

BOARD OF SELECTMEN MEETING MINUTES OCTOBER 27, 2020

MEMBERS PRESENT: Mr. Christopher R. Carreiro, Chairman
Mr. Derek W. Heim, Vice Chairman
Mr. Steven H. Kitchin, Clerk

ALSO PRESENT: Mr. William Anderson, Interim Town Administrator
Mr. Jordan Remy, Administrative Assistant

A regular Board of Selectmen meeting was held on Tuesday, October 27, 2020, at the Swansea School Administration Building, One Gardners Neck Road, Swansea, Massachusetts.

The meeting was called to order at 6:30 p.m.

Mr. Carreiro led the meeting with the Pledge of Allegiance.

DISCUSSION & POTENTIAL APPROVAL OF NOVEMBER 23, 2020 SPECIAL TOWN MEETING ARTICLES – ATTACHED

Mr. Carreiro noted this is a continuation of our discussion from last week's meeting. He asked Mr. Anderson to lead the discussion.

Mr. Anderson commented that the actual articles for the warrant for the Special Town Meeting are attached to tonight's agenda.

Mr. Anderson asked the Board of Selectmen to take the articles out of order to listen to the Library Building Committee via ZOOM.

Mr. Carreiro said if there were no objections, we could do that.

There were no objections.

Mr. Carreiro said we will proceed with the proposal of Article 10.

Library Building Committee members Ms. Eileen Dyer, Mr. Jim Duval, and Ms. Susan McMullen were present via ZOOM.

Ms. Dyer turned the meeting over to Mr. Duval. He said the committee met with the Advisory & Finance Board and answered the questions that were put to them at that meeting.

The Library Building Committee gave an update on the status of the Library Building Project.

The committee explained the reason they are requesting an article to be placed on the Special Town Meeting warrant for a vote to raise, appropriate or transfer a sum of money for the selection and contracted services of a new Owner's Project Manager (OPM) and architect to

complete the necessary building modifications for the proposed library as requested by the Massachusetts Board of Library Commissioners (MBLC) in the amount of \$75,000.00.

The committee said the earliest they may receive their grant may be in 3 years and they may not break ground until 2028. The State has confirmed the grant will not increase.

The committee gave a presentation and answered the Board of Selectmen's questions related to the cost of project.

Ms. Dyer listed some of the improvements that have been made to the library since she has taken the position, including fixing the roof and purchasing furniture. She said \$25,000.00 was put aside in a fund for an OPM, and she doesn't want to wipe out the entire account.

Mr. Duval said there is enough money to hire an OPM, the \$75,000.00 would be for architectural services.

Mr. Kitchin said he was under the understanding the OPM was covered, and yet, the committee is asking for funding in the article.

The Board of Selectmen directed a number of questions to the Library Building Committee to clarify the MBLC reasons that parts of the building plans need to be re-done.

There was a discussion relative to the initial design to the building as a one story building then later the recommendation was changed to a two-story building.

The committee stated parking is a key component for this plan to be successful and they don't have a plan for that. They also asked what would happen if the Town Hall is repurposed for something else other than the library.

The Board of Selectmen voiced some of their concerns and thanked the Library Building Committee for coming in and answering their questions.

Mr. Anderson read the draft of articles to place on the Special Town Meeting of November 23, 2020. (*Articles attached to back of minutes.*)

MOTION made by Mr. Derek W. Heim and seconded by Mr. Steven H. Kitchin, to place Article 1 on the Special Town Meeting Warrant of November 23rd.
ALL IN FAVOR – UNANIMOUS.

MOTION made by Mr. Steven H. Kitchin and seconded by Mr. Derek W. Heim, to place Article 2 on the Special Town Meeting Warrant of November 23rd.
ALL IN FAVOR – UNANIMOUS.

MOTION made by Mr. Derek W. Heim and seconded by Mr. Steven H. Kitchin, to place Article 3 on the Special Town Meeting Warrant of November 23rd.
ALL IN FAVOR – UNANIMOUS.

