

Minutes of the Board of Selectmen Meeting of Wednesday, December 1, 2021. Present were Anthony J. Kinahan, Chairman; Meredith L. Anderson, Vice Chairman; and Denise R. Reyes, Clerk. Also present was David L. Gagne, Town Administrator. The meeting convened at 6:30 p.m. in the Eldon F. Moreira Board of Selectmen Meeting Room.

Also Present:

Randolph Kazazian, V.P. of Real Estate, Henley Enterprises Inc.

David Vieira, Henley Enterprises Inc.

Thomas Snell, Water Commissioner

Arthur Cabral, Water Commissioner

Chairman Kinahan called the meeting to order at 6:31 p.m.

Chairman Kinahan stated that the meeting would be recorded and that some or all parts of the meeting may be used by our local access company to be shown on local access along with internet feeds and clips which may be used separately from the video of the entire meeting. A full recording of the meeting will be posted on the West Bridgewater Community Access Video On Demand website at <https://wb-cam.org/vod/>.

The Board led the Pledge of Allegiance.

Chairman Kinahan stated first on the agenda was an application for a Garage Repair License for Henley Enterprises, Inc. dba Valvoline Instant Oil Change located at 402 West Center Street. Chairman Kinahan stated the applicant submitted a redacted lease and he wanted to ensure that was not an issue with the rest of the Board.

Mr. Gagne stated typically applicants submit full leases with no redactions. Mr. Gagne stated there is no end date noted on the lease. Mr. Gagne stated the Board makes the ultimate decision and he wanted them to have as much information to consider as possible.

Mr. Kazazian stated from a competitive stand point, they tend to keep lease terms private.

Chairman Kinahan stated he would like to at least have the lease end date on file so the Board does not consider licensing a business that is not legally authorized to occupy a certain premise.

Mr. Kazazian stated he would draft a letter noting the terms of the lease, signed by both the tenant and landlord, and file it with the Selectmen's office.

Mr. Gagne stated the premise is still undergoing final inspections. Mr. Gagne requested that the Board make their vote subject to final inspections and final documentation.

Ms. Reyes stated that the Board may accept the letter this year but in years moving forward the renewal may come before a Board made up of different members. Ms. Reyes stated Valvoline has a year to work through this issue and must be prepared to possibly provide a non-redacted lease with their renewal application moving forward.

Ms. Reyes **MOVED** to approve the Garage Repair License request subject to receiving a letter, signed by both parties, noting the lease terms to include a start and end date, and subject to final inspection; Ms. Anderson seconded, and so voted unanimously.

Chairman Kinahan stated next on the agenda was voting to waive the Lincoln Street Moratorium. Chairman Kinahan stated the Water Department is looking to negotiate an agreement with the contractor to extend piping down Lincoln Street and in turn, the Town will lift the moratorium on Lincoln Street allowing the project to commence, hopefully earlier than planned.

Mr. Cabral stated the plans that were originally submitted noted new piping running along Lincoln Street in its entirety. Mr. Cabral stated the updated plans noted only new piping around the proposed warehouse property, which he believes was to avoid dealing with the moratorium on Lincoln Street, requiring them to re-pave Lincoln Street.

Ms. Reyes stated it is her understanding that the contractor is hesitant to come to any sort of agreement due to the fact that the Water Department has been with holding estimates related to connection costs.

Mr. Cabral stated their intent was to negotiate the cost per extension of the main line. Mr. Cabral stated they did not want to set a cost without having the pipe extension noted in the plan. Mr. Cabral stated it is his understanding that the contractor's reasoning for not revising the plans was the moratorium.

Ms. Anderson **MOVED** to waive the moratorium on Lincoln Street, Ms. Reyes seconded, and so voted unanimously.

Ms. Reyes stated the Board had previously asked for weekly PFAS updates and have not been receiving them. Ms. Reyes requested that Mr. Cabral see that the Water Department forwards updates to the Board each week.

The Board thanked Mr. Snell and Mr. Cabral for joining the meeting and they exited the meeting room at 6:59 p.m.

