

**Board of Selectmen
Minutes of Tuesday, January 29, 2019
Bourne Veterans' Memorial Community Center
Buzzards Bay, MA**

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TA Tom Guerino
ATA Glenn Cannon

Selectmen

Peter Meier, Chairman
Judy Froman, Vice Chair
James Potter, Clerk
George Slade
Jared MacDonald

RECEIVED
2019 FEB 22 AM 9:05
TOWN OF BOURNE

Call the meeting to order

Meeting Called to Order

Chm. Meier called the meeting to order at 7:01 pm.

Moment of Silence for our Troops and our public safety personnel /Salute the Flag

Vision: Bourne is a community that embraces change while respecting the rich heritage of the town and its villages. It is a municipality based on strong fiscal government with a durable economy that recognizes the rights of all citizens, respects the environment, especially the coastal areas of the community, embraces excellent education, and the amenities that it affords and offers to citizens a healthy, active lifestyle.

Mission: Bourne will maximize opportunities for social and economic development while retaining an attractive, sustainable and secure coastline and environment for the enjoyment of residents and visitors. Through responsibility and professional leadership and in partnership with others, Bourne will strive to improve the quality of life for all residents living and working in the larger community.

Public Comment – Non-Agenda Items

None requested.

2) Board of Selectmen in Joint Session with the Bourne Housing Authority to fill vacancy left by Lubelia Gomes on the Bourne Housing Authority Board.

Kathleen Durant spoke briefly about herself.

Voted Judy Froman moved and seconded by Jared MacDonald to nominate Kathleen Durant to fill the unexpired term of Lubelia Gomes on the Bourne Housing Authority Board. Vote 5-0.

Roll Call Vote: Mr. Thomas Spence – Yes; Paula McConnell – Yes; Lydia Manter – Yes; Greg – Yes; George Slade – Yes; James Potter – Yes; Peter Meier – Yes; Judy Froman – Yes; Jared MacDonald – Yes.

3) Licenses/Appointments

a. Wendy Welsh-Manley – Human Services Committee [At-Large Member]

b. Shawn Patterson – ISWM Model Working Group [At-Large Member]

c. Geraldine J. Parham Andos – Council on Aging [Regular Member]

Voted Jared MacDonald moved and seconded by James Potter to appoint Wendy Welsh-Manley to the Human Services Committee as an At-Large Member.

Tom Guerino said you will have to amend the charge. You can make her an alternate and increase the charge to the committee by 1 at your next meeting.

Peter Meier said suggested to table this until the next meeting.

Motion was withdrawn.

Mr. Patterson spoke briefly about why he would like to be appointed to the ISWM Model Working Group.

Voted Judy Froman moved and seconded by Jared MacDonald to appoint Shawn Patterson to the ISWM Model Working Group as an At-Large Member. Vote 5-0.

Geraldine Parham Andos spoke briefly about why she wants to join the Council on Aging

Voted Judy Froman moved and seconded by Jared MacDonald to appoint Geraldine J. Parham Andos to the Council on Aging, term to expire June 30, 2021.
Vote: 5-0.

Tom Guerino said the Board Members have a few letters that need to be signed this evening: letter to Comcast requested by the Board, letter accepting the letter of resignation with regret for Kathleen Regan from the Recycling Committee, and the Board of Sewer Commissioners Certificate of Vote for the rate.

4) Adjourn

Workshop on Economic Development

- 1. Board of Selectmen presentation of goals related to Economic Development include goals worksheet that includes the steps of how and when.**

Judy Froman read the vision and mission statement.

We have 5 goals as a Board of Selectmen, one of the goals states that we want to have a town wide, unified, economic growth plan, with a 5-year strategic implementation plan. One of the challenges in Bourne is we have different parties working independently. We thought that it would be important for all of us to be in the same room at the same time to get this conversation going. Our goal tonight is to get a sense of how the Board of Selectmen can bring forward the agenda of economic growth in the town and having a cohesive plan.

Part of our goal is to identify with the Board of Survey recommendation for violations and eliminating blight. Another step is to try to encourage cooperation and communication with Mass DOT, Army Corps, and the local communities for transportation. Feb 13th at Mass Maritime Academy there will be a presentation by Mass DOT of the plans for the Cape Cod Regional Transportation.

