

SELECT BOARD
MINUTES
JANUARY 7, 2019

APPROVED: MARCH 4, 2019

- Assistant Town Manager Kate Hodges has been promoted to the position of Deputy Town Manager.

CHAIR'S REPORT

- The National Grid labor contract dispute appears to be settled.
- A Public Forum will be held this week to discuss what attributes are important for Concord's next Town Manager.
- The Board did not intentionally violate Open Meeting Law when it failed to respond in a timely manner to a recent Public Records Request for several sets of Executive Session Minutes from 2016 to 2018.

PUBLIC HEARING – FARFALLE, INC. D/B/A FARFALLE ITALIAN MARKET, LOCATED AT 26 CONCORD CROSSING, FOR A NEW SECTION 15 OFF-PREMISES PACKAGE STORE WINE & MALT LICENSE

On a motion duly made and seconded, it was:

MOVED: to open the Public Hearing.

Gina Nasson, owner of Farfalle Italian Market, appeared before the Board. She advised the Board that she failed to return the required renewal paperwork for her annual Section 15 Off-Premises package store liquor license by the state-mandated deadline of November 30, 2018. Therefore she was required to file an application for a new license. At the request of the Board, she confirmed that she has held a Section 15 Off-Premises license for thirteen years.

Mr. McKean asked for public comments and there were none.

Upon a motion duly made and seconded, it was:

MOVED: to close the Public Hearing

Upon a motion duly made and seconded the Board UNANIMOUSLY

VOTED: To approve the issuance of a Section 15 Off-Premises Retail Wine & Malt License to Farfalle, Inc. d/b/a Farfalle Italian Market, located at 26 Concord Crossing on the following described premises: 1,200 square foot storefront with an entrance in front and the side, emergency exit, and a 200 square foot storage space in the back of the store space. The hours to sell Wine & Malt beverages will be: Monday - Friday: 10 AM - 7 PM; Saturday: 8 AM - 6 PM; Sundays: 12 PM - 3PM. Final approval is contingent upon the review and approval of the application by the ABCC.

Upon a motion duly made and seconded the Board UNANIMOUSLY

VOTED: To approve Gina Nasson as Manager of Record at Farfalle, Inc. d/b/a Farfalle Italian Market, located at 26 Concord Crossing. The Manager must be engaged in the actual management of the Licensed Premises as her main occupation and must be present on the Licensed Premises for not less than thirty (30) hours per week during the hours when Alcoholic Beverages are sold.

VERIZON WIRELESS FACILITY UPDATE

Deputy Town Manager Kate Hodges and Ivan Pagacik, of IDK Communications, appeared before the Board. Deputy Town Manager Hodges reviewed earlier discussions with Verizon representatives and noted that Verizon submitted a request to the Historic Districts Commission (HDC) to gauge the HDC's interest in considering an application for a wireless facility on Keyes Road. Verizon met with the HDC at one of their meetings to discuss the matter further. Mr. Pagacik presented the Board with

SELECT BOARD
MINUTES
JANUARY 7, 2019

APPROVED: MARCH 4, 2019

figures regarding locating potential wireless facilities at the Keyes Road site and/or the Public Safety building on Walden Street. He discussed the potential for locating facilities in a stealthy manner within a smokestack or existing towers. He express optimism for improved coverage using these two locations. However, the carrier would still have limited coverage along the Route 2 corridor.

Board members discussed the need for adequate coverage in order to ensure adequate public safety. Board members inquired about using school grounds for a facility. Deputy Town Manager Hodges briefly discussed the proximity of residential structures to the Public Safety building. Board members noted that the implementation of 5G service was on the horizon and noted that this would need to be acknowledged during the process. Mr. Pagacik discussed how the impact of wireless facilities are balanced between stealth placement and height.

