

IPSWICH SELECT BOARD
Meeting of Monday, April 1, 2019
Ipswich Town Hall | 25 Green Street

Pursuant to Open Meeting Law M.G.L. Chapter 30A, §§ 18-25, written notice posted by the Town Clerk and delivered to all Board Members, a meeting of the Select Board was held on Monday, April 1, 2019 at 7:00pm in Meeting Room A.

With a quorum present, Mr. Mootafian called the meeting to order at 7:01pm.

Board Members present: Nishan Mootafian, Chair; William Whitmore, Vice Chair; Linda Alexson (Remotely, from 7:35pm to 8:30pm); Edward Rauscher

Also present: Anthony Marino, Town Manager; Eileen Page, Recording Secretary

Not present: William Craft

Abbreviations used: None.

Public Information: Agenda; Meeting Packet

Welcome/Announcements

ARBOR DAY – APRIL 26, 2019

Mr. Mootafian provided a brief history of Arbor Day and the importance of trees in the environment. The Select Board officially proclaimed April 26, 2019 as Arbor Day, and encouraged citizens to plant trees and take cognizance of the occasion.

GIFT ACCEPTANCE – DONATION TO EMERGENCY MANAGEMENT GIFT ACCOUNT

\$1,300 has been given by an anonymous donor to purchase go-kits for students completing a six-week emergency preparedness class.

Vote: Mr. Rauscher moved to accept the gift, and Mr. Whitmore seconded. The motion carried unanimously.

PONY EXPRESS

Mr. Whitmore reported that this was the first day of soccer practices at the Pony Express fields.

UPCOMING MEETINGS

- Saturday, April 6: Bean Counting, 8:30am to 11:45am
- Monday, April 22: Vote to recommend individual warrant articles
- Monday, April 29: No meeting
- Monday, May 6: Regularly scheduled meeting

Citizen Queries

None.

Board & Committee Appointments

Michael Jones – Reappointment – Affordable Housing Trust Fund

Mr. Jones's term will run until June 30, 2021

Vote: Mr. Rauscher moved to reappoint Michael Jones to the Affordable Housing Trust Fund, and Mr. Whitmore seconded. The motion carried unanimously.

Shendel Bakal – New Appointment – Agricultural Commission

Ms. Bakal moved to Ipswich three years ago with the intention of restoring and rejuvenating a dilapidated asparagus farm. She has opened Twin Birch Farm, which grows asparagus, potatoes, and Brussel sprouts. She believes that

advertising and supporting farming events is critical to the preservation of farming in Ipswich. Ms. Bakal has attended Agricultural Commission meetings as a citizen for two and a half years, and is now seeking official appointment to the Committee. Her term will run until June 30, 2022.

Vote: Mr. Whitmore moved to appoint Shendel Bakal to the Agricultural Commission, and Mr. Rauscher seconded. The motion carried unanimously.

Memorial Bench Request

Jeff Putur (Superintendent of Cemetery and Parks) appeared before the Board to present a request for a memorial bench on Market Street, in front of the Heart & Soul Café. The 6' bench will replace an 8' bench, which will be moved to the High Spirits tree sculpture. The request was made by Glenn Gibbs (Director of Planning and Development) in memory of his late wife. Ethan Parsons (Senior Planner) has signed off on the request to avoid conflict of interest.

Vote: Mr. Whitmore moved to approve the memorial bench as submitted, and Mr. Rauscher seconded. The motion carried unanimously.

Approval of Seasonal Alcohol Beverage License

- a. Ipswich Bay Yacht Club, 124 North Ridge Road
- b. The Trustees of Reservations, Castle, 290 Argilla Road
- c. New England Country Club Management, Ipswich Country Club, 67 Edge Street

Mr. Mootafian disclosed that he is a member of the Ipswich Country Club, but would be voting on the Consent Agenda to allow for a majority vote, with two Selectmen absent.

Vote: Mr. Rauscher moved to approve the Consent Agenda, and Mr. Whitmore seconded. The motion carried unanimously.

Sewer Extension Request

Vicki Halmen (Water and Wastewater Director) presented a request made by Bob Shannon (26 Spring Street) to allow 600 total feet of sewer extension, of which 175' has already been allowed but not constructed. The Wastewater Subcommittee has voted to recommend this request.

Mr. Whitmore asked who would pay for the project. Ms. Halmen stated that the applicant would pay for installation, and if all requirements were complied with, the Town would own and maintain the extension. Additional bonds would be required if the Town's standards are not met.

