



BOARD OF SELECTMEN REGULAR MEETING MINUTES

Monday, August 21, 2023

Members Present: Richard W. Brewer, Chair
Steven J. Ouellette, Vice Chair (Remote)
Ann E. Boxler
Manuel Soares, Clerk

Member Absent: Shana Shufelt

Also Present: James Hartnett, Town Administrator

6:00 p.m. Call To order & Pledge of Allegiance

Welcome Comments from the Chair

Under MGL Chapter 30A, section 20(f) – this meeting is being recorded.

Acknowledgments & Recognitions

Two weeks ago Senator Rodrigues and Representative Schmid, honored Maury May and the Farmers at the Westport Farmer's Market for the work that they do.

The Westport Fire Department received a grant award that will be used to supplement their operating budget and buy equipment.

The next meeting is Monday, September 11th, which is in three weeks, then the schedule is back to every other week.

1. Public Hearing

- a. 6:05PM - request from Charles F. Sheehan, of Affordable Auto Rentals & Sales, for a Class II Motor Vehicle License, at 1052 State Road, Westport, MA. With a total of 40 cars, and James Hay as Manager.

Mr. Hartnett addressed the Board stating this request is for a Class II Motor Vehicle License at 1052 State Road, this has been before the board a couple of times in the past.

James Hay and Charles Sheehan approached the Board, Mr. Hay addressed the Board stating the plan is to take over the business that was started by someone else. Charles Sheehan has purchased the corporation, and is currently leasing the property, there are plans to purchase the property in the near future providing all licenses are permitted for a full-service Dealership and Rental Company. As you know the property hasn't always had the best track record. Mr. Hay added he has 20 plus years in the business and Mr. Sheehan has his whole life. Mr. Hay comes from the franchise world, including Tarbox Toyota along with other top names in the business, and that customer satisfaction has always been a priority, they hope to bring that to the private sector.

Mr. Hartnett noted the police report does not recommend approval of the license. Mr. Brewer added a negative Police Report is hard for us to get around, and asked Mr. Hartnett to recap the report, the report notes Mr. Hay's questionable actions while employed at two separate Auto Sales locations as well as recent building department actions against him, Hartnett added that he does not believe the license should be issued as long as Hay is directly involved in the day-to-day operations as manager of the proposed new business, some of these complaints go back to 2019, the recent cease and desist for the building inspector was May 15, 2023.

Mr. Brewer: asked Mr. Hay if he had any comments, he answered he'd have to read the police report to understand.

Mr. Hartnett gave Mr. Hay a copy of the report, after reading, Mr. Hay addressed the Board stating the owner has put a lot of time and money into this and that he would remove himself as manager and resign.

Mr. Brewer asked what the pleasure of the Board was, Mr. Ouellette replied that he didn't think the Board should take any action at this time.

Mr. Brewer suggested they meet with the WPD to discuss this matter. It's very hard for the Board to approve this with a negative police recommendation. This hearing can be continued to the September 11, 2023 Meeting.

MOTION by Mr. Brewer to continue this Public Hearing to September 11, 2023, seconded Mr. Ouellette, the board voted 4-0 in favor.

b. (continued from July 24, 2023) Request from the Harbor Advisory Committee for a Slow No Wake Zone from the Northern shore of Kirby Brook perpendicular to 409 Pine Hill Road then North to the Head Bridge (Old County Road)

Mr. Brewer explained this Public Hearing was continued from July 24th, it's a request from the Harbor Advisory Committee for a slow no wake zone from the Northern shore of Kirby Brook perpendicular to 409 Pine Hill Road then North to the Head Bridge (Old County Road) he invited Chris Leonard, Marine Services Director and John Azevedo from the Harbor Advisory to explain.

Mr. Leonard advised the Board of the chronic problem, not just for Westport but everywhere, with the use of personal watercraft. In Long Island they tried to ban them and found it to be discrimination against boat owners and the ban was lifted. Personal watercrafts are considered a vessel and can operate in the water.