Would like each organization to speak for about 5 minutes, then at the end of the presentations have an open conversation about what are some of our challenges, how we can work together, what are the collaboration points that we can have, and how can we move this agenda forward.

Tom Guerino questioned will this be a precursor to what the Board wants to do relative to a larger suppositum in February. Ms. Froman said yes, it is. The next step is to tie in the water district, the sewer, the infrastructure aspects.

2. Local Comprehensive Committee (survey and overall update)

Steven Strojny, Chairman of Local Comprehensive Plan Committee, other members include Jeanne Azarovitz, Dan Doucette, and Elizabeth Brown. Coreen Moore – Planning Department and Jen Coopland have been very active with the committee. Our Consultant is Wes Ewell. Mr. Strojny briefly spoke about the work they have been doing. In October we did our first outreach into the community. Our next outreach was done by an online survey. Then we did a survey through the school system. Responses came in from all over the community. We found out that 2/3 of our respondents do not attend Town Meeting. With this survey we have given a voice to a huge segment of the population. Economic Development was a major point of emphasis on the survey.

3. Mass Maritime 5-year plan update (Rear Admiral McDonald)

Admiral Fran McDonald, President Mass Maritime Academy, present with Paul O'keefe, Vice Chief. Admiral McDonald spoke about the strategic 5-year plan for the Academy. Have a 5-year strategic plan, which is a contract with the Commonwealth, which gets approved by our local Board of Trustees, and ultimately up through the Board of Higher Education in Boston. It is posted on their website under the Board of Trustees link. At the operational aspect of that plan we put together a 2-year voyage plan. Admiral McDonald spoke about the growth of the academy over the last couple decades. Growth has tempered at about 1600 cadets with expectation of 1-2% growth each year for 5 years. He also spoke about the Housing on campus. They commissioned a housing study through a separate state agency, Mass State College Building Authority, however no further action is planned or underway; they believe

180 beds will be able to be created on campus and off campus. They are currently looking at a revision of the housing study. They have decided to manage parking on campus using a policy approach, they restricted freshmen from having cars, entered into contracts with private lot owners. They will keep communication lines open.

4. Bourne Financial District update (Dan Doucette)

Dan Doucette wasn't present.

Judy Froman spoke briefly about the Bourne Financial District Committee, it is a 501 c 3 and has been active in the past.

Tom Guerino spoke briefly about the Bourne Financial District Committee. Up until a couple years ago has been very active. There had been some financial challenges, they have stayed active in looking at the economic development prospects for Main Street in Bourne as well as other areas in town. They are trying to look at a way to create partnerships with the town in an effort to utilize the expertise and the 501 c 3 fundraising capacity and the ability to obtain other funding that the town may not be able to get because of the municipal status. As well as working with the various departments and agencies within the town to augment what they are trying to do with the economic development efforts that are being made.

5. Main Street Planning Committee

Tom Guerino said it was a subcommittee of the Bourne Financial Development Corporation. Had been very active under the direction of Sally Riggs, was involved in the activities that took place downtown. Were involved in the initial discussion of the Buzzards Bay Park. They have not met recently, but if they were asked to become active again, I'm sure they would.

Judy Froman read the "The Main Street Steering Committee (MSSC) is a committee of the BFDC bringing together representatives of both public and private agencies interested in the revitalization of Buzzards Bay, Bourne's Downtown."

6. Planning Board

Elmer Clegg, Chairman Planning Board, said their workload is application driven. The activity level for the Planning Board has been really strong, which speaks well of the economic development going on in the town of Bourne. Mr. Clegg spoke about their areas of focus. The LCP was their number 1 area of focus. They started last fiscal year, by the start of this fiscal year we had the consultant onboard. We have a website for the LCP. Trying to bring this to Town Meeting in October. There will be a 10-year update to the Local Comprehensive Plan that was adopted in 2008.

Another area of focus has been the Cumberland farms litigation, still in pre-trial phase. Hoping to see some headway to report early March. Mr. Clegg briefly spoke about how important that is to Bourne.