Vote: Mr. Whitmore moved to approve the requested sewer extension to 26 Spring Street in accordance with rules and recommendations of the Wastewater Subcommittee, and Mr. Rauscher seconded. The motion carried unanimously.

PUBLIC HEARING: Water & Wastewater Rate Hearing (2 of 2)

"Residents of the Town of Ipswich: Please note that the Select Board, as Water and Sewer Commissioners, will hold public hearings on Monday, March 4, 2019 at 7:45pm and Monday, April 1, 2019 at 7:45pm in Meeting Room A of Town Hall, to consider and act on the increase and/or modification of the current water and sewer rates effective for billings on and after May 1, 2019. – Board of Water & Sewer Commissioners, Nishan Mootafian, Chair."

Vote: Mr. Whitmore moved to open the Public Hearing, and Mr. Rauscher seconded. The motion carried unanimously via roll call.

Vicki Halmen (Water & Wastewater Director) appeared before the Board to present proposed rate increases for the Water and Wastewater departments.

The Water Department proposes a rate increase of 15% effective May 1, 2019. This would bring current rates from \$8.66 to \$9.96 per 100 square cubic foot, an average of \$10 more per month for an average family of four. The

Water Department also proposes a residential summer rate increase from \$5.09 to \$14.94 per square cubic foot from May to September.

The Wastewater Department proposes a rate increase of 6% effective May 1, 2019. This would bring current rates from \$9.14 to \$9.69 per 100 square cubic feet, an average of \$4 more per month for an average family of four.

Ms. Alexson brought up a need to encourage water conservation among commercial customers. She would like to see the Water Department implement seasonal rate raises against non-agricultural commercial customers as they are applied to residential customers.

Kerry Mackin (76 Little Neck Road) asked if the Town has considered a block structure for rates, which allows lower rates for lesser water usage, and rate increases when usage crosses a particular threshold. Ms. Halmen stated that a block structure has not been revisited in recent years.

Vote: Mr. Whitmore moved to close the Public Hearing, and Mr. Rauscher seconded. The motion carried unanimously via roll call.

Mr. Whitmore moved to approve the Water rate increase effective May 1, 2019, and Mr. Rauscher seconded. The motion carried unanimously via roll call.

Mr. Rauscher moved to approve Water residential summer rates effective May 1, 2019, and Mr. Whitmore seconded. The motion carried 3-1, with Ms. Alexson as the sole dissenting vote.

Pavement Management Update – BETA Group, Inc.

Conrad Leger (Beta Group) and Rick Clark (Director of Public Works) appeared before the Board to provide an update on the Beta Group's analysis of Ipswich's roadways. Beta began working with the Town in 2011 to provide tools to manage roadways at a cost-effective level through asset management and forecasting. Mr. Leger presented Beta's five-step approach:

1. Roadway Inventory
2. Field Inspection
3. Existing Conditions Summary
4. Capital Improvement
5. System Maintenance

Beta has determined that Ipswich is made up of 72.01 miles of accepted roadway (that is, roadway able to receive state funding) and 8.64 miles of unaccepted roadway. Ipswich scored lower than average in roadway conditions when Beta conducted an assessment. Based on a backlog summary, full repair and maintenance on all roadways in Ipswich would amount to around \$22 million.

Outdoor Seating Request

Bud Siciliano and Julie Siciliano (co-owners of Heart and Soul Café) have approached Police Chief Paul Nikas and Glenn Gibbs (Director of Planning and Development) about providing outdoor seating on the Central Street and Market Street sides of their building. Mr. Gibbs, Chief Nikas, Jim Bone (Building Inspector) and Rick Clarke (Director of Public Works) have all been involved in the project and have pre-approved a plan for outdoor seating.

Mr. Mootafian asked how the establishment's liquor license would be impacted by the outdoor seating. Mr. Gibbs stated that he is confident it is within the confines of the law, as Chief Nikas was heavily involved in discussions. Mr. Marino and Mr. Mootafian asked that no liquor be served outside until Heart and Soul Café's liquor license can be evaluated and modified if necessary.

Vote: Mr. Whitmore moved to approve the outdoor seating request for Heart and Soul Café on the corner of Market Street and Central Street, subject to further review of the liquor license and the eleven conditions outlined. Mr. Rauscher seconded. The motion carried unanimously.

Sign & Vote on Recommendation of Articles for ATM 2019

Vote: Mr. Whitmore moved to reopen the Warrant, and Mr. Rauscher seconded. The motion carried unanimously.