Article 4 – Hold until the next meeting (language).

MOTION made by Mr. Steven H. Kitchin and seconded by Mr. Derek W. Heim, to place Article 5 on the Special Town Meeting Warrant of November 23rd.

ALL IN FAVOR – UNANIMOUS.

MOTION made by Mr. Steven H. Kitchin and seconded by Mr. Derek W. Heim, to place Article 6 on the Special Town Meeting Warrant of November 23rd.

ALL IN FAVOR – UNANIMOUS.

Article 7 – Hold until the next meeting (language).

MOTION made by Mr. Steven H. Kitchin and seconded by Mr. Derek W. Heim, to place Article 8 on the Special Town Meeting Warrant of November 23rd.

ALL IN FAVOR – UNANIMOUS.

MOTION made by Mr. Derek W. Heim and seconded by Mr. Steven H. Kitchin, to place Article 9 on the Special Town Meeting Warrant of November 23rd.

ALL IN FAVOR – UNANIMOUS.

Article 10 – Table until next meeting of November 2nd.

MOTION made by Mr. Derek W. Heim and seconded by Mr. Steven H. Kitchin, to place Article 11 on the Special Town Meeting Warrant of November 23rd.

ALL IN FAVOR – UNANIMOUS.

Article 12 – Hold until next meeting to verify account number.

MOTION made by Mr. Derek W. Heim and seconded by Mr. Steven H. Kitchin, to place Article 13 on the Special Town Meeting Warrant of November 23rd.

ALL IN FAVOR – UNANIMOUS.

MOTION made by Mr. Derek W. Heim and seconded by Mr. Steven H. Kitchin, to place Article 14 on the Special Town Meeting Warrant of November 23rd.

ALL IN FAVOR – UNANIMOUS.

MOTION made by Mr. Derek W. Heim and seconded by Mr. Steven H. Kitchin, to place Article 15 on the Special Town Meeting Warrant of November 23rd.

ALL IN FAVOR – UNANIMOUS.

MOTION made by Mr. Steven H. Kitchin and seconded by Mr. Derek W. Heim, to place Article 16 on the Special Town Meeting Warrant of November 23rd.

ALL IN FAVOR – UNANIMOUS.

MOTION made by Mr. Derek W. Heim and seconded by Mr. Steven H. Kitchin, to place Article 17 on the Special Town Meeting Warrant of November 23rd.
ALL IN FAVOR – UNANIMOUS.

MOTION made by Mr. Derek W. Heim and seconded by Mr. Steven H. Kitchin, to place Article 18 on the Special Town Meeting Warrant of November 23rd.
ALL IN FAVOR – UNANIMOUS.

MOTION made by Mr. Derek W. Heim and seconded by Mr. Steven H. Kitchin, to place Article 19 on the Special Town Meeting Warrant of November 23rd.
ALL IN FAVOR – UNANIMOUS.

MOTION made by Mr. Steven H. Kitchin and seconded by Mr. Derek W. Heim, to place Article 20 on the Special Town Meeting Warrant of November 23rd.
ALL IN FAVOR – UNANIMOUS.

MOTION made by Mr. Steven H. Kitchin and seconded by Mr. Derek W. Heim, to place Article 21 on the Special Town Meeting Warrant of November 23rd.
ALL IN FAVOR – UNANIMOUS.

Mr. Carreiro said there some are additional articles we may consider next week pertaining to the Redevelopment Authority.

Mr. Heim confirmed that articles 4, 7, 10 & 12 need to take back up.

TOWN ADMINISTRATOR'S REPORT

Projects & Purchase Update

Mr. Anderson said at the last meeting the A & F Chairman brought up an issue of a number of open articles and money that hasn't been spent.

Mr. Remy gave a presentation and update on completed projects & purchases, projects & purchases in progress, and future projects & purchases. (*Attached to back of minutes.*)

Mr. Remy reported there is a plan and progress is being made on these open articles.