Another area focus has been the Marijuana selling bylaws. We came up with a combined medical and recreational bylaw. We put that before Town Meeting. It got voted down, because of the recreational content. We did a draft of a medical only bylaw. Hoping to bring a medical only bylaw to Town Meeting in May. Cannabis Control Commission took over responsibility for medical marijuana in the state.

Another primary area we have been focusing on is Buzzards Bay Main Street Development. Hampton Inn is under construction. Kalamazoo over 55 apartments passed the Planning Board a year ago. 85-93 Main Street, the Michienzi Development has been before the Design Review Committee, and the Planning Board twice, coming up on a third time on the 14th of February. Could have approval of the project on the 14th of February. This is the first time Main Street Redevelopment Zoning Bylaw has been put to use. Mr. Michienzi came in with a request for a reduction of his parking requirements and a waiver of the landscaping requirements in the parking lot.

Mahoneys on Main did not come before the Planning Board. There was not a change in purpose of the business. They have no parking. They are relying on on-street parking and whatever we can do to provide off-street parking for them. We have identified a couple of locations with Capital we could develop more parking as needed.

West End Main Street Development, there are a lot of plots on that section of Main Street that don't have room for any parking. 4 of the development on the west end of Main Street don't have any facility for parking. They are going to be reliant on what the Town can provide for parking.

Mr. Clegg spoke about parking trends and parking best practices. Our current bylaws are designed for shopping centers, not towards village redevelopment. We have a set of bylaws, we have to come up with a legally defensible position on what we are going to require for parking.

Mr. Clegg spoke about co-existence with Mass Maritime. We have to try to incorporate them into our village.

Mr. Clegg said he has information about current economic development growth areas in town. Mr. Clegg questioned what the commercial tax base growth has been over the past two/three years. Tom Guerino said the commercial tax base has grown about 3% over the past two/three years.

7. Community Events Draft Policy and Amendment

James Potter said everyone should have received a draft of the Bourne Events Committee General Bylaw and a separate Community Events Fund. The purpose is to establish an Events Committee that would have access to a fund that would help as an economic generator for the community and bring the community together. The fund would consist of 2% hotel tax, that Bourne does not collect. In addition, Legislation has changed the Air B&B law that is going to charge the same percentage as the hotel/motel tax to short term rentals

in town. The fund would be capped at a set number, that we could decide, and the addition money that would be collected.

James Potter spoke a little about what the committee in Wareham does. The committee would provide for grants, activities, projects, services, programs, and public improvement that are of mutual interest to the visitors and residents of the town of Bourne. They strengthen the town by fostering community involvement and spirit. The money is meant to be a subsidy to help a group, not to underwrite a specific event.

8. Exercise to find commonalities and collaboration

Liz – question regarding the Community Events draft, have you done any calculation of what the economic impact might be? James Potter spoke about how it was set up in another town.

Peter Meier questioned Elmer Clegg once the LCP is approved what would the Planning Boards appetite be towards, absent of the leadership, putting money in the budget to update the zoning bylaw. If the Planning Board would consider asking the Board of Selectmen and the Finance Committee on future budgets to start putting money aside to have a consultant redo the zoning bylaw. Mr. Clegg spoke about examples of areas in town that should be changed. We are long overdue for a total review and revision of the Zoning Bylaws. Focus on Main Street Buzzards Bay first.

Tom Guerino questioned Mr. Potter how the money came in and where does Town Meeting come into this, would there be an article every year or would it be a line item in the budget. Mr. Potter said it works like Community Preservation. The articles would be approved by Town Meeting. Mr. Guerino said the project wouldn't have to be approved by Town Meeting they would be approved by the committee. Mr. Potter said they would itemize the projects and what they are getting for grants. The activity would expend money then apply for reimbursement.

Peter Meier said the Finance Committee had an issue with the whole 2% being earmarked for this purpose, and with it being capped, would the balance go into the General Fund. Mr. Potter said that Bourne has left the 2% dormant until he raised the issue. The new Air B&B law is going to double the Hotel excise tax in communities like this. Mr. Potter explained how the 2% is collected/raised and spent. The fund wouldn't be available until the next year. Town Meeting authorization would not be needed until next spring.