Personal Watercraft (Jet Skies) do have some conditions from the state, they shall not operate unless at Headway Speed within 150 feet from shore. He added the Harbor Master Department has had a lot of complaints, specifically in the area north of Hix Bridge, and the department is trying to find a solution to slow the jet skis down. The Harbor Advisory Committee found where the river tapers to 300 feet, and any jet ski beyond that point per the state of Massachusetts has to go at headway speed. There are no police records (complaints) on file. Mr. Leonard continued they are trying to find a way to keep the public safe, and doesn't know if the extent of this is to open Pandora's Box and say everywhere that the Westport River is less than 300 feet is then a slow no wake zone? There is a problem where an accident could happen and they are trying to do their best to get ahead of that.

Mr. Brewer asked if there is talk of multiple solutions?

Mr. Leonard answered this is the one solution to draw the line in the sand at Kirby Brook where the river goes to 300 feet, so automatically any jet ski would have to go slow

Mr. Brewer asked if that would be clearly designated to jet skiers?

Mr. Leonard answered there will be a slow no wake sign put right in the middle of the river.

Mr. Brewer asked for any comments or questions from the Board of Selectmen.

Mr. Ouellette asked Chris Leonard, with no police reports or anything, how many jet skis are we talking?

Chris Leonard answered multiple, because jet skis can travel at a high rate of speed you can cover a lot of ground

Mr. Ouellette asked what the punishment/fine is?

Mr. Leonard answered, depending on if you are speeding it it's a sliding scale it could be \$50 - \$100 for the first offense, if you are speeding through and reckless endangerment it goes up or if you are in a swimming area.

Jonathan Levi, 418 G Drift Rd addressed the Board stating he has owned his property for 58 years, there has been a lot of change especially in the past 10 years, his property is about halfway between Hix Bridge and the head, on the water across from Widow's Point, north of Kirby Brook by a quarter of a mile, where the river narrows quite dramatically and there's a sharp turn, He added he would like to correct a few things, the state has a restriction but it is his understanding that the town's Waterway Rules and Regulations also restrict the use of personal watercraft

Chris Leonard added that the Town at some point does have a 400 foot rule where it is stronger than 150 feet, he feels that if that were to go to court it would get defaulted to the state level I feel like 400 feet is a little unreasonable and it was something that is in the rules and regulations from before my time and it's something that needs to be looked at.

Mr. Levi continued stating that it was obviously the wisdom of this body to implement such a restriction, with good reason, he would guess there are two good reasons first life safety, with swimming, kayakers up to 30 at time, as many as six paddle boarders in a row, as many as half a dozen jet skis during high tide. Mr. Levi praised Chris Leonard for his wonderful work, it's a very short window of time when the jet skiers and boats can zoom by our property. The other part is conservation, there are restrictions on power craft in narrow waterways because it's detrimental to wildlife, vegetative habitats and to the shoreline. It's a dual purpose and they're both equally important. Buoys will have to be put in both directions. Enforcement is the issue, both the Harbor Master and Police need to enforce this restriction. Mr. Levi closed his comments by stating this is a critical issue that needs to be addressed, and thanking the board.

David Simcoe addressed the board stating his issue is trying to restrict the entire boating public for two miles, for one particular vessel. I sit on my porch look over the river I don't see any big issues. In the past three years there have been three complaints, one was from Mr. Levi the other one is from a resident at 418 Drift Road. There are no complaints from kayakers or swimmers, Mr. Simcoe

feels this is noise complaint mask. The no wake zone should be put just north of Aime's Way where it's the narrowest which is below the 300 feet all the way up to Everett Cove which then opens up behind Fallon Drive the 550 feet so there's plenty of room the wakeboarding and jet skis. The no wake zone buoy needs to be replaced at Hix Bridge where people are launching boats, kayaks, etc. Mr. Simcoe asked Mr. Leonard if there are documented complaints from anybody that was in the water or a kayak, stating he checked with the Kayak Shop, Dharma Voyage and the Environmental Police, none of which have had any. Mr. Simcoe closed his remarks stating he would like this board to have a clear and accurate representation of the facts before two miles of no wake restriction for the entire boating public, thank you.

Eileen Moncrief, 548 B Drift Road, The river is very much used for recreation, during the day and well into the evening, it's really advantage for the town. There have been incidences that may not have been reported to police. They have been disturbed by these personal watercraft users and how they race up the river, they tend to be young men and they may race in tandem. Some things that have to be taken into consideration is conservation, the wake is very rough, we have seen them go after the swans, there are as many as 22 swans in the winter. I have seen paddle boarder and kayakers come in toward our dock to get away from the wake. She asked who you call on a Saturday or Sunday afternoon or a Sunday evening when people are going so fast, when you know there are other issues that all of you have to consider this is minor but this is I think a very important resource of the town, thank you.

