  Then -- and this is the new language,  
23                  "Planned commercial development may be allowed  
24                  on a lot or lots for any development project

1 where at least 60 percent of the net floor area  
2 is occupied by use meeting the definitions of  
3 laboratory, research and development, and  
4 laboratory, research and development as stated  
5 in Section 10 that meet all of the following  
6 criteria" -- and this is what we discussed --  
7 "within the SRA zoning district, abut Route  
8 128/95, and consist of a minimum of ten acres."

9 **THE MODERATOR:** Mr. McGrail, I'm just  
10 trying to make this understandable for the  
11 average town meeting member who doesn't  
12 understand the initials. Where were the life  
13 sciences allowed before, and where are they  
14 proposed to be allowed that they weren't allowed  
15 before?

16 **MR. McGRAIL:** They were never allowed  
17 in a residential zoning district.

18 **THE MODERATOR:** Which of the multiple  
19 initials up here are residential districts?

20 **MR. McGRAIL:** SRA and SRB.

21 **THE MODERATOR:** So they're still not  
22 allowed there --

23 **MR. McGRAIL:** Still not allowed, but  
24 they are allowed under planned commercial

1 development, which is -- if you go four over,  
2 Mr. Moderator --

3 **THE MODERATOR:** One, two, three,  
4 four, PC 19?

5 **MR. McGRAIL:** So PC is planned  
6 commercial, and then 19 is the -- and then you  
7 go to Footnote 19 would be where it says -- see  
8 under the table it says "and with Footnote 19"?  
9 Do you see what I'm saying?

10 **THE MODERATOR:** Well, I think in  
11 laymen's terms, if you can tell us where it was  
12 allowed before and where it's allowed now.  
13 What's the difference? I think that's what  
14 people -- that will be what's -- and I don't  
15 mean to belabor the point, but again, I've heard  
16 comments from many town meeting members that  
17 when it comes to zoning articles, they're not  
18 always sure exactly what they're voting for.

19 **MR. McGRAIL:** So prior to this  
20 change, it was allowed in RDO, AP, limited  
21 manufacturing A, limited manufacturing B. It  
22 was allowed as of right. It was allowed in  
23 highway business as a special permit, general  
24 business as a special permit, and commercial

1 business as a special permit. All we're  
2 changing is to -- through the planning  
3 commercial development heading to allow for it  
4 to be done in the SRA zoning district.

5 **THE MODERATOR:** Thank you, Mr.  
6 McGrail. Are there any questions before we  
7 recognize -- who's on first?

8 **MR. BETHONEY:** (Inaudible.)

9 **THE MODERATOR:** That's a good idea,  
10 Mr. Bethoney. So I'll ask Mr. Davey and Mr.  
11 Delloiacono just to hold a second, and we'll ask  
12 Mr. Rosenberger to -- and Ms. Debbie Martin. We  
13 have two Mrs. Martins.

14 **MR. ROSENBERGER:** Thank you. Good  
15 evening, everyone. Great to see everyone here  
16 again. Jeremy Rosenberger, planning director.

17 Just real quick, I don't want to  
18 belabor the point. Zoning, as you know, can  
19 sometimes be confusing, and we do our best to  
20 put this in laymen's terms, and I believe Member  
21 McGrail talked very eloquently about this.

22 This article is really about  
23 stimulating and providing incentives for the  
24 life science industry here in Dedham, which I



1 think we all benefit from our daily lives, and  
2 we also want to participate in this great  
3 economic development aspect that provides jobs,  
4 a great tax base, and ancillary benefits to the  
5 town.

6 So specifically, this use has been  
7 regulated since 1995. This came about through  
8 yourselves -- maybe some of you were here -- in  
9 our research and development office district.  
10 This is the area right around Legacy Place, the  
11 Holiday Inn, our research development office.  
12 This zoning was put in place to stimulate these  
13 kinds of developments, and here we are -- sorry,  
14 I'm not going to do the math -- a little less  
15 than 20 years later, and we want to update this.  
16 We want it to be consistent with all of our  
17 neighbors that Mr. McGrail talked about,  
18 Burlington, Lexington, Woburn, why are they  
19 being so successful, and taking a cue from that  
20 and updating our zoning.

21 We want to be proactive. Zoning  
22 should be updated to follow the trends and to be  
23 an incentive to fulfill what both the town and  
24 the planning board might want to get. So

1           anyways, this use has been in effect.

2           Currently, if you look at your use table -- and  
3           I apologize, yeah, the formatting is a bit  
4           tricky. I will note if you didn't get a chance,  
5           we did provide a revised packet that was at the  
6           front that provides a more legible table.  
7           Hopefully if you didn't get a chance -- if you  
8           want one, there's still some probably out in the  
9           front.

10                         But ultimately today, as we talked  
11           about the use, this life science use is not  
12           allowed in our residential districts. It is  
13           allowed in a PC district, and we talked about  
14           this. To make things a little interesting, PC,  
15           or planned commercial, they are through a  
16           special permit process through the board. They  
17           are regulated, not guaranteed, and any applicant  
18           would need to satisfy the planning board's  
19           special permit requirements. However, the use  
20           is technically allowed through that process if  
21           the board grants it.

22                         It's also allowed in RDO currently,  
23           and also in our light manufacturing districts,  
24           which are known as LMA and LMB, and also by

1 special permit in our highway business district.  
2 And for those who might not be familiar with  
3 this, this is primarily the whole corridor of  
4 Providence Highway, Dedham Mall, Dedham Plaza,  
5 and every point in between. So we want to keep  
6 that consistent. We're proposing to update the  
7 uses, as we talked about, to be consistent with  
8 other municipalities so that the uses are  
9 attractive and understandable to the industry.

10 In our original motion that you will  
11 see in there in the tables was it actually said  
12 yes in the SRA and SRB. And realizing that  
13 that's not our intention to allow it in SRA,  
14 SRB, except through what we've talked about, was  
15 the process through the planning board, and  
16 specifically, only roughly about a handful of  
17 properties that abut 128/95 and that are ten  
18 acres. And really, this is a handful of  
19 properties in and around the exit over by the  
20 Norfolk County Jail, Atrius Health.

21 There's only a couple of properties  
22 that meet this ten acres. Ultimately, the  
23 planning board wanted to be very specific that  
24 the intention of this is not to bring about life

1 sciences into our neighborhoods and potentially  
2 disrupt their life, but ultimately that they're  
3 situated in a nonresidential area along the  
4 corridor and perhaps provide the incentive to  
5 this industry.

6 So I'm hoping that -- I'm trying to  
7 be as simplistic as I can. This is complicated.  
8 And we'll definitely make sure that the table is  
9 more legible next time. We apologize for that.  
10 But ultimately, again, the use is only allowed  
11 through the planning board and the SRA district,  
12 and again, very specific area, and only a  
13 certain amount of properties that it would apply  
14 to. And again, as far as the changes, I guess  
15 -- I'll leave it at that, and I'm happy to  
16 address any questions.

17 **THE MODERATOR:** Mrs. Martin. Up to  
18 the microphone, please, Mrs. Martin.

19 **MRS. MARTIN:** Elizabeth Martin,  
20 Precinct 1, and I apologize for the cough.  
21 It's not Covid, but it's something.

22 I stumbled over one word in reading  
23 this article, and I think it's a serious word,  
24 and if other people agree, maybe we should

1 discuss it. The word is "manufacturing." I can  
2 understand laboratory, research and development.  
3 Those are a different type of development.  
4 Manufacturing has a special meaning, which is  
5 not the same as those words, in my feeling for  
6 it, my sense of how that word is normally used.

7 I don't know that we want to apply  
8 the same rules to manufacturing that we do to  
9 research -- laboratory, research and  
10 development. It seems to me they are a  
11 different category, and they should be treated  
12 separately with consideration and concern, and I  
13 am concerned about manufacturing. So if other  
14 agree, fine. If they don't, that's okay, too.

15 **THE MODERATOR:** Thank you, Mrs.  
16 Martin. I'm going to give Mr. Rosenberger an  
17 opportunity to respond to that so we can try to  
18 -- or Mr. McGrail, and then we'll recognize Mr.  
19 Delloiacono and then Mr. Davey and then Mr.  
20 Maher. Mr. Davey, if you could make your way to  
21 a microphone, that will save time. Excuse me,  
22 Mr. McGrail.

23 **MR. McGRAIL:** Thank you, Mr.  
24 Moderator. We included manufacturing for the

1 simple fact that that is -- the lab and the  
2 research facilities tend to stay in the Seaport  
3 District, Kendall Square, and Boston and  
4 Worcester. We're trying to attract the  
5 manufacturing aspect of this, and this is what  
6 will create more job opportunities for people  
7 that live in Dedham.

8 Of course, there's plenty of people  
9 in Dedham that could be scientists and things of  
10 the sort, but there's also a number of people in  
11 Dedham that would work in manufacturing, and  
12 we're talking about drug products. We're not  
13 talking about building automobiles or anything  
14 like that. We're talking about drugs and  
15 pharmaceuticals and things, so it's not -- this  
16 isn't a facility in Detroit, Michigan that we  
17 were talking about building. Thank you.

18 I would also point out that all the  
19 areas that we're talking about currently under  
20 our zoning bylaw, you could -- for example, a  
21 hospital could come forward, a medical facility  
22 and build in these areas. So we're basically  
23 adding the life sciences to places where medical  
24 facilities could already build in this town.

1  
2  
3  
4  
5  
6  
7  
8  
9  
10  
11  
12  
13  
14  
15  
16  
17  
18  
19  
20  
21  
22  
23  
24

**THE MODERATOR:** Thank you, Mr. McGrail. Mr. Delloiacono.

**MR. DELLOIACONO:** Thank you, Mr. Moderator, members of town meeting. Carmen Delloiacono, Precinct 4, and for the record, employee of the Town of Dedham. I heard mentioned five acres and ten acres tonight. Could you please confirm that those are single parcels and not individual parcels that could make up to five acres and ten acres? Thank you.

**MR. McGRAIL:** Well, they're single. It's a ten-acre parcel. We currently envision existing ten-acre parcels. Somebody could, I suppose, acquire land and create parcels and create one ten-acre lot, but that's not our intent. Our intent right now is to take -- we looked that the existing framework in our land within our town and felt like ten acres was the right fit and the right size.

**THE MODERATOR:** Thank you. Mr. Davey.

**MR. DAVEY:** Steve Davey, Precinct 3. Part of my question was the same one that arose because there's already a manufacturing district

1 that says no, but I think you've answered that.  
2 My other one was just that you were talking  
3 special permit, but it says yes, so I was just  
4 wondering where that shakes out.

5 **THE MODERATOR:** Thank you, Steve.

6 **MR. McGRAIL:** Because the chart is on  
7 two different pages and the headings don't carry  
8 over, it is a little bit confusing, but again,  
9 you have to follow the footnote. Under SRA and  
10 SRB on Page 14 and 15, it says no, so then you  
11 go to PC -- fourth over, PC, and that footnote  
12 is 19, and then Footnote 19 spells out the  
13 process by which you would have to -- you could  
14 be considered, and that is a special permit  
15 process.

16 **THE MODERATOR:** I'm sorry, Mr.  
17 McGrail. PC 19 says yes, not special permit.

18 **MR. McGRAIL:** Understood, Mr.  
19 Moderator, but in the Town of Dedham, the PC  
20 process is a special permit process.

21 **THE MODERATOR:** Thank you. If you'd  
22 like to speak, whoever that is, please be  
23 recognized and then go to a microphone.  
24 Meanwhile, Mr. Maher.



1                   **MR. MAHER:** Jim Maher, Precinct 5.

2                   Is any properties on Sprague Street included in  
3                   the zoning change?

4                   **MR. McGRAIL:** Not that we're aware  
5                   of, no. That wasn't --

6                   **MR. ROSENBERGER:** I'm happy to talk.  
7                   Thank you for that question. So currently, like  
8                   480 Sprague Street -- sorry, Jeremy Rosenberger  
9                   again -- is zoned light manufacturing. So as we  
10                  talked about, light manufacturing currently is  
11                  regulated as allowing these uses, and therefore,  
12                  the zoning for 480 Sprague Street would still  
13                  maintain.

14                  **MR. MAHER:** Thank you.

15                  **THE MODERATOR:** Ms. Laprade.

16                  **MS. LAPRADE:** Thank you, Mr.  
17                  Moderator. Lisa Laprade, Precinct 7. I just  
18                  wanted to say that a lot of the questions that  
19                  are coming up tonight are very good, but I would  
20                  like to stand up in support of this article.

21                  As somebody who's worked in the  
22                  industry for 25 years, I have to spend one to  
23                  two hours a day in my car commuting to Cambridge  
24                  for the first half of my -- in this space and

1 for the last 12 years to Lexington. I would  
2 love to be able to work in my community.

3 I can also attest to the number of  
4 visitors that we have come from all over the  
5 world to our biotech site in Lexington using the  
6 hotels, the restaurants, the shopping. So I  
7 think this is a great economic opportunity for  
8 the Town of Dedham, and it's long overdue.  
9 Thank you.

10 **THE MODERATOR:** Thank you, Ms.  
11 Laprade. Mr. Davey.

12 **MR. DAVEY:** Sorry, and again, just  
13 another clarification. PC 19 is a special  
14 permit operation, I understand, but it also says  
15 yes in the SRA and SRB. So define the note that  
16 said one.

17 **MR. McGRAIL:** That was updated,  
18 Steve. That was in the original -- that was the  
19 original motion we updated. So if you have the  
20 -- that's in the book but after --

21 **MR. DAVEY:** Oh, that's in the sheet?

22 **MR. McGRAIL:** -- after we published  
23 the book, we came up with the sheet.

24 **MR. DAVEY:** Thank you.

1  
2  
3  
4  
5  
6  
7  
8  
9  
10  
11  
12  
13  
14  
15  
16  
17  
18  
19  
20  
21  
22  
23  
24

**THE MODERATOR:** Mr. McDermott.

**MR. McDERMOTT:** Mr. Moderator,  
William Shaw-McDermott, Precinct 1. Question 2,  
Mr. McGrail or Mr. Rosenberger or anybody, would  
it be better, given the confusion in the  
presentation and the lack of illustration of the  
particular parcels in the materials that we  
received a few weeks ago, perhaps out in the  
corridor tonight, but certainly that we received  
a few weeks ago to delay this for further  
consideration at the next town meeting when we  
have a better understanding of the particulars?

And secondly, I want to say I am very  
much in favor of the work you've done on this  
and very much in favor, as I have been,  
actually, for a long time. I've expressed that  
to the planning board, about doing things to  
enhance the capability for having life sciences  
in the town.

But truthfully, I find in the  
interchange with the moderator and so on and the  
presentation in the book and the lack of  
illustration in the five particular parcels a  
little confusing tonight to do this on the fly,

1 just to be honest.