Board members appreciated that consideration was given to this topic from various perspectives and inquired what the next steps would be for the Town. The Town would have to rescind the RFP previously accepted by Verizon and issue a new RFP for one or both the sites discussed tonight (Keyes Road and Walden Street). It was noted that the proposed Middlesex School wireless tower was under litigation but that it would be located further away from Concord Center and the area under the purview of the HDC. Board members noted that the balance of shorter towers in both locations seemed to be favorable. Ms. Hodges noted that Verizon had not expressed significant interest with locating a facility at the Concord Oil property. Mr. Pagacik noted that there was not a current solution to resolve the lack of coverage along the Route 2 corridor. Board members agreed to instruct the Town Manager to rescind the previous RFP and to develop a new RFP that features the Keyes Road site and/or Public Safety building on Walden Street.

REVIEW DRAFT WARRANT ARTICLES FOR 2019 TOWN MEETING

Board members reviewed draft Warrant Articles for the 2019 Annual Town Meeting. The list the Board reviewed was a draft and was subject to changes in numbering. Mr. McKean noted that regulations related to Airbnb rentals was in the works on a State-level and discussed how this could impact their presence in Concord. Board members noted that additional information should be included in the explanatory boxes for proposed Article 15 & 16. Mr. Lawson discussed proposed Article 19 and opined that sustainable growth rate is a term that needs to be further defined for the general public. Mr. Lawson discussed the various Articles regarding funding affordable housing. It was noted that the language of these articles needed to account for the fact that there are several different articles approaching the same goal from different methods. The Board briefly discussed the proposed Article related to formula business.

Board members discussed their authority on which Articles go on the Warrant and where Articles are placed within the Warrant. Board members noted that electronic voting was likely a possibility for at least one night at the upcoming Town Meeting. The Board discussed rearranging the order of Articles on the draft Warrant. Mr. Lawson suggested that the Board wait to finalize the order until comments from the Town Moderator came be reviewed. It was mentioned that there would be a consent calendar that would impact the order in which articles are taken up.

Diane Proctor, 57 Sudbury Road, inquired if the use of electronic voting at Town Meeting required the prior consent of the public. The Board discussed the logistics and reasoning for electronic voting.

Nick Pappas, 300 Virginia Road, pointed out that electronic voting could potentially remove an aspect of public accountability from the voting body. He opined that this process should not be used for controversial articles.

SELECT BOARD
MINUTES
JANUARY 7, 2019

APPROVED: MARCH 4, 2019

Charles Phillips, 65 Fairhaven Road, inquired if the Board was going forward with the suggestions put forth by the Affordable Housing Funding Committee. The Town Manager reviewed the several different Articles related to affordable housing.

Karlen Reed, Chair of the PEG Access Advisory Committee, noted that the Article related to PEG funding was on the draft in duplication. She encouraged the placement of the PEG article near the enterprise articles.

ANNUAL LICENSE RENEWALS (FOR LICENSES NOT RENEWED AT 12/17/18 MEETING)

The Board reviewed the annual licenses that were ready to be renewed for 2019 as listed on memo dated January 4, 2019.

Upon a motion duly made and seconded the Board UNANIMOUSLY

VOTED: to approve 2019 Annual Licenses Renewal as listed on memo dated January 4, 2019.

PUBLIC COMMENTS

Nick Pappas, 300 Virginia Road, stated that there are several gaps of cell phone coverage in the Town and mentioned that several transportation related-services on the availability of this and similar technologies.

COMMITTEE LIAISON REPORTS

Mr. Lawson provided an update on the Town Manager Search Committee process. The Search Committee has reached out to various groups for their input and will be holding several Public Forums in the near future.

Ms. Hotchkiss reviewed the recent HDC meeting which included discussions regarding the significant differences between the finished building and the plans which the HDC previously approved for the Concord Museum, and the placement of Town signs within the Historic Districts.

Ms. Kaufman discussed the ongoing work of the Climate Action Advisory Board (CAAB). She reviewed the Cemetery Committee meeting.

MISCELLANEOUS/CORRESPONDENCE

The Board noted that they received comments from concerned citizens regarding the placement of wireless communication facilities.

COMMITTEE NOMINATIONS

None.

COMMITTEE APPOINTMENTS

None.

ADJOURN

On a motion duly made and seconded, it was:

VOTED: to adjourn the meeting for the evening.

The meeting adjourned at 8:40 p.m.

Respectfully submitted,

Michael Lawson, Clerk