David Lalima, 418d drift Road

Stated he agrees with the comments and that we're going to operate in this instance on data complaints. The fact that there are no criminal complaints is inappropriate data for this conversation. We have a bifurcated process here we have recreational activity boat activity, kayakers, water boarders and then we have nature, eagles, blue heron, green heron, swans and cormorants, they are all in this area bucolic area that has been turned into a raceway. We have an enforcement problem. He states he's asked Chris Leonard countless times what can we do, by the time I call it has already zipped by like a firefly. The lawyer in me is telling you, you're going to have a lawsuit one of these days when somebody is speeding up the river, does the town want an accident first before we change the rules. Mr. Lima concluded by thanking Chris Leonard and his board, they were respectful, professional, and competent.

Jonathan Levi approached the microphone again stating that the rules don't need to be changed, you have the rules you rules both local and state we're just asking for a very modest enforcement provision of posting two buoys.

Mark Schmidt – stated although he realizes that what you're considering is a restriction on this one area of the river, we're talking about public safety and we're talking about the issues of conservation and how you protect the river. I hope the Harbor Advisory Committee, Harbormaster and this board consider other parts of the river. It's been reported there's been an increase in the number of boats, it's a beautiful River and I want people to continue to enjoy it but I think we would all benefit by having restrictions on what size vessels, not even size, just the speed.

I'd like to see everybody enjoying the river, it's just there are areas we should have slow no wake zones to really protect the wildlife and the marine life so I hope the board(s) consider expanding this and adding more buoys in certain areas thank you.

Mr. Simcoe stated he had one other thing, the complaints that were received by the police department are from July 27, 2020 and June 20th of 2022. Osprey Kayak only had one in August of 2022 when someone was stuck in the middle of the river on kayaks. Although jet skis sound like little hornets, two miles of the river should not be restricted because of them. Just south of Aimes Way to Everett Cove is the narrowest part of the river, should be restricted for visibility purposes.

Mr. Brewer thanked Mr. Simcoe for his description of the area and thanked the others for all of their comments it was all very insightful, he then asked the Board about proceeding with the hearing, and asked Chris Leonard what he thought about Mr. Simcoe's recommendations.

Mr. Leonard answered it makes the most sense however they (the Harbor Advisory Committee) would have to go back to the drawing board and look at it again, it needs to be further studied, and enforcement needs to be looked at, he then advised the board he does not have the man power or the equipment, he has to prioritize and sitting in front of someone's house waiting for a jet ski is not one of them.

Mr. Ouellette suggested the Harbor Advisory Board have another meeting, make sure it's posted so the public knows, check with the police and log any complaints. He suggests getting our act together, and take a look at Mr. Simcoe's recommendations.

Mr. Lalima commented that he is offended by this notion of calling the police, he could call the police 10 times a day, but he's been calling the Harbor Master. So, saying there's not enough police data to support this idea, there probably isn't because no one on the river is calling the police, they're calling the Harbor Master because it's a river issue, so if you prefer we call the police we'll start calling them, they won't like it I assure you. Thank you.

Mr. Brewer questioned if the Board was in agreement, and further discussion is needed whenever Chris Leonard is ready.

Mr. Leonard added the Harbor Advisory will need to hold another meeting, which will be held early September, and come back to the Board of Selectmen on September 25th.

Mr. Simcoe questioned the previous Harbor Advisory Meeting Posting, he can't seem to find the posting or the minutes on the website. How are we supposed to know when these meetings are, do we have to go to Town Hall to physically look at the postings.

Mr. Hartnett added that you can sign up for the Town Clerk e-alerts, and you will be notified of all meetings.

Mr. Brewer asked if a motion was needed to continue this Public Hearing, it was determined that a motion was not needed and the hearing would be continued to September 25th at 6:05pm

Mr. Leonard provided an update on Shellstock noting that there was a meeting on Tuesday to go over the final numbers, we believe at this point in time that we did as good, hopefully a little better than last year where we raised over twenty seven thousand dollars.