2 **THE MODERATOR:** Thank you. Would you  
3 like to respond, Mr. McGrail?

4 **MR. MCGRAIL:** Thank you, Mr.  
5 Moderator. I respectfully disagree from the  
6 perspective of I think we'd all know or we can  
7 all easily ascertain if we look at our zoning  
8 bylaw and the map that was provided where the  
9 SRA zoning district in this town, and to simple  
10 it down from -- and I butchered the answer to  
11 the moderator's question, I fully admit. But  
12 the fact of the matter is all we're doing here  
13 is adding that we have areas in town that allow  
14 for life sciences.

15 All we're doing is adding the SRA  
16 zoning district to the equation through a  
17 planning commercial development process where  
18 the land abuts Route 128/95 and consists of ten  
19 acres of land. It's that pretty straightforward  
20 to me, Mr. Moderator.

21 **THE MODERATOR:** Thank you, sir. Ms.  
22 Butler.

23 **MS. BUTLER:** Sure. I'd like to move  
24 the question.

1  
2  
3  
4  
5  
6  
7  
8  
9  
10  
11  
12  
13  
14  
15  
16  
17  
18  
19  
20  
21  
22  
23  
24

**THE MODERATOR:** Move the question.

Again, move the question means to eliminate debate and go directly to a vote. Get out your clickers. It takes a two-thirds vote. All those in favor of ending debate, please click green. We have to program it for two-thirds. Green to end debate, red to talk some more. Five seconds. Close the vote.

The motion to move the question passes. We now vote on the original motion of the planning board, which appears on Pages 14 and 15 in your book, and also in the letter from the planning board to town meeting representatives, where it's a little easier to read, perhaps. One second. All those in favor, please press green. All those opposed, press red. Three seconds. The vote is closed. 184 voting yes, 45 no, it is a two-thirds vote. The article passes.

Now, I understand that the process, which I've subjected the planning board to and the planning director tonight, did add time to town meeting. We have a meeting before town meeting called a Moderator's meeting where we

1 try to iron out procedural things, and I  
2 subjected Mr. Rosenberger to a grilling in that  
3 meeting, which probably wasn't the best place to  
4 do it.

5 So I'm going to request, Mr.  
6 Bethoney, that I be granted an appearance before  
7 the planning board at your convenience where I  
8 could talk about some of the ideas that I've  
9 heard from town meeting members that might help  
10 us to present the work that you do in a way that  
11 for the person who only sees it twice a year  
12 might make it easier to make a decision. So if  
13 you would consider that as a request. Thank  
14 you.

15 Article 8, two-thirds vote. Any  
16 questions on Article 8? Mr. Podolski.

17 **MR. PODOLSKI:** Again, Michael  
18 Podolski, planning board. Article 8 is rather  
19 simple compared to our last article. But  
20 basically, when applicants come before the  
21 board, whether it be minor or major site plan  
22 review, many times they're asking for certain  
23 waivers that kind of make a lot of sense.

24 Right now, we technically allow this

1 to come in on what's called an informal basis in  
2 what's called a scoping session. And a scoping  
3 session means nothing more than they come in,  
4 and they kind of show us what they want to do,  
5 and we kind of give them feedback as to how we  
6 feel about that. What this amendment seeks to  
7 do is to make a scoping session a part of the  
8 zoning bylaw.

9 Right now, we're doing it informally  
10 and without really authority. Now we want to  
11 make it something within the bylaw that if an  
12 applicant wants to come in for a scoping session  
13 prior to filing their application, we will let  
14 them do that. Our vote was held at the public  
15 hearing on October 12, and it was 5-0  
16 unanimously recommended approval as presented.  
17 Thank you, Mr. Moderator.

18 **THE MODERATOR:** Thank you, Mr.  
19 Podolski. Questions? Hearing none, the vote  
20 comes on the original motion. It's a two-thirds  
21 vote. All those in favor, please press the  
22 green, opposed, press the red. Voting is open.

23 Five seconds. Voting is closed.  
24 That is a two-thirds vote. Thank you.

1                   We move to Article 9. I'm first  
2 going to call upon the vice-chair of the finance  
3 and warrant committee to present the  
4 recommendation of the committee. As you see in  
5 your book, the recommendation was to be made at  
6 town meeting. The Chair recognizes Michelle  
7 Persson Reilly.

8                   **MS. PERSSON REILLY:** Thank you. The  
9 finance and warrant committee had a posted  
10 meeting immediately prior to this meeting. At  
11 that meeting, we voted 8 to 1 that the language  
12 in the handout that you all have be so voted  
13 with a slight addition to the language, as  
14 advised by bond (?) counsel where the words "or  
15 any other enabling authority" is added on Line 8  
16 after 44 of the general laws.

17                   **THE MODERATOR:** Thank you. Before we  
18 move on to speakers, is there any question about  
19 what the finance and warrant committee is  
20 recommending? The Chair recognizes the select  
21 board town manager. Mr. MacDonald, Chair of the  
22 select board.

23                   **MR. MacDONALD:** Thank you, Mr.  
24 Moderator. Good evening, everyone. My name is



1 Jim MacDonald, and I'm the Chair of the select  
2 board. Over the past few months, each of us  
3 members of the select board have contemplated  
4 the proposal before you to consider assisting  
5 Motherbrook Arts and Community Center and  
6 constructing an elevator supporting efforts to  
7 make programs within the building fully ADA  
8 compliant.

9 Each of us conducted our own due  
10 diligence, engaging in conversations with  
11 community members, members of the board of the  
12 MBACC, town counsel, administration, and others.  
13 Each of us approached this process from  
14 different perspectives and positions.

15 The proposed amendment before you  
16 represents accumulation of deliberate process,  
17 significant and meaningful negotiations, and  
18 ultimately a compromise that achieved our  
19 unanimous vote to support during open session in  
20 the form that you heard the finance and warrant  
21 just say. I know there's a couple of slides.  
22 I'm not going to put them up. You all have  
23 them.

24 Further informing our decision

1 process, the select board, through our town  
2 manager, has engaged in discussions with MBACC  
3 on many aspects of the current lease. Last  
4 week, the board voted in open session after an  
5 executive session to allow for up to a \$90,000  
6 town funded grant and up to \$400,000 issuance of  
7 bonds and notes by the town, allowing MBACC to  
8 move forward with the construction of the  
9 elevator, while retaining in hand secured grant  
10 funds and to support future grant efforts.

11 This is all subject to town meeting  
12 passing the proposed amendment to Article 9 by a  
13 two-thirds vote this evening. We, the select  
14 board, would then codify that action in an  
15 amendment to the town's existing lease with  
16 MBACC that spells out the repayment of the bond,  
17 inclusive of principal and interest over the  
18 term of the issuance. There would be equal  
19 biannual payments to the town based on a 20-year  
20 term.

21 Additionally, we have started the  
22 process of hiring an outside firm to do a study  
23 on the current condition of the building, both  
24 in and outside. Once completed, we will discuss

1 these findings with MBACC and present them at an  
2 open select board meeting. We will also ask  
3 MBACC to do a strategic plan that sets out the  
4 goals and objectives of the center. And we know  
5 that they have some items, too, that they would  
6 like to revisit in the current lease.

7 I do think it's important to review  
8 some of the history at 123 High Street as part  
9 of your consideration tonight so that town  
10 meeting members, new and old, can stay informed.  
11 Considerable repairs and renovations will be  
12 needed on this building in the upcoming years  
13 and decades. The school was constructed in  
14 1892, with renovations and an addition in 1999.  
15 The school committee and the town applied to the  
16 Mass. School Building Authority in 2007 in order  
17 to replace it.

18 And I'm going to quote from a Boston  
19 Globe Article in 2010. "Moisture from a  
20 Motherbrook tributary that runs under the 88-  
21 year-old building raises the basement floors  
22 when the water is high, eating away the High  
23 Street facility's infrastructure and recently  
24 collapsed a gymnasium wall. Among other

1 problems are antiquated plumbing, ventilation,  
2 and lighting systems. No handicap access, fire  
3 sprinklers, or kitchen facilities, inconvenient  
4 and unsanitary basement bathrooms."

5 As you can see, the condition of the  
6 building was well-known back then. It was  
7 deemed in 2007 by the MSBA one of the worst of  
8 67 buildings that they went and looked at.  
9 That's a pretty sad statistic. That's how bad  
10 that school was. And what did the town do about  
11 it? Town voted to replace it.

12 In the spring of 2012, a brand new  
13 state-of-the-art Avery opened. Simultaneously,  
14 the board of selectmen at that time put together  
15 an Avery reuse committee to conduct and to  
16 receive extensive input from the community and  
17 town departments on the possible reuse of the  
18 building. No town department wanted it, and the  
19 community was pretty clear they didn't want to  
20 see the site redevelop for housing.

21 Town meeting eventually approved the  
22 town to enter into a ten-year lease with  
23 Motherbrook. The condition of the building was  
24 well known and discussed during that article at

1 town meeting. And when that article came up, I  
2 was chair of the select board back then, and we  
3 were pretty clear when I just reviewed the  
4 transcript of the meeting that we knew what that  
5 building was and what that building wasn't.  
6 That being said, there has been a lot of  
7 discussions on this proposal. While not  
8 perfect, we believe the compromise is the best  
9 path forward. Thank you.

10 **THE MODERATOR:** Thank you, Mr.  
11 MacDonald. Speakers wishing to speak on Article  
12 9? The Chair recognizes Mr. Hart, chairman of  
13 the MBACC board of directors.

14 **MR. HART:** Good evening. Thank you,  
15 Mr. Moderator, members of town meeting. I have  
16 a couple of slides. I will go very quickly.  
17 Some of you may have heard some of this from  
18 last week. Some of it was reported in the  
19 Dedham Times.

20 First, I'd like to say tonight you  
21 received the new original motion. You heard  
22 from the select board chair, Mr. Jim MacDonald.  
23 For that new motion, for those of you who are  
24 undecided or opposed originally, I hope you find

1 this motion to be an acceptable alternative to  
2 the original funding request.

3 I won't go through the history, but  
4 you heard about ten years ago. What I would  
5 like to say is we didn't open the doors ten  
6 years ago. I was not there. It is a relatively  
7 new nonprofit organization, and I would ask for  
8 your understanding when we talk about different  
9 items tonight, such as a strategic plan,  
10 etcetera, taking also into consideration that 18  
11 months, for the most part, the building -- the  
12 facility was not operational during the  
13 lockdown. That's significant for consideration.

14 In that time, though, we have  
15 achieved quite a bit. There's been  
16 approximately 1.2 million -- excuse me. I'm  
17 saying approximately. There's 1.2 million in  
18 hard dollars that have been invested into the  
19 building, the facility, and the grounds itself  
20 on necessary improvements. And as Jim said, I  
21 don't think anyone went into it blind and knew  
22 the work that was ahead.

23 The last major piece in making the  
24 building accessible and ADA compliant is to

1 install an elevator, which will make all levels  
2 of the building available to people with  
3 mobility issues, seniors and our youth, so that  
4 everyone can get access to all of the programs  
5 and the facility and the organization has to  
6 offer, and I have more on those improvements on  
7 the next slide.

8 There's been some questions. Without  
9 being ADA compliant, MBACC will not be eligible  
10 for many, not all, but many state and federal  
11 grants, two granting organizations. I have a  
12 third if people care that I could share, but  
13 Mass. Cultural Council, the criteria. Programs  
14 and activities are held in spaces that are  
15 accessible to people with limited mobility.

16 This includes classrooms, studios,  
17 auditoriums, gallery spaces, and reception  
18 areas. If not, relocate or reschedule the  
19 activities to an accessible facility while  
20 planning and making the primary space  
21 accessible. That's one organization's criteria.  
22 Federal regulations require that all national  
23 endowment for the arts funded projects be  
24 accessible to people with disabilities.

1 Foundation for Metro West. They prioritize  
2 those who make equitable access for all  
3 residents.

4 There's a slide coming up, but MBACC  
5 has raised \$378,000 to date. We have proposals  
6 out partly through -- or mostly through the  
7 Commission on Disability, but another \$280,000  
8 has been applied for, and the project cost is at  
9 \$868,000.

10 Speaking on the Dedham Commission on  
11 Disability, they announced a resolution in  
12 support of Article 9, characterizing it as a  
13 moral imperative. The resolution went on to  
14 state, "We have a principled obligation to  
15 encourage and support accessibility of arts and  
16 cultural facilities and events in the community,  
17 particularly for our children. The Dedham  
18 Commission on Disability unanimously urges  
19 Dedham town meeting to vote in favor of Article  
20 9."

21 Next slide, please. It may be hard  
22 for you to see, but I know many of you got a  
23 handout on the improvements that we've noted  
24 here on the facility, and I think it just speaks



1 to the commitment that Motherbrook Arts and  
2 Community Center has made both to the facility,  
3 but to the community, in general, in working  
4 towards creating a vibrant and arts and  
5 community center.

6 These are hard dollars. These are  
7 not the professional in kind services that have  
8 been donated by many, many in the community or  
9 the Greater Boston area. It also doesn't  
10 include the hard work and the volunteers and the  
11 many thousands of hours, literally, that have  
12 been put into the building and its space. And  
13 it also doesn't factor in the individual  
14 contributions that the artists have made to  
15 their own spaces.

16 The one question I want to ask -- and  
17 I know we have a lot to do as far as programs  
18 and classrooms. What if we were able to take  
19 half of this funding and put it into programs  
20 and classes to reduce the cost or offer more?  
21 That's one question that we wrangle with as we  
22 put more and more money into the facility.

23 You're going to hear that there are a  
24 lot of needs. Yes, the roof needs to be

1 addressed in the short future. You also tonight  
2 will take up two articles or hear about two  
3 articles dealing with solar panels and how the  
4 town is purchasing solar power from other  
5 entities. That may be a solution to getting a  
6 roof installed on Motherbrook at no or little  
7 cost to the town. Again, no guarantees, but we  
8 need to be creative in looking at these  
9 solutions.

10 As far as the condition of the  
11 building, a facility director currently for  
12 Emerson College has worked on many, many  
13 projects down there. He's a Dedham resident.  
14 He worked prior to that with Bryant College, and  
15 prior to that UPS. He's very familiar with both  
16 new facilities and old facilities, especially in  
17 his work with Emerson. And as he has stated,  
18 the building is solid. Probably the worst  
19 construction on the building is the 1970s era  
20 library. The rest of the building, he said, the  
21 bones are good, and we've heard that from many  
22 people, and as he joked, it was a bomb shelter,  
23 you know.

24 Next slide, please. These are just

1 some of the many events and activities that are  
2 held there currently or have been held there.  
3 There's a fuller list that's been given out.  
4 The ones you see on the screen I believe are all  
5 items or activities that there is no rental of  
6 space required for them. We tried to prioritize  
7 and do the best we can in request for space.