The Board of Selectmen thanked Mr. Remy for the great presentation and update.

Mr. Heim requested this document be sent to the A & F for their next meeting.

Mr. Anderson reported on the Brayton Point monitors. He said there have been a couple of exceedances for noise and dust. He said he will be receiving a full report and reporting back to the Board of Selectmen with the results.

Mr. Anderson referred to an immediate press release announcing the Town of Swansea did not cancel Halloween.

Mr. Anderson gave an update on the Somerset Sewer Commission. He said he has made some headway and is trying to schedule a meeting with the superintendent to go over the commodity rates and sewer user fee. He said once he gets an answer he will bring it back to our full Sewer Commission for review.

ACCEPTANCE OF MINUTES

MOTION made by Mr. Derek W. Heim and seconded by Mr. Steven H. Kitchin, to approve the minutes of September 30, 2020.

ALL IN FAVOR – UNANIMOUS.

OLD BUSINESS

None

NEW BUSINESS

On a personal note, Mr. Kitchin felt it was important to reiterate how Mr. Anderson has stepped up for this community in a very big way as Interim Town Administrator. He wants to be sure Mr. Anderson knows the Board of Selectmen appreciate and thank him for his services.

The Board of Selectmen concurred.

CORRESPONDENCE

None

MOTION made by Mr. Derek W. Heim and seconded by Mr. Steven H. Kitchin, to adjourn at 7:59 p.m.

ALL IN FAVOR – UNANIMOUS.

Respectfully Submitted,

A handwritten signature in cursive script, reading "Madeleine L. Lopes".

Madeleine L. Lopes
Board of Selectmen Minutes Clerk

List of Documents in the October 27, 2020 Open Session Meeting

- Draft of Articles for the November 23, 2020 Special Town Meeting
- Completed Projects & Purchases, Projects & Purchases in-Progress, Future Projects & Purchases
- Press release regarding trick or treating on Halloween

COMMONWEALTH OF MASSACHUSETTS
TOWN OF SWANSEA **SPECIAL TOWN MEETING**

GREETINGS:

To either of the Constables of the Town of Swansea,

In the name of the Commonwealth you are hereby required to notify and warn the inhabitants of said Town who are qualified to vote in elections and Town affairs to meet at the VENUS de MILO, 75 GAR Hwy, Swansea, Massachusetts, on MONDAY, the TWENTY THIRD (23rd) day of **NOVEMBER, 2020**, at **SEVEN P.M.**, then and there to act on the following articles in the warrant:

Article 1: To see if the Town will vote to raise, appropriate or transfer a sum of money to meet the expenses of prior year bills, including \$87.70 for Nahas Auto Repair, or take any other action in relation thereto. (\$87.70)

A & F Committee Recommends...

Article 2: To see if the Town will vote to raise, appropriate or transfer a sum of money for the purchase and equipping of a F600 plow truck with stainless steel dump body and plow package and any additional accessories needed for the Swansea Highway Department, or take any other action in relation thereto. (\$85,000.00)

A & F Committee Recommends...

Article 3: To see if the Town will vote to raise, appropriate or transfer a sum of money for the retirement buyout of sick and vacation time of the Police Chief's Contract, or take any other action in relation thereto. (\$68,000.00)

A & F Committee Recommends...

Article 4: To see if the Town will vote to raise, appropriate, or transfer a sum of money to account # 01-151-52-5201 to fund the additional expense of Contracted Legal Services, or take any other action in relation thereto. (\$25,000.00)

A & F Committee Recommends...

Article 5: To see if the Town will vote to raise, appropriate or transfer a sum of money for the demolition of the old police station and the purchase of gravel backfill to repair the parking lot at the present Highway Facility, or take any other action in relation thereto. (\$115,000.00)

A & F Committee Recommends...