Mr. Marino has added a vote to the Warrant asking the Town whether or not to hear a presentation by the Government Study Committee.

Letter L has been added to present the Crane Beach Maintenance Fund, but until a policy regarding funds can be set up, the account will be empty. A \$5,000 spending limit has been set as a placeholder, and clearer guidelines will be ready in time for the October Town Meeting.

The Board decided to move Article 12 to become Article 14, and moved Article 20 to become Article 15. Article 20 and Article 21 were moved to present right before the Government Study Committee.

Ms. Alexson joined the meeting remotely at 7:35pm. She would like to see citizen petitions scattered throughout the warrant, instead of held until the end of the meeting.

Vote: Mr. Whitmore moved to remove Section 4 from Article 1 due to its repetitive language already in the Town Charter, and Mr. Rauscher seconded. The motion carried unanimously.

Vote: Mr. Whitmore moved to close the warrant, and Mr. Rauscher seconded. The motion carried unanimously via roll call.

Vote: Mr. Rauscher moved that the Select Board sign the Warrant, allowed Mr. Craft and Ms. Alexson to vote and sign when available to do so, and Mr. Whitmore seconded. The motion carried unanimously via roll call.

Set Annual Town Election Warrant and Ballot Questions

Local elections will take place on May 21, 2019 at the YMCA on County Road. The ballot will ask voters to elect two new members to the Select Board, one School Committee member, and a Town Moderator.

Vote Modification/Change to Symes Agreement for 173-178 Linebrook Road Kozeneski Property

Glenn Gibbs (Director of Planning and Development) presented a modification to an agreement signed by the Select Board in May 2018. The new request would allow Symes Development to increase development from 46 to 51 units, and decrease moderately priced units from two to one. In exchange, Symes will make a \$90,000 payment to the Affordable Housing Trust Fund.

Ms. Alexson asked for the reasoning behind the request. Mr. Gibbs explained that Jeff Ruda (Symes Development) contacted the Planning Department last month saying that Symes had encountered unexpected expenses that would make it economically infeasible to continue with the plan as previously agreed upon. Ms. Alexson expressed her disappointment that the new agreement would leave the Town with one less moderately priced home, while allowing Symes to collect on five additional market-priced homes. She proposed amending the agreement to 51 total units, 49 to be market rate and two units to be moderately priced. Mr. Gibbs responded that Symes needs to produce 51 total units and reduce their moderately priced unit commitment to recoup their financial losses. Ms. Alexson noted that a realtor for Symes has already sent out brochures advertising the units without the finalization of a new agreement.

Mr. Rauscher asked for further details on the “financial issues” that Symes encountered during the development process. Mr. Ruda was present and explained that Symes realized they would need to bring in over 40,000 yards of fill to allow for septic systems to be installed, which cost over \$1 million.

Mr. Whitmore stated that he believes this is a reasonable compromise.

Mr. Rauscher asked that Board members not present tonight be allowed to vote at a later date and sign the new agreement if applicable.

Vote: Mr. Rauscher moved to accept the modification to the agreement, and Mr. Whitmore seconded. The motion carried 3-1.

Consent Agenda

- A. Over 70 Shellfish Permit Applications
 - a. Peter McDade

- b. Raul Laguarda
- B. Weekday Entertainment Application
 - a. The Lemon Tree, 1 Topsfield Road, recorded or live music Monday through Saturday

Vote: Mr. Rauscher moved to approve the Consent Agenda, and Mr. Whitmore seconded. The motion carried unanimously.

Approval of Minutes

- A. March 25, 2019

A vote could not be conducted because the quorum was not representative of parties present at the March 25th meeting.

Town Manager Report

THE SWITCH RIDEABLE ARTSCAPE

Construction on the skate park will begin moving forward this spring. Mr. Marino and the Building Commissioner will visit the site to evaluate the current gazebo and decide whether it should be relocated or taken down and reconstructed at a new location.

BEAN COUNTING

Mr. Marino will not be in attendance for Bean Counting on April 6th due to a prior engagement.

PLANNING DIRECTOR

Ethan Parsons (Senior Planner) has been hired to succeed Glenn Gibbs as the Director of Planning and Development. His promotion will be effective July 1, 2019.

New Business

None.

Old Business

Ms. Alexson would like to discuss a noise ordinance on a future agenda.

Miscellaneous and Correspondence

None.

*Respectfully submitted by Eileen G. Page
04.02.19*