8 What I will say is the organization,  
9 the building itself, we're much like the  
10 Endicott Estate. We have more request for free  
11 space than we can manage. We try to do the best  
12 we can and prioritize in how that space is used.  
13 We obviously look towards the town, whether it's  
14 town departments or town committees, that are  
15 looking for space outside of town hall when town  
16 hall was being constructed or the Ames School  
17 building was being renovated or the prior town  
18 hall meeting space was at a premium. We always  
19 try to prioritize those requests.

20 Some items that are considered when  
21 we get approached for space, are there  
22 registration fees or a door or entry fee into  
23 the event itself, are they a nonprofit, are  
24 there multiple days and dates, is this something

1 that is a long-term obligation for the space,  
2 what are the connections to the town, are they a  
3 startup.

4 We've had new programs, such as yoga,  
5 that we've donated the space, hoping that it  
6 would take off in the community, and then, as  
7 the programs grew, the instructor could make a  
8 rental back to the organization. There's been a  
9 lot of focus on Dedham youth football  
10 cheerleaders. There are a lot of different  
11 parts to it. It is not as straightforward as  
12 saying they came to us, and we did not offer  
13 anything in return.

14 In reality, when they first  
15 approached Motherbrook Arts and Community  
16 Center, they were renting school space. It was  
17 at a significant reduction from what we were  
18 told prior -- to what they were paying prior to  
19 that. They had multiple dates over multiple  
20 months with equipment that needed to be  
21 addressed, and we felt as though we were  
22 managing it fairly. So when we hear back that  
23 there are complaints about how the pop warner or  
24 now Dedham youth football cheerleaders were put

1 out, there's more to the story than what you  
2 hear.

3 And, as was stated last week, we do  
4 not hide from the town what are rentals, what  
5 are artist space rentals or leases, and what are  
6 donations. They are all put into our  
7 financials, and they are all accounted for  
8 accordingly.

9 Next slide, please. Here is the  
10 funding on the elevator to date. As I said,  
11 \$378,000 has been raised. We are short \$90,000  
12 to a matching grant by Mass. Cultural Council.  
13 We cannot use state funding towards the match of  
14 the grant. It has to be from municipal or  
15 private donations, and that is part of what you  
16 heard from Selectman MacDonald tonight.

17 Las week we had a great announcement  
18 from Senator Mike Rush and Representative Paul  
19 McMurtry -- they've been tremendous advocates  
20 for the Motherbrook Arts and Community Center --  
21 by that state earmark could not go to the match,  
22 just to be clear.

23 Again, I was talking earlier about  
24 being creative and just -- we are not done. We

1 will continue to look at raising funds to reduce  
2 both the town's portion, but our portion, but  
3 we're trying to be creative and look at other  
4 sources to keep -- either knock the price down  
5 or raise funds.

6 Over the past several months since  
7 Dedham Day, Congressman Lynch's office has been  
8 communicating with us. He had expressed there  
9 was a potential opportunity to bring Local 4,  
10 the elevator union workers, into the project.  
11 We are now currently scheduled to meet with the  
12 congressman's office and the business agent for  
13 Local 4 on Friday.

14 I state that as no guarantee. I  
15 don't know what it means from a cost  
16 perspective. All I'm trying to give tonight is  
17 an example of how we are looking to continue to  
18 bring costs down and be creative in how we  
19 approach these capital projects.

20 The last thing I will leave you on is  
21 in 2017, the Commonwealth Conversations tour  
22 came to Motherbrook Arts and Community Center.  
23 Commonwealth Conversations was the state senate  
24 delegation from the state house in Boston. They

1 would get on motor coach buses and tour the  
2 state from the Berkshires to the Cape, and they  
3 would visit the different districts of the  
4 senators and make a stop in one space within the  
5 district that had some interest. There were  
6 stops in the Lower Mills. There were stops  
7 elsewhere throughout the state. And when they  
8 came to Senator Rush's district, he had one stop  
9 to pick, and he chose Motherbrook, and I think  
10 that's speaking.

11 And I will just read his comments  
12 from that day. "I was very pleased that part of  
13 the senate's Commonwealth Conversations tour  
14 took us to Motherbrook Arts and Community  
15 Center. This building and all the wonderful  
16 programs that go along with it is one of a kind  
17 here in the Commonwealth. My colleagues were  
18 extremely impressed with not only the center,  
19 but the community support around it. It is my  
20 hope that this endeavor continues to expand and  
21 prosper and become a model for all other  
22 communities that support the arts and culture."

23 I ask tonight that hopefully those  
24 sentiments are also true here at town meeting.

1 And I ask for your support tonight on Article 9.  
2 Thank you.

3 **THE MODERATOR:** Thank you, Mr. Hart.  
4 Mr. Richard Delloiacono.

5 **MR. DELLOIACONO:** Richard  
6 Delloiacono, Precinct 7. A little clarification  
7 on a possible disagreement.

8 As far as cheerleaders and such, with  
9 the arts center, whether we were trying to rent  
10 or not, it was an astronomical cost, and I do  
11 not believe it was with the school department.  
12 We went elsewhere because we made donations to  
13 certain churches, as opposed to renting for  
14 \$3,000 for two months, which is actual fact  
15 because I am on the board.

16 But as far as an elevator and an arts  
17 center, I don't disagree with the arts. I do  
18 not disagree with handicaps, but I do disagree  
19 with the fact that we're going to do this for a  
20 nonprofit org, and we do not have one in our own  
21 high school, and we had to send handicap  
22 students elsewhere because we can't even provide  
23 for our own taxpayers' kids.

24 That is just how I agree on this part



1 of the subject. I will not sit here all night  
2 and bore you with any more details because I'm  
3 sure there is other people that would like to  
4 speak on this matter. Thank you.

5 **THE MODERATOR:** Thank you, Mr.  
6 Delloiacono. I didn't recognize you with the  
7 mask on.

8 **MS. HOWARD-KARP:** Thank you. Marisa  
9 Howard-Karp at 96 Garfield in Precinct 3. I am  
10 a professional in a nonprofit organization. I  
11 work in the field of disability, and I'm a  
12 parent and a caretaker to four children with  
13 disabilities.

14 I will say that I have been hearing a  
15 lot of talk about the money, and financial  
16 constraints are real. I've also heard a number  
17 of times people talk about the issue of an  
18 inaccessible high school versus an inaccessible  
19 arts center. That's not a real choice. That's  
20 not how money gets allocated.

21 We have to allocate our money  
22 according to our priorities, but it's not a  
23 question of an elevator in one place or in  
24 another. This conversation is really about the

1 arts center. So what I've been hearing is a lot  
2 of conversation about money and very little  
3 conversation about people.

4 I want to talk just for a minute  
5 about what it means for Dedham to have an arts  
6 and community center that is inaccessible to  
7 many of our older residents and anybody with a  
8 mobility issue. So when we build an elevator --  
9 I'd like to say when -- it means that the MBAC  
10 can offer more programming to more people who  
11 right now can't access the building at all.

12 So we talk a lot in Dedham about the  
13 quality of life for seniors and about being a  
14 welcoming community, being a place where we have  
15 all sorts of interesting things going on that  
16 will bring people in, make them want to live  
17 here, and this is a great way to do it. Without  
18 an elevator, this building is inaccessible to  
19 many residents of the town. We talk all the  
20 time in particular about quality of life for  
21 seniors, and we know that seniors, who tend to  
22 have more time, are also people who like to sign  
23 up for classes and other things at places like  
24 arts and community centers.

1                   So right now, when we think about the  
2                   quality of life, I guess the question that I  
3                   would put to us tonight is not is this the right  
4                   amount of money, has the organization become  
5                   self-sustaining enough. It's what is your  
6                   priority. Is it to think about the humans and  
7                   whether or not we're going to make this a  
8                   resource for our whole community, or is it to  
9                   decide that we're going to save a few dollars  
10                  here because we don't like the idea of the whole  
11                  art center. That's really the decision that's  
12                  in front of us tonight. Thank you.

13                   **THE MODERATOR:** Thank you, Mrs. Karp.  
14                  The Chair recognizes Tom Polito and then Mr.  
15                  Heisler after Tom.

16                   **MR. POLITO:** Thank you, Mr.  
17                  Moderator. Tom Polito, Precinct 7. I rise  
18                  tonight just for some questions that I had asked  
19                  last week at the mini town meeting and there  
20                  were -- just to answer -- get the correct answer  
21                  forward.

22                   I rose last week in regards to an  
23                  email I had sent out to the director about two  
24                  weeks prior to town meeting asking a bunch of

1 questions about the center. It was about ten  
2 questions I asked. I got them back, not at mini  
3 town meeting, but I did receive one answer the  
4 week before. So I don't consider that answering  
5 my ten questions. You answered one.

6 So that's why I said last week, I  
7 didn't get an answer to that night. So I did  
8 ask ten questions and received the answer to  
9 one, and that was about the nonpayment of  
10 \$62,500 from 2016, which they haven't started  
11 yet. The only thing is they haven't taken the  
12 oil tank out, but they have -- they could have  
13 made a good faith effort in the past to start  
14 paying that back, and they didn't.

15 The other question was I talked about  
16 the rent that was charged by the -- for the  
17 rooms -- classrooms, and I might have been  
18 misunderstood or a little confused about the  
19 issue, but they did receive \$149,000, and I was  
20 questioned about that by Mary Gilbert. She said  
21 we follow the lease. The lease says we charge  
22 by the room. Well, ladies and gentlemen, you  
23 can't have it two ways.

24 You said you follow the lease, but

1 when it comes to paying the elevator, you don't  
2 want to follow the lease. The lease does say  
3 it's an all in, and it's a triple net lease,  
4 which means the tenant pays all expenses and  
5 repairs to the building. So it was very clear  
6 back in 2012 by the board of selectmen -- then  
7 Chairman Jim MacDonald and the board -- they  
8 voted that they pay all expenses. Now, some ten  
9 years later, they want to change the lease and  
10 go back.

11 Am I against handicap, no. I said  
12 last week I've had a heart attack and four hip  
13 operations, and elevators -- if I find an  
14 elevator, I use them right away. So I'm not  
15 against handicap. My both parents were in  
16 wheelchairs near the end of their lives, so I'm  
17 not -- it's not against the elevator itself.

18 But we have things in the Town of  
19 Dedham, like we have a high school here. I went  
20 to see that great new library they built  
21 upstairs. You had to walk up three flights of  
22 stairs because there's no elevator at Dedham  
23 High School to get up there.

24 We have students here who have hurt

1 themselves playing sports, and they were on  
2 crutches. As the principal told me today, he  
3 saw a girl trying to get up two flights of  
4 stairs with crutches because we have no elevator  
5 for that student to go up. And somebody  
6 mentioned earlier we have a student from Dedham  
7 High School who has to go to Norwood High  
8 School, paying \$50,000 a year, plus the van, so  
9 it's over 250 to \$300,000, according to the  
10 superintendent of schools, because we have no  
11 elevator here at Dedham High School for our  
12 students.

13 Let's take care of our students, our  
14 schools first. We own the town. We own the  
15 school. I believe I would have spent -- I have  
16 no problem spending millions of dollars to make  
17 sure this building is handicapped for all  
18 students in the Town of Dedham, all people.  
19 Motherbrook Community Arts Center -- I'm not  
20 sure we -- people say is it really a community  
21 center. That's another issue people talk about.  
22 But not all Dedham people go there. Let's take  
23 care of our own buildings, our own needs here  
24 first, and later on, we can vote \$2 million for

1 a football field that's in desperate need that  
2 won't get certified.

3 We just finished the town hall. We  
4 have police and fire that hasn't gone to the tax  
5 rate yet, and there's no more -- and we're going  
6 to have soon a new, hopefully, Oakdale School.  
7 Use money, and there's no money in the Robin  
8 Reyes Fund to pay this, so it's going to be  
9 another debt exclusion -- an override -- or not  
10 an override, just a loan, so a two-thirds vote  
11 to fund that school, and I'm 100 percent behind  
12 that because I want to make sure our students  
13 are well taken care of in the Town of Dedham.

14 Let's take care of our own people  
15 first. And to go out and say -- I'm not sure  
16 I've ever seen a business model from that group.  
17 All of a sudden now, it wants the elevator.  
18 They're getting into this more interest. Why  
19 wasn't they doing that a couple of years ago?

20 And the board of selectmen did come  
21 to agreement on the loan. If you take the  
22 \$400,000 loan, and they only -- and they get no  
23 money back, they're going to be paying \$32,000 a  
24 year for that place, and over the 20 years,

1 they're going to be paying \$233,000 interest on  
2 that elevator. That's the agreement they made.

3 If they had paid it 20 years, and  
4 they only -- if they go down to \$200,000, we get  
5 money back from the grant. They were paying  
6 about \$1,300 a month for that, again, paying  
7 \$112,000 a year -- \$112,000 interest over that.  
8 So the elevator would be very costly. So I  
9 think we should look at all of the income. The  
10 income for the rooms is \$149,000, and when you  
11 add in the director salary and the salary for  
12 the maintenance people and everybody else,  
13 that's \$175,000. They're only taking \$149,000  
14 in room rentals.

15 Is this sustainable over the next 20  
16 years? What happens if they default on the  
17 loan? They can't pay it back. The town owns --  
18 the town has to take the building back. They  
19 have to depend on grants all the time and  
20 donations.

21 So I urge you when the vote does come  
22 up, please vote no on the -- the selectmen are  
23 friends of mine, but I disagree with them on  
24 this one completely. Vote no, and let the



1 Motherbrook -- I don't have a problem with the  
2 \$9,000 to match the grant. That's something  
3 different. But the \$400,000, I would like you  
4 to vote no. Let the Motherbrook get their books  
5 in order, get their things in order, let them  
6 apply for the grant, let them go on their own.  
7 Thank you very much.

8 **THE MODERATOR:** Thank you, Mr.  
9 Polito. Mr. Heisler.

10 **MR. HEISLER:** Good evening, everyone.  
11 Joe Heisler, 27 Meadow Street, Precinct 3, town  
12 meeting member.

13 But I'm here tonight also as the  
14 chair of the Motherbrook Community Group, which  
15 is the East Dedham Neighborhood Association.  
16 And if I could, if you would indulge me and bear  
17 with me, I just want to read a letter in support  
18 on behalf of MBACC.

19 So I rise tonight to urge all town  
20 meeting members to support Article 9 authorizing  
21 the town to help finance an elevator at the  
22 town-owned Motherbrook Arts and Community  
23 Center, formerly the old Avery. This would help  
24 MBACC meet the matching fund requirements for

1           upwards of \$200,000 state and local funding.  
2           That would go away if we turn this down, so it  
3           is important.