Mary Jane Mastrangelo spoke about the increase from 4% to 6%, which has been discussed in the town of Bourne. We recently raised the meal tax and it was decided by the Select Board not to raise both. We would raise it to 6% once the hotel comes on board. The idea of a community events that could help enhance tourism is a good idea that should be discussed.

Paul Gately questioned would this be funded by an increase in the hotel tax, where does the Air B&B kick in? Tom Guerino explained how the money is collected and how it is expended.

George Slade questioned the 5-year plan for Mass Maritime, is it a rolling plan?

Admiral McDonald said the state requires a single 5-year plan, then we have to go back through the requirements again 5 years later. That's why we created a 2-year voyage plan. The voyage plan becomes our living document.

George Slade said a partnership between Mass Maritime and the town will work for both parties. Admiral McDonald said we have upped our shuttle service to get cadets around down town.

George Slade commented on the limited parking. Elmer Clegg spoke about shared parking. West end of Main Street should consider shared parking.

James Potter said we would like a downtown where the cadets can go, to keep them in the area instead of driving back home. Admiral MacDonald said collaboration is the key for our downtown.

Judy Froman said we should look at what types of jobs we would have in the area so the cadets won't have to leave the town to go to a job, have a downtown that would keep the cadets and people in town.

Stanley Andrews said we have to look at shared parking downtown.

Tom Guerino said he is going to the Regional Transit Authority to go over the parking lot that is owned by Mass DOT. Also looking at increasing our Regional Transit Authority service, looking at how we would run a shuttle, maybe on a loop. Working with Mass DOT and Rail and Transit regarding getting the authority to enforce parking.

Judy Froman spoke about having cultural events and social events to bring people together. The Community Events Committee in concept really encourages pulling together. It's worthwhile as a community to focus on moving forward with our economy.

Judy Froman would like to encourage this type of conversation to happen more frequently. Who would be the lead person to lead the conversation on parking, Elmer Clegg, Bill Grant, Tom Guerino, and Peter Meier; Mass Maritime should also be in on the conversation.

Coreen Moore said regarding parking we have applied to the Cape Cod Commission to their DOT funds to do a feasibility study on three to four areas on the west end of Main Street on how to capitalize parking with a staged approach, what can we get out of it today, mid-term, and in the future structured parking. We are looking at different lots around the west end of Main Street. Hopefully we get those funds and we can do the feasibility study so we know what we are looking for, how much money it would take to implement parking in those areas, and looking at shared parking.

Mary Jane Mastrangelo said if grant money isn't available, we should think about investing in ourselves so we can do the planning that needs to be done.

Judy Froman said in February we will have the suppositum that will continue the conversation. Would like to have more of an understanding about the BFDC and how it integrates with what we are all doing.

Elmer Clegg would like to have the Admiral in a brainstorming discussion with Mr. Guerino, a member of the Select Board, and Mr. Clegg regarding how in the short term we might cooperate on parking. Tom Guerino suggested having Coreen Moore join that discussion.

9. Action steps

10. FY2020 Budget Review

Peter Meier said they have to transmit the budget in a form of a motion to the Finance Committee by February 1st. This is a working document so it can change.

Voted Jared MacDonald moved and seconded by Judy Froman to transmit the budget to the Finance Committee as submitted by the Select Board. Vote 5-0.

James Potter said they have to do something about the bylaws and the charter. We need to send the budget over by February 1st, but the Charter says we need a budget presentation by January 15th from the TA with a full 5-year capital expenditure presentation. 5 years of operational cost. We don't have that because the bylaws allow the Capital Outlay to have their final recommendation by March 15th. March 15th doesn't get us the presentation by January 15th and it doesn't get us a budget to FinCom by Feb 1st. Mary Jane Mastrangelo suggested to change the bylaw to the 15th.

Voted Judy Froman moved and seconded by Jared MacDonald to adjourn. Meeting adjourned at 8:53 pm. Vote 5-0.

Respectfully submitted – Carole Ellis, secretary.