- Article 6: To see if the Town will vote to raise, appropriate or transfer a sum of money for the building, installation of a new fuel facility for all town departments and for the demolition of the existing fuel facility currently located at the Highway Facility, or take any other action in relation thereto. (\$625,000.00)

A & F Committee Recommends...

- Article 7: To see if the Town will vote to raise, appropriate, or transfer a sum of money to account # 01-132-55-5795, the Reserve Fund, to supplement the original appropriation as approved at the Annual Town Meeting, or take any other action in relation thereto. (\$260,000.00)

A & F Committee Recommends...

- Article 8: To see if the Town will vote to raise, appropriate, or transfer a sum of money for the continued funding of reserve accounts, by adding \$125,000 to the Capital Stabilization Fund, or take any other action in relation thereto. (\$125,000.00)

A & F Committee Recommends...

- Article 9: To see if the Town will vote to raise, appropriate or transfer a sum of money for the replacement of the handicap ramp at the Town Hall Annex, or take any other action in relation thereto. (\$30,000.00)

A & F Committee Recommends...

- Article 10: To see if the Town will vote to raise, appropriate or transfer a sum of money for the selection and contracted services of a new Owner's Project Manager (OPM) and Architect to complete the necessary building modifications for the proposed library as requested by the Massachusetts Board of Library Commissioners (MBLC), or take any other action in relation thereto. (\$75,000.00)

A & F Committee Recommends...

- Article 11: To see if the Town will vote to raise, appropriate or transfer a sum of money for the hazardous material mitigation and demolition of building/structure located at the end of Nike Site Road, further located on Assessors Map 30, Lot 24, or take any other action in relation thereto. (\$115,000.00)

A & F Committee Recommends...

- Article 12: To see if the Town will vote to raise, appropriate or transfer a sum of money to account # 01-122-59-52101 (Waterways-Surveying-Site Work) to continue work related to opening access to the waterways throughout the town, or take any other action in relation thereto. (\$10,000.00)

A & F Committee Recommends...

- Article 13: To see if the Town will vote to declare the land with buildings and improvements thereon situated at 34 Maplewood Avenue, Swansea, Massachusetts, Assessor's Map 43, Lot 44, available for disposition in accordance with M.G.L. 30B, Section 16.

A & F Committee Recommends...

- Article 14: To see if the Town will vote to accept the action of the Board of Selectmen in laying out Winslow Way, as further depicted upon the plan attached to the warrant and filed with the Town Clerk, or take any other action in relation thereto.

A & F Committee Recommends...

- Article 15: To see if the Town will vote to accept the action of the Board of Selectmen in laying out Oxford Lane, as further depicted upon the plan attached to the warrant and filed with the Town Clerk, or take any other action in relation thereto.

A & F Committee Recommends...

- Article 16: To see if the Town will vote to amend Subsection 5.2.C(1) – Lot Irregularity (§ 265-5.2.C(1)), of the Town of Swansea Zoning By-Laws and incorporating the changes as recorded in the Town Clerk's Office, as set forth in the exhibit on file with the Warrant at the Office of the Town Clerk, or take any other action in relation thereto.

A & F Committee Recommends...

- Article 17: To see if the Town will vote to amend Subsection 5.2.B(2)(d) – Hammerhead Lots (§ 265-5.2.B(2)d), of the Town of Swansea Zoning By-Laws and incorporating the changes as recorded in the Town Clerk's Office, set forth in the exhibit on file with the Warrant at the Office of the Town Clerk, or take any other action in relation thereto.

A & F Committee Recommends...

- Article 18: To see if the Town will vote to amend Subsection 4.0.G – Common Driveways (§ 265-4.0 G), of the Town of Swansea Zoning By-Laws and incorporating the changes as recorded in the Town Clerk's Office, as set forth in the exhibit on file with the Warrant at the Office of the Town Clerk, or take any other action in relation thereto.

Article 19: To see if the Town will vote to delete Subsection 5.2.E.3 (§ 265-5.2.E.3) of the Town of Swansea Zoning By-Laws, or take any other action in relation thereto.