4                     It's been a little more than ten  
5           years since I chaired the Avery reuse committee  
6           -- you heard Chair MacDonald reference that --  
7           and we were tasked by the town with recommending  
8           the best possible reuses of the historic former  
9           elementary school.

10                    Over the course of many weeks, my  
11           fellow committee members and I heard testimony  
12           from numerous neighborhood residents and various  
13           town departments. Given its historic  
14           significance, we first agreed the old Avery  
15           should never be torn down, but preserved by the  
16           town for future uses.

17                    The question was who wanted it. At  
18           that time, the police chief did not think it an  
19           appropriate location for a new headquarters,  
20           neither did the fire department. The Council on  
21           Aging did not like it for a senior center, and  
22           already the town's densest neighborhood and home  
23           to roughly three-quarters of the town's  
24           affordable housing style residentially testified

1 and rejected the idea of another housing  
2 development.

3 Thankfully, the days of selling  
4 former schools to developers for pennies on the  
5 dollar, like the former Ames School, which --  
6 only to be brought back decades later and for  
7 millions of dollars renovated and refurbished as  
8 the new town hall and senior center, or the  
9 former Quincy School, which many of you may not  
10 remember, it was in our neighborhood, which was  
11 sold for \$1 and torn down and redeveloped.  
12 Those days are over, so that was not an option.

13 Instead, the reuse committee and its  
14 members came up with what then was a rather  
15 novel idea: lease the property to a community-  
16 based nonprofit organization for use as an arts  
17 and community center. Little did we know then  
18 how this idea would take off and evolve. Here  
19 we are nearly ten years later. The MBACC has  
20 nearly 90 artists and residents. It's been used  
21 by nearly 40 different organizations and groups  
22 for community purposes. It has raised and spent  
23 approximately \$1.2 million on facility upgrades  
24 and programming.

1                   It has repurposed the former  
2 playground into a park and opened a handicap  
3 accessible path down to Motherbrook, and, most  
4 importantly, as it comes to our organization, it  
5 has served as an anchor for the effort to  
6 revitalize East Dedham and the Motherbrook  
7 neighborhoods.

8                   No one could have predicted the  
9 pandemic and the impact it would have on  
10 businesses and nonprofit organizations like  
11 MBACC. The center made adjustments and has  
12 survived thanks to the business savvy of its  
13 executive director, Gene Ford Webb, the rent  
14 from artists, and the hard work of its board of  
15 directors, who, by the way, are all Dedham  
16 residents. This is a Dedham nonprofit.

17                   In the final phase of its efforts to  
18 become a fully accessible facility and compliant  
19 with the ADA, that's why the MBACC has sought  
20 funding to install the elevator and to provide  
21 access to the mobility impaired. Dan Hart  
22 talked about all the various grants that have  
23 been applied for and approved.

24                   Also the work of Senator Michael

1 Rush, Representative McMurtry, our law makers on  
2 Beacon Hill, have really come through. However,  
3 the cost of the project has nearly doubled since  
4 the elevator project was first proposed, and  
5 MBACC has still come up short.

6 With a deadline for meeting the match  
7 looming, MBACC has reluctantly turned to the  
8 town, which owns the property, in an attempt to  
9 cover the shortfall. And with the exception of  
10 the replacement of the facility boiler very  
11 early in the process, the MBACC has never come  
12 to the board -- has never come to the town in  
13 the past for help with any of the repairs,  
14 utilities, etcetera. But that was before Covid.  
15 That was before the pandemic.

16 Now, the select board, as Chairman  
17 MacDonald has stated, reviewed the article, and  
18 he unanimously came up with a compromise that if  
19 approved by town meeting tonight would provide a  
20 grant of \$90,000 to help meet the requirements  
21 of the match and up to an additional \$40,000 in  
22 loan guarantees, which would be repaid over the  
23 life of the lease. And it may not even take  
24 that, as there's a pending app that the

1           disability commission has put in for over  
2           \$250,000 in state funding.

3                       So I would just add this. MBACC is  
4           unique. It has helped to fill a cultural void  
5           in the Town of Dedham, providing several  
6           different types of Class A showings,  
7           productions, in addition to the many community  
8           uses it provides. Many other towns could only  
9           hope to have such a lively, useful, and  
10          entertaining venue.

11                      But ever more important to the  
12          Motherbrook community group, my neighborhood  
13          association and the residents of East Dedham is  
14          the economic impact the center is having on our  
15          efforts to revitalize the neighborhoods of East  
16          Dedham and Motherbrook. MBACC has managed to  
17          transform the old Avery from really a dusty,  
18          outdated former educational facility into a  
19          vibrant and colorful cultural institution that  
20          is changing the way people look at our  
21          neighborhood.

22                      I know there was an open house. I  
23          don't know if you had a chance to go see it, but  
24          it's amazing what has taken place there,

1 especially those that had children that attended  
2 the old Avery or spent some time there. To see  
3 it now is really something, and all of that is a  
4 good thing for our neighborhood.

5 So no matter what some of the nay  
6 sayers may say tonight, this is a good thing,  
7 and -- I mean, because of Covid, a lot of things  
8 have changed, and MBACC needs some help from the  
9 town, but they're willing to pay it back, and  
10 you'll get it back in rewards, just in terms of  
11 all the opportunities coming up and the changes  
12 and improvements in our neighborhood, as well,  
13 because I know you're all rooting for East  
14 Dedham. Thank you. I appreciate it.

15 **THE MODERATOR:** Thank you, Mr.  
16 Heisler. Ms. Krauss.

17 **MS. KRAUSS:** It's nice that you know  
18 my name. Shari Krauss, 11 Babcock Place,  
19 Precinct 6. I'm going to make this short and  
20 sweet. This is related to the article, but not  
21 about the article, which I am in full support  
22 of. This is about language that we have all  
23 been privy to here this evening and some  
24 commentary about that.

1                   Those of us here have heard some of  
2                   our fellow elected town meeting members use the  
3                   term "the handicaps," and I would like to  
4                   clarify for everyone in this room that we don't  
5                   refer to people that way. We don't refer to  
6                   children that way. We don't refer to neighbors  
7                   that way. We don't refer to anyone that way.

8                   So if you're looking for alternative  
9                   language that's appropriate, that's respectful,  
10                  that's kind, that's compassionate, you can use  
11                  terms like "people with disabilities" or just  
12                  "people." So thank you.

13                  **MS. KIJJAS:** Hi, there. Anna Kijas,  
14                  105 High Street, Precinct 3. I'm in full  
15                  support of Article 9, and I just wanted to say  
16                  that I echo what many people have already said  
17                  in terms of MBACC being an important part of our  
18                  community. It is one of the reasons why I moved  
19                  to my home, because it is very close to me, and  
20                  I wanted to be able to access an arts and  
21                  community center.

22                  I want to say it's a very important  
23                  part of the economic development of Dedham, and  
24                  this is something that is well known, it is



1 written about, is in reports, including from the  
2 National Endowment of the Arts. It is also a  
3 place that contributes to society and community  
4 through creating more healthy communities and  
5 cohesion and social cohesion.

6 And so one of the things that I think  
7 having this center, especially in East Dedham,  
8 is when we're putting our attention on making  
9 our neighborhoods safe or making them more  
10 accessible by improving our sidewalks or  
11 streets, looking at our speed limits, for  
12 example, we also need to think about the  
13 accessibility of the building, and so the  
14 elevator is a way to make it accessible.

15 And I just want to echo that without  
16 the accessibility of an elevator, MBACC will not  
17 qualify for many of the grants that are offered  
18 by state and federal agencies, and so we would  
19 be restricting their ability to become more  
20 sustainable and independent by voting no.

21 So if you vote yes to give them the  
22 ability to get an elevator, then they will be  
23 able to get more grant funding in the future and  
24 to continue their great work. So I really

1 encourage everyone to think about how you might  
2 want to be able to use that building, who you  
3 might be able to bring with you if it was more  
4 accessible, and why the arts and culture  
5 programs are important to us and how you can  
6 help. So vote yes.

7 **THE MODERATOR:** Thank you, Ms. Kijas.  
8 Mr. Lawlor.

9 **MR. LAWLOR:** Thank you, Mr.  
10 Moderator. Andy Lawlor, Precinct 6. I did a  
11 little research on the life expectancy of a  
12 commercial elevator, and it's research folks  
13 could replicate right now through their handheld  
14 devices.

15 In any event, a commercial elevator  
16 has a shelf life of about 25 years, and under  
17 this lease, the arts center has the property for  
18 20 years. So by my old school math, the  
19 Motherbrook Center will have the property for  
20 about 80 percent of the life expectancy of this  
21 elevator.

22 The proposal before us is that we,  
23 the town, pay about 20 percent of the value of  
24 this elevator and the community pays 80 percent.

1 And so, to me, this is a reasonable compromise.  
2 I applaud both parties for entering into it, and  
3 I think it should be supported. Thank you.

4 **THE MODERATOR:** Thank you, Mr.  
5 Lawlor. Mr. Wofford.

6 **MR. WOFFORD:** Fred Wofford, District  
7 1, one of the co-sponsors of the article and  
8 former school committee member and chair.

9 I was honored to be invited to co-  
10 sponsor, and there are three reasons. The first  
11 one was many of us were all around when this  
12 idea came to fruition, and today, it's proven  
13 out to be a very good idea. It serves a lot of  
14 people in a lot of ways, particularly the  
15 neighborhood that it sits in. It's an anchor.

16 We've now debated, and we've talked  
17 about the benefits and the costs, a/k/a taxes.  
18 It will always find its way into taxes. But I  
19 view this as an investment, and I ask everyone  
20 to vote yes, and let's make these funds an  
21 investment, and let's make this a great idea.  
22 Thank you.

23 **THE MODERATOR:** Thank you, Mr.  
24 Wofford. Mr. Hart.

1                   **MR. HART:** Thank you, Mr. Moderator.  
2                   I did just have a question from up back, so I'd  
3                   just like to clarify.

4                   There is, as I said, approximately  
5                   \$280,000 in pending grants. We have no idea.  
6                   There's no guarantees, again. But as we  
7                   continue to raise or look for funds, that would  
8                   be put towards reducing the loan or the debt  
9                   that is owed to the town.

10                  I just want to make that clear, that  
11                  as we continue to raise funds or possibly find  
12                  additional funds, that that would be something  
13                  that we would work with the town on. It would  
14                  not be something that we would then direct to  
15                  another portion of the organization itself. In  
16                  particular, the Mass. office on disability is a  
17                  \$250,000 grant. Should that be awarded, it is  
18                  specific to this project. Thank you.

19                  **THE MODERATOR:** Mr. Delloiacono is  
20                  next, I believe.

21                  **MR. DELLOIACONO:** Thank you, Mr.  
22                  Moderator, and members of town meeting. Carmen  
23                  Delloiacono, Precinct 4, and former member of  
24                  the select board.

1 I actually signed this lease, and I  
2 was proud to sign this lease when I did. It was  
3 13 years ago yesterday, actually, that a You  
4 Tube video went out that highlighted the  
5 deficiencies throughout the building, the  
6 deteriorating building. And why did we do that,  
7 because the building was not worth putting more  
8 taxpayer money into it, and that was very clear.  
9 And most importantly, our children deserve  
10 better, and we did it. We made it better.

11 On March 1, 2013, a triple net lease  
12 was signed with the Motherbrook Arts and  
13 Community Center. Why? Why was it palatable,  
14 why was it a good idea? No cost to the  
15 taxpayer, and it stimulated East Dedham, which  
16 was very, very important. I had to look back  
17 through some old emails, and a blast from the  
18 past came, Mr. William Keegan, town  
19 administrator, and Bill must have known this was  
20 going to happen tonight because the date of the  
21 email is dated November 14, 2022, but it was  
22 actually sent on December 19, 2012.

23 And in Bill's email, it's very clear  
24 that the -- and I know Mr. Hart did not sign the

1 lease, but the members that did sign the lease  
2 on behalf of Motherbrook knew the improvements  
3 to the building needed to be done. They knew  
4 the repairs had to be done. They just could not  
5 take on the repairs in the initial phase, and it  
6 was part of their long-term plan to pay for it  
7 on their own.

8 That was part of what made everything  
9 so attractive when I put my signature on the  
10 dotted line, Section 4.6 of the actual lease, a  
11 triple net lease. And the reason, as Mr.  
12 Heisler stated, that they didn't come to the  
13 town -- we didn't come back to the town for  
14 repairs to look to any improvements is because  
15 you can't.

16 It's in the triple net lease,  
17 "Landlords shall not be expected to require to  
18 pay any such charge in repairs, expressly costs,  
19 expenses, obligations of any kind related to the  
20 maintenance of the premises, including, without  
21 limitations, alterations, repairs, restoration."  
22 You signed a lease. It's a contract. It's a  
23 contract.

24 So now -- I mean, I know Covid

1           happened. The whole world is upside down, but a  
2           contract is a contract. They knew what they  
3           signed. By the emails, they knew exactly the  
4           building they got. The reason we're not using  
5           the building, because it wasn't good enough for  
6           our children, but they made the deal for low  
7           rent to take over the building and flourish.  
8           With that, they had a long range goal, long  
9           range plans to take care of the building, end of  
10          story. I would suggest not vote for this  
11          article. Thank you.

12                   **THE MODERATOR:** Thank you, Carmen.

13           Yes, ma'am?

14                   **MS. PENDLETON:** Christina Pendleton,  
15           Precinct 7, Fox Meadow Lane. I definitely hear  
16           the language of the lease being that the  
17           landlord should not be required, and I agree  
18           that that's the language, and we should stick to  
19           it.

20                   However, this is not a requirement.  
21           This is a request from a community organization  
22           that's already invested over \$1 million into a  
23           building to continue to improve it. And I'm in  
24           full support, and I would like to propose moving

1 the question.

2 **THE MODERATOR:** Unfortunately, if you  
3 speak, you can't move the question. No, that's  
4 the rule, because it presents an opportunity for  
5 someone to say this is the worst moderator we've  
6 ever seen. I move the question, and I don't  
7 have any chance to say anything. No, that is  
8 the rule. It always has been the rule. Mr.  
9 Borsellino.

10 **MR. BORSELLINO:** Yes, thank you.  
11 Joseph Borsellino, Precinct 6. I'd just like to  
12 say that this Motherbrook project, it is Dedham,  
13 and it's about Dedham, and it's about the heart  
14 and soul of Dedham.

15 There are certain things that we have  
16 in this town, like the Endicott Estate, like the  
17 Fairbanks home, like the history here in Dedham,  
18 the Motherbrook being one of the oldest hand dug  
19 canals in the United States, and it abuts the  
20 privileges of Dedham that link to the mills in  
21 Dedham, and now the Gould Park is being formed.