2. **Licenses/Permits**

- a. Request from the Holy Ghost Club of Westport, Inc. 171 Sodom Road, for a change of Manager to the Alcohol Beverage Retail License from Cassandra Cambra to Roland D. Souza.

MOTION by Mr. Ouellette to approve the change of manager, pending the Police Report, seconded by Mr. Soares. The Board voted 4-0 in favor.

- b. Request from South Coast Harvest Festival, LLC for a Common Victualler License for the Harvest Festival to be held at the Westport Fair Grounds, 200 Pine Hill Road September 29-October 1, 2023, also a request to hang a road banner from August 20 – October 1, 2023.

Mr. Hartnett explained that we do not have a Police Report, there is time to put this off until the next meeting, the event isn't until the end of September, as far as the banner, He hasn't found any specific rules and regulations on these banners but normally it's for non-profits in town.

Mr. Ouellette added that the banner isn't usually for "Profit" Organizations. Michelle and Brian Peay addressed the board stating that Michelle Peay is an award winning Garden Designer and they are looking forward to the Fall Flower and Garden Show. She and her husband have been volunteering at the fairgrounds for 10 years doing the gardens. Residents have been missing the Harvest Festival so they thought they would combine the themes and create a fall garden and flower show showcasing some of the areas talented Garden designers, contractors and artists. There will be scarecrow displays, garden talks and demonstrations, an antique tractor display, antique boat display, fall food, vendors, live music and different entertainment. We have the Eyes on Owls Program, a professional pumpkin carver and children's activities. Betsy McDonald has created a poster. They added while it's not a non-profit, it is a community event. We've been working on it full time since February and we hope for your support. We have been in touch with the Police and Fire Departments, and also the Board of Health we're working with Joe for the food vendors. Although it is the first year we are prepared with parking and staff, we have a capable team it's not our first rodeo, our team is experienced. Mr. Brewer added this is a great thing, and we will add this to the next meeting.

- c. Request from AGS HVAC Services for approval of the 2nd Annual Motor Cycle Run to benefit the Westport Food Pantry.

Michael Gamache, Sr. and Rachel Sylvain approached the Board, stating their request to hold their Morotcycle Run to benefit wht Westport Food Pantry, they have changed the route from last year and the race will start and end in Westport. They will be working with the Police Department in regard to detail officers. They are also requesting to hang the Banner promoting the Run, the proof of the Banner was reviewed by the Board and Jim Hartnett suggested making the Food Pantry more prominent than AGS on the Banner to keep

within the “non-profit” guidelines. The approval of the banner will be placed on the next agenda.

MOTION by Mr. Ouellette to approve the Run subject to Police Recommendations, seconded by Ms. Boxler. The Board voted 4-0 in favor.

- d. Request from the South Coast Community Foundation, 128 Union St. Suite 403, New Bedford MA for a One Day All Alcohol Beverage License for their Annual Fundraiser “Summer’s Last Blast” on September 8, 2023 from 5pm – 9pm at Weatherlow Farms, 845 Sodom Road.

Patricia Grime approached the Board explaining the event to take place at Weatherlow Farms , the foundations includes 41 cities and towns on the Southcoast this is the 19th Annual Fundraiser, 300-350 people, she reached out to Ryan Wagner as he is a supporter of the foundation to host the event, she explained that Lafrance was Catering the event, and they will be looking into hiring extra detail officers for safety reasons as they will be offering Valet Parking in the fields. Mr. Ouellette questioned the event stating that he thought it would have to be Farm related, Ms. Grime assured the Board that the protein and the flowers are being provided by the Farm, and that one of the stipulations to Weatherlow Farm was that the animals should be visible to the guests.

MOTION by Mr. Ouellette to approve the One Day Liquor license, subject to Board of Health Recommendations, seconded by Mr. Brewer. The Board voted 4-0 in favor.

3. **Appointments and Resignations**

- a. Request from Joseph Rioux to be appointed to the Infrastructure Oversight Committee.

Mr. Hartnett addressed the Board, this is a 7 member committee, two members did not respond to the reappointment request. Jerry Coutinho (neighborhood rep) and Joseph Amaral (B to B) rep. unless the Select Board votes to expand the committee Mr. Rioux would have to take Jerry Coutinho’s spot.

Mr. Soares added that he would like to be an Alternate Member of this board, therefore opening up a spot, he added that Gerry Coutinho is an asset to the committee and would like to see him be re-appointed. After a brief discussion it was decided that Mr. Soares would become an alternate member and Joseph Rioux would be appointed to the committee.