Chairman Kinahan stated next on the agenda was approving the meeting minutes of October 6, 2021.

Ms. Anderson **MOVED** to approve the meeting minutes of October 6, 2021, Ms. Reyes seconded, and so voted unanimously.

Chairman Kinahan stated next on the agenda was voting on Annual Entertainment, Public Amusement, Class I, II and III, Garage Repair and Common Victualler License Renewals.

Ms. Anderson **MOVED** to approve the Annual Entertainment, Public Amusement, Class I, II and III, Garage Repair and Common Victualler License Renewals as presented, subject to all final inspections and documentation, Ms. Reyes seconded, and so voted unanimously.

Chairman Kinahan stated next on the agenda was voting on the Annual Liquor License Renewals.

Ms. Anderson **MOVED** to approve the Annual Liquor License Renewals as presented, subject to final inspections and documentation, Ms. Reyes seconded, and so voted unanimously. Chairman Kinahan stated next on the agenda was voting on the ABCC seasonal population increase estimation. Chairman Kinahan stated West Bridgewater does not have any seasonal population increase to report.

Ms. Anderson **MOVED** to approve the ABCC seasonal population increase estimation as presented, Ms. Reyes seconded and so voted unanimously.

Chairman Kinahan stated next on the agenda was voting on the Board of Selectmen's FY23 Budget Message.

Ms. Reyes **MOVED** to request level services budgets for FY23, requiring full documentation and reasoning for additional budget requests, Ms. Anderson seconded, and so voted unanimously.

Chairman Kinahan stated next on the agenda was voting on Karen Lavin's Vacation Carry Over Request.

Ms. Reyes **MOVED** to approve Karen Lavin's request to carry over 1.5 vacation days, Ms. Anderson seconded, and so voted unanimously.

Chairman Kinahan stated next on the agenda is discussing/changing the December 15, 2022 Board of Selectmen Meeting date. Chairman Kinahan stated there is not much projected for that agenda. Chairman Kinahan stated Ms. Reyes will be out of Town that night but would be open to participating remotely if necessary. Chairman Kinahan requested that the Board give him the discretion to cancel the meeting if there are no pressing matters that need to be addressed.

Ms. Reyes **MOVED** to rely on Chairman Kinahan's discretion in regards to holding or cancelling the December 15th Board of Selectmen meeting, Ms. Anderson seconded, and so voted unanimously.

Chairman Kinahan opened the public comment period at 7:11 p.m.

Chairman Kinahan stated next on the agenda is the Town Administrator's report.

Mr. Gagne stated despite the Board requesting weekly PFAS updates from the Water Department, they have not been providing consistent updates. Mr. Gagne stated he submitted a request to the Senator's Office for funding to help mitigate PFAS. Mr. Gagne stated the Senate was in session but went on recess before voting on any amendments. Mr. Gagne stated the Senate should consider the request when they are back in session.

Mr. Gagne stated lastly Christmas and New Year's fall on Saturdays this year and will impact Town Hall's Thursday and Friday hours for those specific weeks.

At 7:12 p.m. Ms. Anderson **MOVED** to adjourn, Ms. Reyes seconded, and so voted unanimously.

The meeting adjourned at 7:12 p.m.

Respectfully submitted by Lorna J. Carroll, Confidential Secretary.

List of Documents Included in the December 1, 2021 Meeting Packet:

- *Valvoline's Garage Repair License Application*
- *Letter from the Water Commissioners RE: Lincoln Street Moratorium*
 - *Over All Site Layout*
 - *West Center Street Layout*
 - *Emails between DeBartolo Development LLC. and Water Superintendent*
- *Meeting Minutes of October 6, 2021*
- *Memo RE: Annual Renewals for Entertainment, Public Amusement, Class I, II and III Dealers, Garage Repair, and Common Victualler Licenses*
 - *List of Licensed Establishments*
- *Memo RE: Annual Liquor License Renewals*
- *ABCC 2022 Seasonal Population Increase Estimation Form*
- *Karen Lavin's Vacation Carry Over Request*
- *Memo RE: Weekly PFAS Updates*
- *Holiday Hours*