22 It's a wonderful facility. The board  
23 are all Dedham residents, and they've put their  
24 heart and souls into this, and the board does



1 nothing but emulate integrity and commitment,  
2 and they've done yeoman's work. And there are  
3 times in life when we all get together and do  
4 something as a community, and this is one of  
5 those times. We're doing this for Dedham and  
6 for the betterment of Dedham.

7 And just to add a little asterisk, as  
8 regards the elevator at the high school, if the  
9 high school -- keeping that building is in the  
10 long-term plan, please, somebody bring that  
11 before this body to put an elevator. I'm sure  
12 that it will be supported. Thank you.

13 **THE MODERATOR:** Thank you, Mr.  
14 Borsellino. By the way, the way you move the  
15 question is you wait to be recognized, and then  
16 all you say is "I move the question." You don't  
17 give a speech and then move the question, but we  
18 understand that wasn't clear to the prior  
19 speaker. Mr. Matthies.

20 **MR. MATTHIES:** Fred Matthies,  
21 Precinct 3. We're all forgetting something --  
22 it took since the 1970s to build -- and that's  
23 the senior center. It has handicap access for  
24 the disabled, and I went through it, and they

1 have art lessons there. They were drawing up.  
2 They were doing some great pictures. So why  
3 don't we utilize a building that we finally got  
4 built and use -- I mean, seniors -- it was  
5 mentioned for the art center. Well, there's a  
6 senior center for them now, too. Thank you.

7 **THE MODERATOR:** Thank you, Mr.  
8 Matthews. Mr. LoPorto.

9 **MR. LOPORTO:** Bob LoPorto, Precinct  
10 5. I request to move the question.

11 **THE MODERATOR:** Let's try a voice  
12 vote. I have a feeling how this one is going to  
13 go, based on many years of experience. All  
14 those in favor of moving the question, please  
15 say aye.

16 (Aye.)

17 **THE MODERATOR:** Opposed, no. It is a  
18 two-thirds vote.

19 So what you have before you is the  
20 original motion read by -- it seems like a while  
21 ago -- by the finance committee vice chair.  
22 It's a two-part motion. There's a \$90,000  
23 grant. There's a \$400,000 loan. Because the  
24 Town of Dedham will be borrowing the money that

1 makes up the loan part, this does require a two-  
2 thirds vote. Are we ready to vote? Yes, Ms.  
3 Martin.

4 **MS. MARTIN:** (Inaudible.)

5 **THE MODERATOR:** No.

6 **MS. MARTIN:** (Inaudible.)

7 **THE MODERATOR:** No. The finance  
8 committee -- there is no motion in the book. It  
9 says to be presented at town meeting. So the  
10 finance committee -- their last word is always  
11 the original motion. I know that sounds a  
12 little crazy.

13 **MS. MARTIN:** No, I just want to make  
14 sure.

15 **THE MODERATOR:** They didn't have a  
16 motion in the book, if you remember.

17 All those in favor of the original  
18 motion of a \$90,000 grant and a \$400,000 loan,  
19 hit green. Those who are opposed, hit red. The  
20 voting is open.

21 Five seconds. Voting is closed.  
22 Nothing happens until I declare the vote. 163  
23 members having voted in the affirmative, and 71  
24 in the negative, that is a two-thirds vote.

1 Article 10 has been passed, and it  
2 also requires a two-thirds vote. We're on Page  
3 17. This is the multipurpose synthetic turf  
4 field and track for the Dedham High School.  
5 Anybody wishing to speak on Article 10? Mr.  
6 LoPorto.

7 **MR. LOPORTO:** Bob Loporto, 148 --

8 **THE MODERATOR:** You're not going to  
9 move the question already, Bob, are you?

10 **MR. LOPORTO:** I already started  
11 talking. I have a question for the finance  
12 committee. Spring of 2001, Article 4, there was  
13 \$300,000 we were going to appropriate for three  
14 straight years to fix the field, and it was  
15 voted down. Now, 18 months later, you come in  
16 with a \$2 million bill, and it was passed. I  
17 believe it was unanimous. What changed in 18  
18 months with that committee?

19 **THE MODERATOR:** Who from finance and  
20 warrant wants to -- Mr. Roberts, chair.

21 **MR. ROBERTS:** Mr. Loporto, you're  
22 talking about the 500,000 that was put --  
23 300,000?

24 **MR. LOPORTO:** Yes. I was told it was

1 300,000, and it was going to be three straight  
2 years.

3 **MR. ROBERTS:** It was not funded, as  
4 you know.

5 **MR. LOPORTO:** Correct.

6 **MR. ROBERTS:** Right, and in the  
7 period, as it was explained to us in our  
8 hearing, with a period of time, the field has  
9 really deteriorated so that the \$300,000 that  
10 was for repairs, this is now for total  
11 replacement of both the field and the track.

12 **MR. LOPORTO:** Okay.

13 **THE MODERATOR:** Thank you. The  
14 superintendent, unfortunately, has tested  
15 positive for Covid, and he did give his view on  
16 that at the warrant committee -- yes, sir?  
17 Okay, that would be fine. Thank you.

18 **DR. KELLY:** Good evening, town  
19 meeting. Ian Kelly, assistant superintendent.  
20 So the field has about a ten-year durable life,  
21 and we're about at the end of that period. The  
22 \$300,000 was a one-time deal that we had going  
23 with a vendor who was really excited to get in  
24 and do some work when business was slow, and

1 that was \$300,000 three times over, \$900,000 to  
2 replace the field. So that was what that 300  
3 represented at that time.

4 As you know, the costs of goods and  
5 services have gone up substantially. Two  
6 million dollars is what we're estimating in  
7 terms of the cost of the overall project, and  
8 the warrant article is broadly stated to help  
9 us. As you know, if you open the walls,  
10 sometimes things don't exactly go the way you  
11 think they're going to with a repair. So we  
12 want to make sure that we have funds available  
13 to repair and replace the field and anything  
14 around it as necessary. Hopefully that is  
15 helpful. Thank you.

16 **THE MODERATOR:** Thank you, Dr. Kelly.  
17 Mr. Czazasty?

18 **MS. CZAZASTY:** Thank you, Mr.  
19 Moderator. Andrew Czazasty, Precinct 7. I take  
20 no pleasure in opposing this article, but  
21 unfortunately, I must urge my fellow town  
22 meeting members to vote against Article 10. The  
23 school committee has asked us to subsidize \$2  
24 million for what I see is unneeded repairs.

1                   At the warrant review meeting last  
2 week, the superintendent was asked what specific  
3 projects for lighting, landscaping, recreational  
4 amenities, etcetera are needed, and he said the  
5 language in this article is written such that  
6 there are possibly some other issues that we  
7 might see. So in other words, there are no  
8 actual projects planned for this time, with the  
9 exception of the turf, but we can look into  
10 that.

11                   So one can argue about spending this  
12 money now will prevent future problems.  
13 However, there's a vast difference between  
14 spending preemptively and spending recklessly,  
15 and I believe this is the latter. The  
16 superintendent proceeded to state at the warrant  
17 review that he did not foresee any needed  
18 repairs for lighting, parking, or the like, so  
19 why would we give money for repairs for which  
20 nobody is asking.

21                   The one thing I do agree with, and  
22 I'm sure everyone else will agree with, is the  
23 repairing of the synthetic turf. That is good  
24 for about a decade, as we've heard, and I

1 encourage town meeting to support replacing that  
2 turf. However, based on last week's meeting,  
3 the turf appears to be the only major project  
4 planned for here.

5 Now, if the school committee returns  
6 in the spring with a request just for the turf  
7 repair money, I'll be the first one to vote yes,  
8 but there is no plan for the rest of the money,  
9 and this article, I believe, is just a blank  
10 check. And again, I'm more than willing to  
11 support the article replacing the turf.

12 I was competing on behalf of the high  
13 school in that field relatively not that long  
14 ago, so I have a vested interest in maintaining  
15 it, and I have the utmost respect for the  
16 superintendent and school committee, and their  
17 intentions are noble. However, this article  
18 allows too much discretion for unneeded  
19 projects, which is, quite frankly, reckless.  
20 Therefore, I cannot support this article, and I  
21 urge members to vote it down. Thank you.

22 **THE MODERATOR:** Thank you, Andy.

23 **MR. WELLS:** Matt Wells, assistant  
24 superintendent for business and finance. This



1 language was written to cover any contingencies  
2 that we might have seen when we do the field.  
3 We replace the turf and the track, but once we  
4 lift up the turf, if we see any damage, the  
5 language was written to allow us to be able to  
6 repair anything that we see underneath.

7 But the intent of this language, this  
8 article right here, is to replace just the turf  
9 and to replace the track, which we do hope will  
10 come in below the money we were asking for. So  
11 this was really a not to exceed \$2 million, and  
12 agin, our intent is just the turf and the track  
13 replacement.

14 We do want to fix some of the  
15 drainage that's occurring up by the snack shack  
16 where it comes down across the track. We're  
17 going to fix a little bit of the drainage there  
18 to stop organics from crossing the track and  
19 possibly damaging it any further.

20 **THE MODERATOR:** Thank you, Mr. Wells.  
21 Mr. Sullivan.

22 **MR. SULLIVAN:** Jim Sullivan, Precinct  
23 2. I asked about that at the mini, about the  
24 drainage issue. I was at a couple of soccer

1 games last week, and there was a dirt stain  
2 across the entire track in that corner. I think  
3 this was a cut-through basically that grass wore  
4 out, and now every time it rains, it just floods  
5 the track. So that's a big issue that's going  
6 to need to be taken care of.

7 **THE MODERATOR:** Thank you, Mr.  
8 Sullivan. Other people wishing to speak on  
9 Article 10? Hearing none, the vote comes on the  
10 original motion of the finance and warrant  
11 committee which is printed on Page 17. All  
12 those in favor, press green. All those opposed,  
13 press red. Voting is open.

14 Five seconds. Voting is closed. 193  
15 members having voted in the affirmative, and 40  
16 in the negative, it is a two-thirds vote. Thank  
17 you. Article 11. Mr. Maher.

18 **MR. MAHER:** Jim Maher, Precinct 5. I  
19 ask to pass this for one reason only. During  
20 the finance committee hearing, Leon had said  
21 that he was willing to work with the select  
22 board to set up guidelines on communication  
23 plans with elected and appointed boards. I just  
24 wanted to let you know that I will be following

1 up on that in the next year. Thank you.

2 **THE MODERATOR:** Thank you, Mr. Maher.  
3 Any further observations? The vote comes on the  
4 original motion that it be indefinitely  
5 postponed. All those in favor, please press the  
6 green button. Don't vote yet. Don't vote yet.  
7 When we go from two-thirds of the majority, it  
8 takes a second. All those in favor, please say  
9 aye.

10 (Aye.)

11 **THE MODERATOR:** Opposed, no. The  
12 ayes have it. Thank you, sir.

13 Article 12, appropriations for  
14 appointed boards, committees, or commissions.

15 **MR. MAHER:** That wasn't passed.

16 **THE MODERATOR:** Yes, it was. Maybe  
17 not by you, Mr. Maher, but it was passed. My  
18 crack crew up here keep track of it.

19 If there's no discussion, the  
20 original motion is that it be indefinitely  
21 postponed. All those in favor, please say aye.

22 (Aye.)

23 **THE MODERATOR:** Opposed, no. The  
24 ayes have it. Thank you.

1 Article 13, appropriation for the  
2 cost of the Greenlodge and Riverdale Schools.  
3 We have a substitute motion filed by Mr. Maher.  
4 Mr. Maher, do you want to introduce your motion?  
5 And I have a copy here, as well.

6 ??: (Inaudible.)

7 **THE MODERATOR:** Mr. Hampe, Mr. Keith  
8 Hampe. Keep our Hampes straight.

9 **MR. HAMPE:** Thank you, Mr. Moderator.  
10 Keith Hampe, Precinct 5, town meeting member.  
11 I'm one of the 16 co-sponsors of this article.  
12 We put together a substitute motion, which I  
13 will now read for the moderator and the bodies.

14 "By Precinct 1 town meeting member  
15 Sean Kelleher; precinct 2 town meeting  
16 representatives Matt Brophy, Amy O'Brien;  
17 Precinct 4 meeting representative Jason Maher;  
18 Precinct 5 representatives Keith Hampe, James  
19 Maher, Chris Decker, Shaina Decker, PJ McGowan,  
20 Joshua Langmead and Bob LoPorto; Precinct 6 town  
21 meeting representative, Juliette Burns; and  
22 Precinct 7 town meeting representatives, Ryan  
23 McDermott, Diana Rock, Stephen Gasbarro, and  
24 Andrew Pepoli, to request the town vote to

1 appropriate the sums of money for the total cost  
2 of the design, engineering, construction and  
3 outfitting of the Greenlodge School for \$1  
4 million and the Riverdale School for \$1.1  
5 million, recreational fields, including, but not  
6 limited to, the cost of removal of any  
7 structures or features thereon, site preparation  
8 and any other incidental and related expenses.

9 "It has funding, therefore, to  
10 authorize the treasurer, with the approval of  
11 the select board, to borrow said \$2.1 million  
12 pursuant to Mass. General Laws Chapter 44,  
13 Section 7 or 8, or any other establishing  
14 enabling authority and issue bonds and notes  
15 therefore."

16 **THE MODERATOR:** Mr. Hampe, is there a  
17 second?

18 (Second.)

19 **THE MODERATOR:** Mr. Hampe, why don't  
20 you just in English tell people what it is you  
21 want to do here.

22 **MR. HAMPE:** Thank you, Mr. Moderator.

23 **THE MODERATOR:** You were forced to  
24 use this language, I understand.

1                   **MR. HAMPE:** Thank you, Mr. Moderator.  
2                   Keith Hampe of Precinct 5 again. As a co-  
3                   sponsor of this bill, I just wanted to bring  
4                   everybody's attention -- we obviously understand  
5                   that there is a situation going on with the  
6                   schools and the school department deciding  
7                   possibly we'll put a new school for the future  
8                   for the elementaries.

9                   What we have tried to bring forth  
10                  with this article is the fact that the school  
11                  fields, particularly Greenlodge and Riverdale,  
12                  which we're focusing on tonight, are in dire  
13                  need of redevelopment. The nexus or the  
14                  birthplace of this article was basically that  
15                  now parents, after having played on these fields  
16                  some 40 years ago, and now I see my kids playing  
17                  on the same fields that are basically a  
18                  collection of dirt, rock, sand, lack of grass.

19                  And although they're considered  
20                  recreational school fields, there are many town  
21                  sports associations that actually use them,  
22                  including football and soccer, baseball. But  
23                  they could be used for more associations: field  
24                  hockey, lacrosse, whatever it may be to actually

1 utilize the fields if they were done in the  
2 right way.

3 What I'd like to say, though, tonight  
4 is -- in no way is this a slight to the Park and  
5 Rec Department. In fact, I think Mr. Stanley  
6 and his crew does an excellent job with what  
7 they can. There is, as you know, probably a  
8 memo of understanding between the Park and Rec  
9 Commission and the school committee as to the  
10 care and maintenance of the school fields.