MOTION by Mr. Ouellette to appoint Joseph Rioux to the Infrastructure Oversight Committee, seconded by Mr. Brewer. The Board voted 4-0 in favor.

- b. Request from Mid City Steel to appoint Julio Coronado, Amanda Creador and Shawn Correia as Public Weighers.

MOTION by Mr. Ouellette to appoint the above mentioned as Public Weighers, seconded by Ms. Boxler. The Board voted 4-0 in favor.

- c. Request from Robert Marshall, Maintenance to accept his resignation effective August 2, 2023. Authorize posting of position.

Mr. Hartnett noted the position has been posted.

MOTION by Mr. Ouellette to accept Robert Marshall’s resignation and post the position, seconded by Ms. Boxler. The Board voted 4-0 in favor.

- d. Request from Brian Knapp to be appointed to the Energy Committee.

Brian Knapp approached the Board, noting his enthusiasm in serving on the Energy Committee.

MOTION by Mr. Ouellette to appoint Brian Knapp to the Energy Committee, seconded by Mr. Soares. The Board voted 4-0 in favor.

e. Request from Mark Schmid to accept his resignation from the Long Term Building Committee.

Mr. Hartnett noted Mr. Schmid serves on a number of committees in town, and he has decided to resign from the Long Term Building Committee.

MOTION by Mr. Ouellette to accept the resignation and to send a letter of thanks, seconded by Mr. Brewer. The Board voted 4-0 in favor.

4. **Action Items**

a. Request from Max Performance to hold the 17th Annual Buzzards Bay Triathlon on Sunday, September 17, 2023. From 9am – 12pm.

MOTION by Mr. Ouellette to approve the Triathlon with concerns to be addressed with the Westport Police Department, seconded by Mr. Brewer. The Board voted 4-0 in favor.

b. Request from Chris Gonsalves, Highway Surveyor to approve change order for Rochester Bituminous Products, Inc.

MOTION by Mr. Ouellette to approve the change order, seconded by Ms. Boxler. The Board voted 4-0 in favor.

c. Request from the Fire Chief Search Committee to post the position in house with a deadline of September 8, 2023.

MOTION by Mr. Ouellette to post the Fire Chief position in house, modified to include EMS Director, seconded by Ms. Boxler. The Board voted 4-0 in favor.

d. Request to use American Rescue Plan Act Funds to replace two cooling units at the Town Hall Annex, \$43,309

Mr. Soares spoke in opposition, stating he doesn't think the town should be putting money into the Annex or the Town Hall, there are a lot of other issues, no elevator, etc. He feels that the Town Offices will be able to move into the Old High School.

Valerie Bain questioned the cost of the units, Mr. Hartnett answered \$12,000 per unit. After a brief discussion about air quality and mold a motion was made.

MOTION by Mr. Ouellette to approve the ARPA Funds to replace the cooling units at the Annex, seconded by Ms. Boxler. The Board voted 4-0 in favor.

5. **Discussion**

Public Meeting Postings & Procedures – E-Alerts

Mr. Hartnett addresses the Board that a resident expressed some concern regarding the Town Website E-Alert system, Alerts were not being sent for all of the public meeting notices. This function has typically been used for Urgent Messages and Alerts and not for agendas and minutes. The E-Alert signup on the website is misleading and would suggest that all Boards and Commissions are sending out Alerts when agendas are posted or when minutes are approved and this is not the case. There are a couple of departments that use the Alert to distribute agendas, but they are the exception. Most of the meeting notices are done by volunteers or part time staff that do not have access to the website and may not be proficient in updating the site. The staff is currently

working on correcting this by updating the site so that the E-Alert accurately identifies the departments and boards that post agendas on line through the E-Alert system. In addition, the Town Clerk will be adding the posted agendas to the website Calendar. Residents can click on the calendar meeting link and the posted agenda will be visible. Residents can also sign up for the Town Clerk's Agenda E-Alert and get notifications to all meetings.

American Rescue Plan Act (ARPA) Update

Mr. Soares questioned the use of the funds, some were taken for the Harbor Water Study, private entity not town, although in favor of clean water. Macomber well problem hasn't taken precedence with running water main from route 6.