11 That does not get into the actual  
12 redevelopment or where the redevelopment starts.  
13 The memo of understanding states that if there  
14 is going to be redevelopment of the fields, a  
15 joint committee between the Park and Rec  
16 Commission and the school committee is to be  
17 created to oversee, advise, and instruct the  
18 engineer or the project manager or the architect  
19 on the project itself.

20 There is no language in there, other  
21 than to establish the funding for those  
22 projects, other than just the care and  
23 maintenance of the existing fields. So as a  
24 town meeting member, and with my 15 or 16 other

1 co-sponsors, we feel it's necessary to bring  
2 this attention to this body as the funding arm  
3 for any type of redevelopment that we'll do in  
4 the future for these school fields.

5 Right now, Riverdale and Greenlodge  
6 are in densely populated areas, in neighborhoods  
7 where kids not only use these during their  
8 school resource, but they also use them after  
9 school, on weekends, wherever it may be. And  
10 I'm sure if any of you have taken a walk down  
11 any of these fields, you can see they're in  
12 complete disrepair and in need of complete  
13 redevelopment.

14 That's why the sum of money we're  
15 asking for is so high. We're not asking just to  
16 put irrigation at the fields, which, as we  
17 discussed with Mr. Stanley extensively, it would  
18 help, but we have got these numbers and these  
19 estimates from Activitas, who provided us with  
20 these full develop -- full estimations based on  
21 full redevelopment of the fields. These are  
22 experts in the field of the redevelopment of  
23 whatever they may be used for in the future.  
24 Those estimates, though, also include



1 contingencies, contingencies for Covid, for  
2 everything.

3 So we're asking for those sums of  
4 money up to, not to exceed. We believe that we  
5 can do the project, including installing  
6 irrigation, pumps, seeding, whatever it may take  
7 to actually fully develop these fields. We're  
8 also very aware, obviously, of the school  
9 department's decision to not back this article  
10 because they have a school -- or a study being  
11 done as to the placement of the new elementary  
12 school.

13 But we also wanted to speak on this  
14 article because we want to bring it forward to  
15 this body and make sure that not only the body  
16 -- or the co-sponsors that brought it forward,  
17 but also all our school committee members and  
18 members of the select board. And this body  
19 itself recognizes that there is a problem with  
20 these school fields, and there's been a problem  
21 with these school fields for a long, long time,  
22 and generations and generations of kids have had  
23 to play on these fields that are just sub par.

24 We have new families moving into

1 Dedham, and that's the first comment they say  
2 when they come down the fields in the morning,  
3 how come we're playing on this field, this is  
4 ridiculous. And I can only just shake my head  
5 and say we're trying, we're trying.

6 We're also not asking the school  
7 committee -- there are a couple of big things  
8 that came up from our opposition, and one is the  
9 loss of custody and care and control of the  
10 fields. We're not asking for that at all. In  
11 fact, as I just explained with the memo of  
12 understanding, the school committee will be  
13 directly involved with the Park and Rec  
14 Department in any redevelopment of any fields.  
15 So I obviously understand the situation, but I  
16 ask you for your support in this article going  
17 forward. Thank you.

18 **THE MODERATOR:** Thank you, Mr. Hampe.  
19 Are there people wishing to speak on this  
20 article? Mr. Maher?

21 **MR. MAHER:** Jim Maher, Precinct 5.  
22 As a former member of the Parks and Rec  
23 Commission, this issue has been kicked down the  
24 road over and over and over again. The number

1 one complaint that we receive from parents from  
2 Dedham Youth Soccer, Dedham Youth Baseball is  
3 that the school fields are unacceptable for  
4 T-ball and soccer, and in some cases, they were  
5 dangerous.

6 If you've been down to Greenlodge at  
7 all, you'll see that there's two big holes in  
8 the middle of the running field. Anyone could  
9 break a leg there. There hasn't been -- and I  
10 will say this is under -- while I was Parks and  
11 Rec commissioner, our hands were tied.

12 What we're trying to do is give the  
13 Parks and Rec Department and the school  
14 department the tools to fix this field, and  
15 that's the money they get to make all of the  
16 decisions. If you have a child that's played a  
17 baseball game or a softball down there or kick  
18 ball, you know what it's like.

19 Riverdale is a school field, but it's  
20 also a playground for the housing authority  
21 right next door. So please remember this is a  
22 real safety issue that has just been pushed down  
23 the road, pushed down the road, pushed down the  
24 road. Now we want to address it for those

1 communities. Thank you.

2 **THE MODERATOR:** Thank you, Mr. Maher.  
3 Mr. MacDonald, chair of the select board.

4 **MS. DOLAN:** Ann Dolan, Precinct 7.

5 **THE MODERATOR:** No, ma'am. Mr.  
6 MacDonald has got the microphone.

7 **MS. DOLAN:** Oh, I'm sorry.

8 **MR. MacDONALD:** That's okay.

9 **MS. DOLAN:** I didn't see you there.

10 **MR. MacDONALD:** I'll wait. Whatever  
11 the moderator tells me to do, I'll do.

12 **MS. DOLAN:** I'll be extremely brief.  
13 So the location of the Oakdale project has yet  
14 to be decided, we know, but looking over the  
15 handout, that doesn't happen until 2025.  
16 Meanwhile, this is 2022, so three more years of  
17 the kids playing on these terrible fields just  
18 doesn't make sense.

19 **THE MODERATOR:** Thank you, ma'am.  
20 Mr. MacDonald.

21 **MR. MacDONALD:** Thank you. The  
22 school building rehab committee right now is in  
23 the process of developing a feasibility study  
24 for a new Oakdale School. Where is it going to

1 be, how is it going to happen, and where, and  
2 what will the final location and project look  
3 like.

4 Why I agree the fields are a mess  
5 down there in all places in Riverdale -- my son  
6 20 years ago was cutting his knee playing  
7 soccer, and I'm sure the kids are still cutting  
8 their knees today playing in those fields, but  
9 I'd just like somebody from the -- if there's  
10 anybody from the SBRC here, maybe the Chair,  
11 that could just sort of talk about their process  
12 and a what if.

13 **THE MODERATOR:** Thank you, Mr.  
14 MacDonald. Do we have somebody from the school  
15 building rehabilitation committee, or the school  
16 committee, for that matter? Mr. Hebert, member  
17 of the school committee.

18 **MR. HEBERT:** Victor Hebert, school  
19 committee vice-chair and member of the SBRC. As  
20 Mr. MacDonald just said, we are definitely in  
21 the process but at the very beginnings of the  
22 process of trying to figure out where and how  
23 we're going to build a new school that we all  
24 agree we need and what that's going to look like

1 with all the schools.

2 Obviously, we all want the fields to  
3 be great. I have kids who play sports also.  
4 This may not be the right time just because we  
5 can't lock into something that's a multimillion-  
6 dollar project on fields that could be dug up,  
7 replaced, who knows. We've just decided on a  
8 designer. It's not finalized yet.

9 It will be another 18 months of  
10 studies and a feasibility to see what it's going  
11 to look like. I think the conversation is  
12 great. I'm glad that it's been started, and  
13 once we've decided on what we're going to build,  
14 then we should bring it back up and address all  
15 the other fields. But for now, it probably  
16 should be tabled. Thank you.

17 **MR. MODERATOR:** Thank you, Mr.  
18 Hebert. Ms. O'Brien.

19 **MS. O'BRIEN:** Amy O'Brien, Precinct  
20 2. I'm a mother of four. I've got Joey, who's  
21 a junior at Dedham High, and Danny, who's a  
22 freshman at Dedham High, and then I've got Luke,  
23 who's a fifth grader, and Molly, who's a third  
24 grader.

1 I am on the fields around town. I  
2 see you guys everywhere about seven days a week.  
3 And I think the one thing I was going to say,  
4 first of all, is that we're seeing school  
5 fields, and I just -- I would beg if you guys --  
6 Mr. Borsellino, you said something earlier. You  
7 said this community -- you talked about the  
8 community coming together, and you were saying  
9 like we need to all --

10 **THE MODERATOR:** Ms. O'Brien --

11 **MS. O'BRIEN:** -- we need to all work  
12 together. Sorry, I'm so excited. I'm so  
13 passionate about this. Sorry.

14 **THE MODERATOR:** So am I, so am I.

15 **MS. O'BRIEN:** So what I was saying is  
16 like I actually -- I need your help. So when I  
17 -- and I'm sorry, I'll make it short. So I'm  
18 on the field, and we're saying school fields,  
19 right, but here's Riverdale as an example,  
20 right? Riverdale is yes, indeed, a school  
21 field, but, for instance, we have -- every  
22 single August we have the national night out  
23 event there. We have multiple back to school  
24 picnics, but also community picnics.

1 Riverdale School -- I'm sure most of  
2 you have been there, but just in case, I don't  
3 want to assume -- if you -- the field abuts --  
4 it's in a neighborhood, which is unbelievable,  
5 but it also abuts Parker Staples, and my kids,  
6 right -- like summer saves me because my kids go  
7 to Park and Rec free.

8 By the way, Dedham is one of those  
9 towns that still offers this. It's a lifesaver,  
10 thank you so much, and -- so my kids are like  
11 365 days a year at Riverdale, as with all their  
12 neighborhood friends. But also, when I'm at  
13 Russcraft, it's in horrible shape. All these  
14 fields are in horrible shape.

15 But we're focusing on this three- to  
16 five-year plan, and I'm just -- and I'm not  
17 being sarcastic, but I'm saying like when I  
18 asked my husband when we were going to get  
19 engaged, he was like oh, yeah, next year, and  
20 then like six years later, I was still waiting  
21 for the ring. You know what I mean?

22 So I'm just saying -- so we're  
23 talking about getting the conversation started,  
24 right? Well, like just don't let it end up on



1           how long it took me to get my engagement ring.  
2           You know what I mean? So please -- and I hope I  
3           made you laugh, but also, I'm begging you guys,  
4           please -- we need you. If you guys do anything,  
5           let's work together and get these fields done,  
6           right, for the kids. Thank you.

7                       **THE MODERATOR:** Thank you, Amy. All  
8           right, Mr. Decker, top that.

9                       **MR. DECKER:** Chris Decker, Precinct  
10          5. Thanks for stealing my thunder, Amy. The  
11          point I wanted to bring up is so the business  
12          that I'm in is constructing new schools,  
13          constructing athletic fields for municipalities  
14          and cities, etcetera, so I understand the  
15          process of both process and politics getting in  
16          the way of things.

17                      We just voted as a body to fund an  
18          elevator project for a privatized group. Let's  
19          vote as a body to fund some kid's stuff, right,  
20          because I think right now, that's one of the  
21          things we've got to focus on, is the kids, as  
22          well.

23                      Four or five years ago, I remember  
24          being at the Oakdale public forum on starting

1 the process, and I think it was three or four  
2 years ago, right before Covid, and they talked  
3 about hey, in two years, we're going to have a  
4 feasibility study and 30 percent design. Well,  
5 Covid happened. Well, that's because things  
6 happen.

7 If you're telling us right now that  
8 you have a plan for this current process, well,  
9 things happen, right? We could be looking back  
10 two years from now and saying oh, yeah, well,  
11 this happened, and we weren't able to start that  
12 process, but we just completely wasted an  
13 opportunity to do something for the kids. So  
14 thank you for listening.

15 **THE MODERATOR:** Thank you, Mr.  
16 Decker. Mr. Driscoll.

17 **MR. DRISCOLL:** Jim Driscoll, District  
18 4. I was on the fire department for 37 years,  
19 and I was chief for almost eight, and I can tell  
20 you when a builder or some type of a consultant  
21 gives you an estimate, maybe a year, two years,  
22 three years, the best thing to do is take the  
23 estimate and multiply it by three, and you're  
24 going to be pretty close to what the real time

1           that it is. If you don't believe me, look at  
2           the town hall, and see how long that took.

3                       **THE MODERATOR:** Thank you, Mr.  
4           Driscoll. Mr. Straghalis.

5                       **MR. STRAGHALIS:** Erick Straghalis,  
6           Precinct 1. So actually, a couple of questions.  
7           I had a good conversation with Jim Pepoli about  
8           this earlier, and I was not in favor of it  
9           because it didn't have a price tag on it. It  
10          didn't really have any clarity on what it was  
11          asking for. So I'm intrigued now that it has a  
12          price tag on it. I'm not entirely sure where  
13          the price tag came from.

14                      So the first question is if we know  
15          that there's going to be a lot of construction  
16          happening at some point in the near future,  
17          whenever that is, three years, four years, and  
18          we pay \$1 million-plus to put in a new field --  
19          we have to put in irrigation systems and all  
20          kinds of things, because we know that the  
21          irrigation is a problem, we don't have it. You  
22          don't grow grass. You can see that with  
23          Russcraft and some of the other fields where  
24          there isn't great irrigation -- what happens

1 when we do that construction?

2 Does that field now get destroyed  
3 because you've got construction vehicles going  
4 on there? You've got to dig things up. You  
5 don't know where you're digging because you've  
6 got to put in new lines for sewer or whatever  
7 because you're putting in a brand new building  
8 or updating the building. So what happens with  
9 that investment of \$1 million-plus if we have no  
10 idea what that construction is going to look  
11 like? Listen, I've got three kids. I'm all for  
12 putting in better fields. We need better  
13 fields.

14 And if you look at Russcraft, the  
15 school has nothing to do with Russcraft. Why is  
16 Russcraft in such terrible shape, and it's been  
17 that way? I will say Condon looks much better,  
18 and I really appreciate what Parks and Rec has  
19 done there. I am just -- I feel like we can't  
20 just say Parks and Rec doesn't take any  
21 responsibility for the fields at the schools  
22 when you look at Russcraft, and Russcraft looks  
23 just as bad. My kid has done plenty of  
24 practices at Greenlodge, and I hate that, too.

1                   So again, my question, just to be  
2                   clear, is understanding what happens with that  
3                   investment of \$1 million-plus? If we have to go  
4                   and do construction there, does that get totally  
5                   wasted?

6                   **THE MODERATOR:** Thank you, Erick.  
7                   Mr. Maher.

8                   **MR. MAHER:** Jim Maher, Precinct 5.  
9                   So we went to one of the top field designers in  
10                  America, America in the Town of Dedham,  
11                  Activitas. They design the best fields in  
12                  America and the world.

13                  They are a consultant to USA soccer.  
14                  They are -- they do all of Harvard's fields  
15                  over. They are consultants to the Patriots. So  
16                  this is not numbers that were made up, and  
17                  Activitas is very conservative with their  
18                  numbers.

19                  Now, yeah, one thing that caught us  
20                  on a surprise, and the quote was, "He's built  
21                  in contingencies for construction, and then he  
22                  built in contingencies for Covid," because what  
23                  we have found in every project that's happened  
24                  since Covid is there's a premium number over on

1 top of that now, and those numbers are included  
2 within those \$1 million and \$1.1 million quotes  
3 from -- and by the way, he's the most -- he  
4 lives in Dedham, and he did this because he  
5 knows that we need to have these fields done.  
6 Thank you.

7 **THE MODERATOR:** Thank you, Mr. Maher.  
8 Ms. Gates.

9 **MS. GATES:** Rebecca Gates, Precinct  
10 7. I want to say this as a mom that had three  
11 kids go through the Greenlodge School that it is  
12 needed, and I think I live my life by lessons  
13 learned. Lessons learned is I've heard at least  
14 twice this evening that we postpone something,  
15 and the price increased astronomically.

16 And I'm going to leave this with one  
17 thing. I'm also a mom whose son had their knee  
18 torn up on a field in Dedham here playing  
19 sports, a grass field that -- it was a small  
20 hole, but he hit that hole the wrong way, and  
21 life changes. So I would hate for any other  
22 parent or child to go through that situation.

23 I think that the fields need to be  
24 taken care of. Whether or not -- whatever

1 happens with the Oakdale School project, that is  
2 years in the future. We have kids that are in  
3 elementary school for five years, so half those  
4 kids will be gone by the time the fields get  
5 replaced if we wait then, and then figure out  
6 what's going on after that. So I am fully  
7 support of this as a Greenlodge mom.

8 **THE MODERATOR:** Thank you, Ms. Gates.  
9 Mr. Hampe.

10 **MR. HAMPE:** Keith Hampe, Precinct 5.  
11 I just wanted to answer Erick's question, if I  
12 may. Per the memo of understanding between the  
13 Park and Rec Commission and the school  
14 committee, the future development of the fields  
15 for recreational fields will be overseen by a  
16 joint committee of members from both the  
17 commissions and the schools.

18 The Park and Rec's director and the  
19 school administration shall serve as advisors to  
20 this joint committee. The purpose of this joint  
21 committee shall be to provide the input and  
22 guidance to the architects and/or engineers as  
23 to the development of the fields. So I believe  
24 that answers Erick's question as to what happens

1 if we do approve the money. The care, custody,  
2 and control will still be with the school  
3 department. Park and Rec will join a joint  
4 committee and manage the projects going forward.

5 **THE MODERATOR:** Thank you, Mr. Hampe.

6 **MR. HAMPE:** Thank you.

7 **THE MODERATOR:** Mr. McGowan.

8 **MR. MCGOWAN:** How are you doing? PJ  
9 McGowan, Precinct 7. I've lived in Dedham my  
10 whole life, and not much has been done since I  
11 was a kid. As a couple of other people have  
12 said, I feel like we kind of just keep kicking  
13 the can down the road, just kind of like we did  
14 with all the schools, and now we're paying the  
15 price for that.

16 The age group that kind of plays on  
17 these fields are the ages four to eight. That's  
18 the age group. They don't have anything else.  
19 They can't play at Russcraft because those  
20 fields are taken. So it's an important age  
21 group. It's when they're starting all their  
22 sports, and it would be great to have nice  
23 fields for them.

24 I've coached as an adult since about



1           2014, and the fields were kind of the same as I  
2           remember as a kid, but in the last eight years,  
3           I feel like they've gotten a little worse. And  
4           I remember at Riverdale in 2014, we were playing  
5           baseball and flag football down there.

6                         At Greenlodge, we had two fields, and  
7           we were able to have practice and games at both  
8           fields. And now, 2022, we cannot do anything at  
9           Greenlodge to start the season. Both sides of  
10          the field, they were just in horrible shape.  
11          They were -- there was a lot of wetness,  
12          overgrown grass. There was puddles everywhere,  
13          slopes, bumps, just everything, and the  
14          temporary fix for that was to kind of throw down  
15          some stone dust.

16                        I don't know, it was -- it did the  
17          trick just for the season because it kind of  
18          evened out the playing field, it pushed down the  
19          weeds and grass, it absorbed the puddles, but I  
20          don't think stone dust is the answer or the best  
21          long-term. You don't want the kids sliding on  
22          that. You don't want them breathing it in. So  
23          I know we're trying to figure out a new  
24          situation with the schools and stuff, but I feel

1           like this has been going on for 40 years. You  
2           keep saying three to five years, but I think now  
3           is the right time.

4                     My youngest son just finished the  
5           farm league and playing down there. So I'm up  
6           here now, not selfishly for myself or for him,  
7           but for the next generation of kids to come,  
8           because I wish they had it a couple of years  
9           ago. So I hope you guys go with this question.  
10          Thank you.

11                    **THE MODERATOR:** Thank you, Mr.  
12          McGowan. Lisa Moran, Park and Recreation.

13                    **MS. MORAN:** Hi, there. Thank you,  
14          Mr. Moderator. I'm not here to speak on behalf  
15          of it -- for it or against it. I'm in the back,  
16          so I couldn't just stand there as a Park and Rec  
17          commissioner and not say anything.

18                    So you have to remember, too, that  
19          Park and Rec doesn't own -- we're not fully  
20          responsible for school fields, so we may not put  
21          all the effort as we do into, say, a Condon or a  
22          Russcraft or a Paul Park or something like that  
23          because we're very limited at what we can do at  
24          those fields -- at the school fields with state

1 guidelines.

2 So I just want to make sure everybody  
3 is clear on that, and it's not necessarily Park  
4 and Rec's fault that they're not in good shape.  
5 As for Russcraft, yeah, we know it's in rough  
6 shape. We do have to remember, though, that we  
7 did have a drought. Nobody was able to water  
8 things this summer. So everyone really needs to  
9 take that into consideration.

10 And you have to remember, not to pick  
11 on any sports, but if you've ever been to any of  
12 our permit meetings, we don't have enough fields  
13 to give people time. So there is no chance of  
14 us resting any fields. So Russcraft is -- the  
15 words I want to use I can't say because it's  
16 being televised, but it's really a mess.

17 I was down there the other night to  
18 make sure lights were on, and it's dirt.  
19 There's no grass. But if we have no other place  
20 for people to play -- unfortunately, when we  
21 came here before Covid to have Striar done and  
22 get other fields, it was voted down, and I  
23 understand that, and the timing then was  
24 probably the best thing for that to happen, but

1 we can't replace fields and fix fields if we  
2 can't rest fields. And if we have all these  
3 kids in town, and everybody is coming to town,  
4 and we want them, so it's a vicious cycle.

5 So everybody needs to know that.  
6 Everyone is quick to say Park and Rec, your  
7 fields are a mess, and you're not doing  
8 anything, but how about they're working their  
9 butts off to get them done because everybody is  
10 after us all the time.

11 So I'm not here for or against  
12 because, again, it's for school fields, and we  
13 don't have that full responsibility of the  
14 fields, but you have to know they're working  
15 their butts off, and I applaud the Park and Rec  
16 guys. Thank you.

17 **THE MODERATOR:** Thank you, Ms. Moran.  
18 Ms. Pendleton.

19 **MS. WISEMAN:** Liz Wiseman, Precinct  
20 6. Call me a product of a depression era  
21 grandmother, but the fields to me look like the  
22 fields I played on as a kid, and I think they're  
23 in the best shape after a pretty significant  
24 drought, to Lisa's point, and so I applaud

1 everybody for their maintenance, but to me, they  
2 look like the fields I played on as a child.  
3 But that's probably my depression era  
4 grandmother speaking.

5 The questions I have for those who  
6 are proposing Article 13 are -- we've all talked  
7 about it. It's three to five years, run a  
8 feasibility study, and the building of a new  
9 school if we choose to do that as a town or  
10 investing in various structures. Why was  
11 Oakdale excluded from this article?

12 If the fields at all schools are so  
13 in disrepair as those are claiming, why was one  
14 of the other major elementary schools removed  
15 from this and excluded? And I do find it very  
16 interesting that we're debating a \$2.1 million  
17 investment in sports fields, but at \$90,000 for  
18 arts and an elevator. We had a significant  
19 challenge on approving that. So I do want us to  
20 all note that investment of sports versus arts.

21 **THE MODERATOR:** Thank you. The Chair  
22 recognizes Mayanne MacDonald-Briggs of the  
23 school committee.

24 **MS. MacDONALD-BRIGGS:** Mayanne

1 MacDonalld-Briggs, Dedham School Committee. I  
2 just wanted to clarify a couple of questions. I  
3 cannot answer your question because someone else  
4 is going to have to answer that from the  
5 proponents.

6 So a couple of things about the MSBA  
7 process. Right now, we do not know where this  
8 is going to land, but one thing that we have  
9 discussed is in order to keep schools in session  
10 and keep the education of students as  
11 uninterrupted as possible, that mostly likely  
12 that the new school or schools or whatever we  
13 end up with will be built on the current fields.

14 So like at Riverdale, the school  
15 right now is currently very close to Needham  
16 Street, but it will be built on the back field  
17 if that's where we choose to build as a town.  
18 Same at Greenlodge. We looked at those plans in  
19 the past, and so if we want Greenlodge to be the  
20 site of the next school that we put it on where  
21 the current fields are, and then new fields  
22 would be build out as part of that whole  
23 project.

24 So I want that to be heard and

1           understood. It's not that we're trying to kick  
2           it down the can. The school committee has never  
3           heard this presentation until this evening, so  
4           we had no input, we had no say, we had no advice  
5           to give about maybe what could have happened.

6                        So I want everyone to know that, that  
7           we are all in favor of improving fields. We  
8           have put in backstops at two of the fields in  
9           question over the last few years, and it's  
10          always a capital request. So we have to weigh  
11          out what capital requests we have and what the  
12          town is willing to pay.

13                       So this year, it's about the high  
14          school football field and track because that is  
15          in such disrepair that we had students come  
16          before us. So that is our number one goal this  
17          year, and as we -- and the feasibility study is  
18          slated to be completed by July of this coming  
19          year of 2023, not the feasibility for three  
20          years. So hopefully we will have an answer for  
21          you folks by fall at the town meeting next year.  
22          Thank you.

23                       **THE MODERATOR:** Thank you. Mr.  
24          Czazasty.

1  
2  
3  
4  
5  
6  
7  
8  
9  
10  
11  
12  
13  
14  
15  
16  
17  
18  
19  
20  
21  
22  
23  
24

**MR. CZAZASTY:** Thank you, Mr. Moderator. Richard Czazasty, Precinct 7. So clearly, I wasn't able to convince people to vote against 10, but I hope I can convince people to vote for Article 13. So even if we get a new mega elementary school, we're a long way until students actually attend there.

There are hundreds of students that will go through Greenlodge and Riverdale until then, and as the select board chair said, I'm sure there are students getting cuts and bruises on this field right now. So if we believe that's the case, it doesn't seem right to me that we would allow this to continue just because we might build a bigger school later on. There are kids dealing with these bad quality fields now, and I urge you to support the substitute motion.

**THE MODERATOR:** Thank you. Mr. Hampe.

**MR. HAMPE:** Keith Hampe, Precinct 5. One thing I did forget in my earlier presentation I just want to clarify for the body's information. I've been appearing at the



1 Park and Rec Commission for the last at least  
2 two years, pre-Covid and during Covid, regarding  
3 this redevelopment of school fields. I've been  
4 in direct communication with Superintendent  
5 Welch via email and town manager Mr. Goodwin via  
6 email regarding this exact redevelopment of  
7 fields.

8 I've talked informally with members  
9 of the school committee as I'm standing on the  
10 sidelines down at Greenlodge and/or Oakdale. So  
11 I just don't want it to seem like we pulled a  
12 surprise on the school committee. That is far  
13 from it. Park and Rec especially knew about it,  
14 and if anybody is trying to say that this is a  
15 surprise attack, we think that's disingenuous.  
16 Thank you.

17 **THE MODERATOR:** Thank you, Mr. Hampe.  
18 Mary Gilbert.

19 **MS. GILBERT:** Mary Gilbert, Precinct  
20 4. Move the question.

21 **THE MODERATOR:** Let's try a voice  
22 vote. Move the question means stop debate. All  
23 those who are in favor of stopping debate and  
24 moving to a vote, please say aye.

1 (Aye.)

2 **THE MODERATOR:** Opposed, no. It is a  
3 two-thirds vote.

4 So what you're voting on is the  
5 substitute motion that's been provided to you,  
6 and it has been presented to you by Mr. Hampe.

7 I do want to direct your attention to  
8 Page 18 and 19 in the warrant book. There is  
9 some language there that would also be included,  
10 language requests the town for the total cost of  
11 design, engineering, construction. So that  
12 technical language is consistent with the  
13 language that Mr. Hampe has provided, and you  
14 could probably best think of this as the two of  
15 them going together.

16 But what you're voting on is spending  
17 \$2.1 million on those two schools, and the legal  
18 language here is required, but I think you're  
19 probably ready to vote based on the merits and  
20 not the legal language. So are there any  
21 questions about the language? I don't want to  
22 preclude anybody. So you know what you're  
23 voting for.

24 All those in favor -- this requires a

1 two-thirds vote. All those in favor, please  
2 press the green button. No is the red button.

3 Five seconds. Voting is closed. 228  
4 total votes. 139 having voted in the  
5 affirmative, and 89 in the negative, it is not a  
6 two-thirds vote.

7 Article 14 -- oh, I'm sorry. Yeah,  
8 that was the substitute motion, so the vote  
9 comes on the original motion that it be  
10 indefinitely postponed. All those in favor, say  
11 aye.

12 (Aye.)

13 **THE MODERATOR:** Opposed, no.

14 (No.)

15 **THE MODERATOR:** The ayes have it.

16 Thank you.

17 Article 14, solar energy, ECEC. This  
18 was passed. Are there questions on the articles  
19 recommended to be indefinitely postponed?  
20 Seeing no questions, the vote comes on the  
21 original motion -- oops, Mr. Flynn.

22 **MR. FLYNN:** Micah Flynn, Precinct 6.

23 I recognize that it's already fairly late, so  
24 I'll be brief. I asked about this at mini town

1 meeting, and it was explained that the  
2 proponents had asked for this to be indefinitely  
3 postponed to have some more time to put together  
4 a broader plan about how to put solar panels on  
5 the schools or make it a more comprehensive  
6 plan.

7 So I have no quarrel with that, I  
8 suppose. I guess I would just encourage this  
9 body and us, generally, to think about how we  
10 can do a better job of putting solar panels on  
11 our schools and other buildings, and I want us  
12 to just make sure that we're thinking about this  
13 in the long-term and that it doesn't, similar to  
14 our fields, get kicked the can down the road.  
15 So that's it. Thank you.