Mr. Hartnett added the thought it was a problem with the tanks themselves not the well.

Mr. Ouellette suggested we get a price from Kleinfelder to design.

Mr. Soares suggested getting someone local to do the plan, possibly Northeast for design and construction.

After a brief discussion it was decided to put in for ARPA funds for the design.

6. Town Administrator Report

E-Alert Town Website

A resident expressed some concern regarding the Town Website E-Alert system, Alerts were not being sent for all of the public meeting notices. This function has typically been used for Urgent Messages and Alerts and not for agendas and minutes. The E-Alert signup on the website is misleading and would suggest that all Boards and Commissions are sending out Alerts when agendas are posted or when minutes are approved and this is not the case. There are a couple of departments that use the Alert to distribute agendas, but they are the exception. Most of the meeting notices are done by volunteers or part time staff that do not have access to the website and may not be proficient in updating the site. The staff is currently working on correcting this by updating the site so that the E-Alert accurately identifies the departments and boards that post agendas on line through the E-Alert system.

In addition, the Town Clerk will be adding the posted agendas to the website Calendar. Residents can click on the calendar meeting link and the posted agenda will be visible. Residents can also sign up for the Town Clerk's Agenda E-Alert and get notifications to all meetings.

Wage Study

Requests for Proposals for the Wage Study are due on August 24, 2023. I will be working with the Personnel Board to review submittals in order to have a recommendation for the Select Board at the September 11, 2023 meeting.

Fee Schedule – Capital Improvement Requests

The attached memo requesting review of fee schedules, including comparisons with neighboring communities will be sent to department heads. Looking to schedule a fee hearing with the Select Board to consider fee changes in November or December of this year.

Free Cash Policy

Attached for your review is a copy of a draft policy for Free Cash. This is only a draft, intended to start the discussion on developing a final policy.

Mr. Ouellette suggested looking further into the budget.

Long Term Building Committee (LTBC)

A meeting of the LTBC was held on August 9, 2023. Discussion focused on using the building for municipal uses and what improvements would have to be made to meet building code requirements.

Cannabis Control Commission Letter

On July 28th, the Cannabis Control Commission approved draft regulations on Host Community Agreements (HCAs) and Municipal Equity. These draft regulations go beyond the legislative intent of last year's legislation and would apply retroactively to existing host community agreements. The Massachusetts Municipal Association (MMA) believes these regulations as drafted would invite substantial litigation. MMA is continuing to advocate strongly that the final regulations should take a two-tiered approach, allowing current HCAs to continue without interference until their expiration while applying any new regulations to those HCAs that were executed after the new law's effective date. They believe retroactivity would further upend the industry with costly litigation and only serve to impede progress and growth in the marketplace. The MMA has requested that communities weigh in with the CCC to advocate against the retroactive provisions of the regulations. Using the MMA's draft template, a draft letter has been prepared for your review.

Mr. Brewer questioned where this leaves us with Coastal Healing, Mr. Hartnett is going to pull the old agreements.

7. Approve Minutes

a. July 24, 2023

MOTION by Ms. Boxler to approve the July 24, 2023 Minutes, seconded by Mr. Ouellette. The Board voted 3-0 in favor, with Mr. Soares abstaining.

8. Report on Bill Warrant

Ms. Boxler reported that the warrant was signed and that it was fairly small.

9. Selectmen Liaison Committee Reports & Suggestions for Future Agenda Discussion / Action

Boxler – LTBC, Manny is now the vice chair so I will let him speak on it but it was fairly uneventful, moving forward to check out what our options are.

Brewer – as mentioned earlier attended the Farmers Market Presentation. Would also like to mention the letter from David Cole and his idea regarding taxation property taxes called the Homestead Act which has to do with a statute in Massachusetts that allows a variable tax rate for properties based on value, David has requested an opportunity to discuss the board, maybe the 25th of September, it would be nothing more than a discussion, we could make it into an action item.

Ouellette - nothing overly exciting to still trying to get the bike path up Rte 6 in combination with everything else. SRPED nothing really this month, a lot of other committees on break.

Soares – as Ann mentioned LTBC was pretty uneventful, the committee did invite Ralph Souza to the next meeting. In speaking with the building inspector in Fall River, Glenn Hathaway, he told me about the chapter 34 review, we could hire a consultant to do that but we only have to do that if we wanted to move the Annex, because the building is still occupied and is a school right now, if we wanted to move offices in we just have to look at the area, with just minor modification we could move and don't have to do anything for code upgrades. One of the good things about that building is the size, some of the studies we are talking about demolition of the auditorium and the gymnasium, that would trigger major code changes if you start a demo on that type, we could move wanted to move Council on Aging and the Annex with a long term plan to turn it into a whole municipal facility, considering the cost of \$800 a square foot for new construction. It would be smart to keep the building and go in that direction. Town meeting authorized \$200,000 to hire a consultant, this may not be necessary, we could move into that building without spending that money, we could hire a code expert, in speaking with a couple of them, I was told how simple it is and it can be, it seems to be a trend in Massachusetts now because of the new building cost, to renovate these buildings. From what I'm hearing in the community they want to save the building, they're still using all the fields, the kids are going to Tiverton for basketball, the gymnasium is actually larger than the one in the new high school and we probably have future needs for the school, it could be a regular Community Center, they can hold adult education classes. We could move everybody now. One thing maybe the committee could spend some time on is what do we do with the old buildings, how to dispose of them and so on. This building is historic, I think the sentiment is we should keep this building, but the Annex I think we should let somebody else invest money in that. We could probably get more money for the COA Building than the old high school.

Mr. Brewer added he is looking for a comprehensive plan from the LTBC because this has moving parts and numbers floating around that made people nervous like 29 million or more than that to renovate, so I guess these parts have got to be sifted up with the LTBC the facts and the myths.

Mr. Soares continued full renovation of the building and then we got 155,000 square foot building, the building is structural and it's safe.

Mr. Brewer added that these points will all be made known through the LTBC, there's been so much information and now the costs themselves have changed the economics of this.

Mr. Soares continued the next meeting of the LTBC is August 30th, we need to stop throwing money at the annex right, we need to stop kicking the can down the road and decide if we are keeping it, he personally would like to keep it, and from what he's hearing from the residents, nobody wants to get rid of it, the kids are using the fields, what will we do with the school administration? The size of the building also helps us in the future on what we want, we could occupy and still renovate space. He questioned what the town is paying for heat in that building?

Mr. Brewer called the discussion stating the train is moving, we are looking forward to future reports.

10. Comments and Statements

11. Boards/Committees/Commissions Vacancy List

12. Topics not reasonably anticipated forty-eight (48) hours in advance of the meeting.

13. Executive Session – pursuant to the provisions of MGL c 30A section 21(a), Chair declares an open meeting will have a detrimental effect to:

- a. Donna Lambert v Town of Westport - discussion
- b. Britto vs. Town of Westport
- c. Information Technology Department Head (Keith Novo) Salary Discussion
- d. Highway Department staff and salary discussion
- e. Approve June 26, 2023 Minutes

Adjournment

MOTION by Mr. Ouellette to enter into Executive Session at 8:14p.m. to discuss the topics listed, with a return to public session to adjourn the open meeting, seconded by Ms. Boxler. The motion passed on a 4-0 via roll call vote: Mr. Soares aye, Mr. Ouellette aye, Mr. Brewer aye, and Ms. Boxler aye.

MOTION by Mr. Ouellette to adjourn the open meeting at 9:07p.m., seconded by Ms. Boxler. The Board voted 4-0 in favor.

Respectfully submitted, Paula Brown, Administrative Assistant/Confidential Clerk

APPROVED: _____ Manuel Soares, Clerk, Select Board Member

FILE ATTACHMENTS:

- 1a PH a Affordable Application
- 1a PH a Affordable Application
- 1b PH b No Wake Zone Map
- 1b PH b PH No Wake Zone
- 2a Holy Ghost Club (4)
- 2b Southcoast Harvest Festival
- 2c AGS HVAC Motorcycle Run
- 2c AGS Motorcycle Route

2d Southcoast Community Foundation One Day Liquor
3a Rioux – IOC
3a LTBC Appointments
3b Mid City
3c Robert Marshall
3d Brian Knapp Energy Committee Appt Letter
3e Mark Schmid LTBC
4a Buzzards Bay Triathlon
4b HWY (2)
4b HWY
7a 07242023 Minutes
ARPA Funding Summary 2-22-23
ARPA Revised Final Rule