16 **THE MODERATOR:** Thank you, Mr. Flynn.  
17 Any other questions on this article? If not,  
18 the vote comes on the original motion that it be  
19 indefinitely postponed. Let's try for a voice.  
20 All those in favor, say aye.

21 (Aye.)

22 **THE MODERATOR:** Opposed, no. The  
23 ayes have it.

24 Article 15, solar energy at Saint

1 Susanna's. This was passed. Ms. Schortmann?

2 **MS. SCHORTMANN:** My name is Kathleen  
3 Schortmann from Precinct 4. I have questions  
4 about the language in this article. It states  
5 -- I'm going to read it. The organization known  
6 as Saint Susanna's Church and also mentions that  
7 they have owned or controlled. Well, I think  
8 anyone in Massachusetts knows that churches are  
9 not owned by the church. This property is owned  
10 by the Roman Catholic Archdiocese of Boston.  
11 They have control of the property, the church,  
12 and the rectory.

13 So I have a few questions, the first  
14 being who negotiated this lease with the town,  
15 and how was this vetted?

16 **THE MODERATOR:** Mr. Goodwin, town  
17 manager.

18 **MR. GOODWIN:** My name is Leon  
19 Goodwin. I'm the town manager. I've missed you  
20 all. I haven't had much of an opportunity to  
21 speak tonight.

22 **THE MODERATOR:** I can call on you  
23 more often, Leon, if that's what you really  
24 want.

1                   **MR. GOODWIN:** So Ms. Schortmann, you  
2 ask a very good question. On behalf of the  
3 town, I've been working on negotiating this  
4 lease with a company called -- I'm spacing on  
5 the name of the company. Well, Saint Susanna  
6 has approached the town for this lease, and the  
7 company is out of Natick, and if you give me --  
8 Ameresco. I apologize for that.

9                   It's a 20-year lease. We won't be  
10 entering into it directly with St. Susanna's.  
11 It would actually be a power purchase agreement  
12 to purchase just the energy. The town will have  
13 no ownership of the solar panels. We'll have no  
14 ownership of any of the infrastructure. It is  
15 an opportunity to purchase green, clean energy  
16 locally through a state program that provides  
17 credits to Saint Susanna's and allows the town  
18 to purchase the energy for one cent below the  
19 market rate, which over the 20-year period would  
20 save the town about \$120,000.

21                   **MS. SCHORTMANN:** So you're saying  
22 that you can enter into a lease with the company  
23 and not the owner of the property?

24                   **MR. GOODWIN:** A power purchase

1 agreement, not a lease.

2 **MS. SCHORTMANN:** So --

3 **THE MODERATOR:** Ms. Schortmann,  
4 direct your questions through the Chair, please.  
5 We try to discourage a back and forth.

6 **MS. SCHORTMANN:** So my other question  
7 is, just for information, I serve on financial  
8 committees in the Archdiocese of Boston. I work  
9 in a building that is leased by the Archdiocese  
10 of Boston. The Archdiocese of Boston today told  
11 me they have no information about this project.

12 They told me that Saint Susanna's has  
13 no legal authority to enter into this agreement,  
14 that the pastor and the parish are unable to  
15 make these decisions because they do not have  
16 legal authority. So I guess I'm wondering how  
17 this was vetted with the property that the  
18 member that is written in the book is not even  
19 an owner. They are essentially a tenant. And  
20 so this would be like entering into an agreement  
21 with somebody who rented a house who said, oh,  
22 I'm going to do this. Will you buy from me. So  
23 I don't see how this was fully vetted.

24 **MR. GOODWIN:** I think that's a great

1 question. I see the select board chair, Mr.  
2 MacDonald, is approaching, but I will say that  
3 the draft agreement that has been reviewed by  
4 town counsel only obligates the town to purchase  
5 electricity, if it is ever produced. So if  
6 Saint Susanna's has not followed the proper  
7 procedure, which I'm not sure if they have or  
8 have not, we would not be obligated to purchase  
9 energy that is not produced. Thank you.

10 **THE MODERATOR:** Mr. MacDonald.

11 **MR. MacDONALD:** Jim MacDonald, chair  
12 of the board of selectmen -- select board. Here  
13 I go. Old habit sometimes. So I am also a  
14 parishioner at Saint Susanna's. I have had  
15 conversations with the pastor, Father Stephen  
16 Josoma, on this process. Father Josoma is well  
17 aware that it's the real estate arm of the  
18 Archdiocese of Boston that has to do all  
19 approval, and nothing would be done on the Saint  
20 Susanna's property without the approval of the  
21 Archdiocese of Boston.

22 So the process that's before you  
23 tonight is for an agreement. If this was to  
24 happen between the Town of Dedham and the



1 vendor, they do have to -- the church, Saint  
2 Susanna's, does have to go through all the  
3 process in order to make it happen. So well  
4 aware, and that's what it is.

5 **MS. SCHORTMANN:** Through the Chair,  
6 may I ask a follow-up?

7 **THE MODERATOR:** Yes.

8 **MS. SCHORTMANN:** So why are we  
9 proposing that the town enter into this  
10 agreement when Saint Susanna's knows they  
11 haven't gone through the proper procedures? We  
12 don't know if it will ever happen. We have  
13 spent the evening talking about leases that are  
14 not being followed as they should. This seems  
15 to me to be very premature.

16 It seems as I had asked before how  
17 was it vetted. It seems like it should be  
18 something that definitely should be postponed  
19 until we know that there is legal authority to  
20 make this happen, and I guess I would ask that  
21 to town counsel.

22 **MR. GOODWIN:** I'm happy to have town  
23 counsel come up, but again, Leon Goodwin, town  
24 manager. So what we are asking town meeting to

1 do is authorize the select board to enter into a  
2 contract for longer than three years. The  
3 select board routinely vets and enters into  
4 contracts for a variety of topics for the town,  
5 but we have a town bylaw that restricts that to  
6 up to three years, so we are here for town  
7 meeting's approval to proactively authorize the  
8 select board to enter into an agreement longer  
9 than three years, which would be a 20-year  
10 agreement. But, of course, the select board  
11 will still have to go through a number of steps  
12 vetting this, as would legal counsel, as would  
13 I.

14 **MS. SCHORTMANN:** May I have one more  
15 question?

16 **THE MODERATOR:** Thank you.

17 **MS. SCHORTMANN:** So I would urge  
18 people not to support this, whether you're for  
19 solar energy or not. It is not about that. It  
20 is about the town creating leases that we can  
21 actually follow through with that have been  
22 legally vetted with the proper parties. So I  
23 guess my question would be if this body chooses  
24 to support this article, and as I have said, the

1 Archdiocese has not given the support, how can  
2 that be legal?

3 **THE MODERATOR:** Town counsel?

4 **MS. GOLDBERG:** Thank you, Mr.  
5 Moderator. Lauren Goldberg, KP Law. What's  
6 being requested under this article is simply  
7 authorization to enter into a contract for more  
8 than three years. In order to enter into any  
9 kind of contract longer than three years, town  
10 meeting has to approve that. Town meeting isn't  
11 voting on the contents of that agreement or on  
12 the particular business terms. That's the  
13 executive function of the select board and the  
14 town manager.

15 So what's being asked of you tonight  
16 is if the select board were to decide that this  
17 is a situation that it would like to move  
18 forward with, does it have the ability to sign a  
19 contract for that term. This is not about a  
20 lease of town property, which is what we were  
21 talking about before. It's not about a lease by  
22 the town at all.

23 It's an agreement to buy power from  
24 an electric company if they are able to

1 negotiate something successfully with Saint  
2 Susanna's or the Archdiocese, in general. So  
3 again, they're just asking for permission if the  
4 situation is beneficial for the town to be able  
5 to enter into that contract for more than three  
6 years, and it's highly likely that it's easier  
7 to have that discussion when they had that  
8 authority in hand, rather than having to wait  
9 until the next town meeting for that purpose.

10 **THE MODERATOR:** Thank you.

11 **MS. SCHORTMANN:** Thank you.

12 **THE MODERATOR:** Ms. Mercer.

13 **MS. MERCER:** Hi. Thank you. Ann  
14 Mercer, Precinct 4. So I just -- I don't know  
15 if I have a direct question or to whom I should  
16 address this question. I just sort of want to  
17 know if my understanding of the situation is in  
18 the ballpark.

19 Saint Susanna's has solar panels.  
20 They're making an excess amount of energy than  
21 they need for their purposes. They're willing  
22 to sell it to us through a collaborative or  
23 through their channels to the town for lower  
24 than market value. If they make extra, yay. If

1 they don't, no harm, no foul?

2 **THE MODERATOR:** Mr. Goodwin.

3 **MR. GOODWIN:** That's a fantastic  
4 synopsis, yes.

5 **MS. MERCER:** Thank you. My work here  
6 is done.

7 **THE MODERATOR:** The floor is yours,  
8 Mr. Goodwin, if you care to comment further.

9 **MR. GOODWIN:** Just to add onto that a  
10 small amount, the idea being, again, it sounds  
11 like Saint Susanna's needs to work something out  
12 with the Diocese in Boston, but should they move  
13 forward, they will generate power.

14 There are no solar panels on the  
15 building currently, but the proposal would be to  
16 put up canopies and panels on the roof of the  
17 structure. They would generate in excess of  
18 600,000 kilowatt hours per year. The town  
19 purchases something around five million kilowatt  
20 hours per year, so this would be just a small  
21 portion of what the town needs to do.

22 I will say that in the next few  
23 years, the town does need to come up with a plan  
24 to purchase more solar energy because there's a

1 state initiative to do so, and the town needs to  
2 start moving forward with that plan.

3 So 600,000 kilowatt hours is a great  
4 start to that if we can work out a deal, and  
5 again, that will be vetted through the town  
6 manager's office through the select board to  
7 make sure we're getting a good deal for the  
8 town, and, of course, town counsel would have to  
9 sign off on that, as well. And it would save  
10 the town \$120,000 over 20 years, which again, is  
11 a nice benefit to the town and the taxpayers.

12 **THE MODERATOR:** Mrs. Butler.

13 **MRS. BUTLER:** Yes, hi. In addition  
14 to the questions that Kathy had and Ann, I had a  
15 comment, in general really, about solar power,  
16 which is not technically green.

17 I would ask everyone here to do their  
18 research on solar power, as well as solar  
19 panels, which the vast majority of them are  
20 manufactured in mines in China by forced labor  
21 for minorities, as well as children. China  
22 right now manufactures over 80 percent of the  
23 panels that are used in the United States.

24 If Dedham is going the way of solar

1 power, I would ask you to do your research what  
2 company you are hiring, where these panels are  
3 made, because most likely they'll be made in  
4 China, where is the materials being mined and  
5 manufactured, because oftentimes even if the  
6 panels are made in the United States, the  
7 materials that are used to build them are from  
8 China, and once again, they're mined by child  
9 labor, as well as minorities, including Muslims  
10 and Catholics. Thank you.

11 **THE MODERATOR:** Thank you, Mrs.  
12 Butler.

13 **MRS. BUTLER:** So buy American.

14 **THE MODERATOR:** There we go. Anybody  
15 else on solar panels at Saint Susanna's? There  
16 being none, the vote comes on the original  
17 motion that it be so voted. Green for yes, red  
18 for no. The voting is open. Thank you.

19 Five seconds. Voting is closed. 170  
20 having voted in the affirmative, and 44 in the  
21 negative, the original motion that it be so  
22 voted does pass.

23 We move to Article 17. The original  
24 motion, as printed on Page 21, is that it be so

1 voted. Are there any questions about this,  
2 comments? Mr. LoPorto.

3 **MR. LOPORTO:** Bob LoPorto, Precinct  
4 5. My question/comment is regarding the bus  
5 contract. I was just wondering -- Leon, this  
6 might be for you -- in the negotiations for the  
7 bus contract to allow preschool student pickups  
8 at our elementary schools, just like our current  
9 kindergartners, and also to negotiate half day  
10 late starts due to inclement weather or reverse  
11 half days. We're not able to do that right now,  
12 and this would be great if you could put that in  
13 the negotiations. Sorry, Leon, not you, someone  
14 else.

15 **THE MODERATOR:** Mr. Wells.

16 **MR. WELLS:** Matt Wells, assistant  
17 superintendent for business and finance. We  
18 don't bus preschoolers at this point in time.  
19 The bust contract is just for our k through 12  
20 busing. That's what this contract was set up  
21 for. It's something we can discuss, but usually  
22 preschool is -- it's hard to transport preschool  
23 because the times are not set like a standard  
24 school day. You would have two, three, five



1 days, half days, a.m., p.m.'s. It's hard to do  
2 busing that way, and it would require purchasing  
3 more buses at a higher contract cost.

4 Your second question was specifically  
5 to the snow days. The contract doesn't keep us  
6 from doing delayed days. We do have that  
7 ability, but there are other reasons within  
8 Dedham that we don't delay days. It's often  
9 more efficient to just close a day and make it  
10 up at the end of the year, and that's something  
11 -- that's a decision -- I don't really know the  
12 process within Dedham because I'm still pretty  
13 new here, but that is something that -- every  
14 snowstorm is sort of considered as a delay  
15 something that would have value or not, and  
16 generally, I think the decision is that we could  
17 close the school based upon Dedham as  
18 (inaudible).

19 **THE MODERATOR:** Thank you, Mr. Wells.  
20 Any more questions on this article? The vote  
21 comes on the original motion that it be so  
22 voted. Let's try for a voice. All in favor,  
23 say aye.

24 (Aye.)

1  
2  
3  
4  
5  
6  
7  
8  
9  
10  
11  
12  
13  
14  
15  
16  
17  
18  
19  
20  
21  
22  
23  
24

**THE MODERATOR:** Opposed, no. The ayes have it.

Article 18 requires a two-thirds vote, the acceptance of Wiggin Avenue. Any questions? Let's try for a voice. All in favor, say aye.

(Aye.)

**THE MODERATOR:** Opposed, no. It is a two-thirds vote.

Please drop off your little voting things. Don't take them home. It's been moved by Monica Linares and seconded by Anna Kijas that the 2022 fall annual town meeting be dissolved. All in favor, please say aye.

(Aye.)

**THE MODERATOR:** Opposed, no. The ayes have it. Goodnight, and God bless you.

(Whereupon, the meeting was adjourned at 10:05 p.m.)

C E R T I F I C A T E

COMMONWEALTH OF MASSACHUSETTS

NORFOLK, ss.

I, ARLENE R. BOYER, a Certified Court Reporter and Notary Public in and for the Commonwealth of Massachusetts, do hereby certify:

That the proceedings herein was recorded by me and transcribed by me; and that such transcript is a true record of the proceedings, to the best of my knowledge, skill and ability.

IN WITNESS WHEREOF, I hereunto set my hand and notarial seal this 6th day of December 2022.

---

Arlene R. Boyer, CVR  
Notary Public

My Commission Expires  
November 21, 2025