A & F Committee Recommends...

Article 20: To see if the Town will vote to amend Subsection 5.2.D – Siting of Accessory Buildings and Structures (§ 265-5.2.D), of the Town of Swansea Zoning By-Laws and incorporating the changes as recorded in the Town Clerk's Office, as set forth in the exhibit on file with the Warrant at the Office of the Town Clerk, or take any other action in relation thereto.

A & F Committee Recommends...

Article 21: To see if the Town will vote to amend the Town of Swansea Zoning By-Laws by incorporating the changes to Subsection 3.2 (§ 265-3.2), as set forth in the exhibit on file with the Warrant at the Office of the Town Clerk, or take any other action in relation thereto.

A & F Committee Recommends...

And you are hereby directed to serve this warrant by posting attested copies thereof fourteen (14) days at least before the day of said meeting as prescribed by law.

Hereof fail not and make return of this warrant with your doings thereon to the Town within twenty-four hours after making service thereof. Given under our hands this 9th DAY OF NOVEMBER, 2020.

CHRISTOPHER R. CARREIRO, Chairman

DEREK W. HEIM, Vice Chairman

STEVEN H. KITCHIN, Clerk

A true copy, attest:

Constable of Swansea

I hereby certify that I have posted the above warrant in accordance with the Massachusetts General Laws and the By-laws of the Town of Swansea in the following eight places:

Town Hall
COA/Community Center
Water District
Fire Station No. 2

Police Station
St. Dominic's Credit Union
United States Post Office
Harvest Market

(Constable)

(Date)

**ARTICLE 16: AMENDMENTS TO ZONING PROVISIONS FOR
LOT IRREGULARITY**

To see if the Town will vote to amend Subsection 5.2.C(1) of the Zoning Bylaw by deleting the third sentence thereof and by adding the following after the final sentence thereof:

Any application for a special permit for either an Open Space Residential Design subdivision pursuant to Subsection 4.4, or a hammerhead lot(s) pursuant to Subsection 5.2.B, may include a request that the substantial irregularity provisions not apply to one or more lots in the proposed development, which request the Special Permit Granting Authority may allow in its discretion as part of the approval of the special permit, but only upon a determination that:

- a. Such allowance will not result in harm to the neighborhood;
- b. Such allowance will further the stated purpose(s) of Subsection 4.4.A or 5.2.B(1), respectively, as applicable;
- c. At least one of the following factors exists:
 - i. There are topographic features, such as wetlands, sloping or soils conditions, that render impracticable that creation of a lot or lots compliant with the Regularity Factor;
 - ii. Allowing a lot or lots to be substantially irregular will result in the most efficient division of land;
 - iii. For Open Space Residential Design subdivisions, allowing a lot or lots to be substantially irregular will maximize the size, connectivity, utility of, and access to, preserved open space; or
 - iv. For hammerhead lots, allowing a lot or lots to be substantially irregular will minimize the impact upon abutters of the placement, orientation, width and length of the lot handles and buildable areas; and
- d. The proposed Regularity Factor for the substantially irregular lot(s) is no lower than is necessary in order to ensure development of said lot(s) when considering the existing factor(s) as described in subsection c above.

**ARTICLE 17: AMENDMENT TO ZONING PROVISIONS FOR
HAMMERHEAD LOTS**

To see if the Town will vote to amend Subsection 5.2.B(2)(d) of the Zoning Bylaw by deleting the first sentence thereof and replacing it with the following:

A hammerhead lot may only abut one (1) other hammerhead lot.

And further, to amend Subsection 5.2.B(2)(d) by adding the following sentence:

No more than two (2) hammerhead lots may be created from land that, within the past 10 years, was part of commonly held land. For the purposes of this provision, commonly held land shall include all contiguous land in which the same party has some type of ownership interest in each portion thereof, including, without limitation, as an individual, as a partner of a partnership, as a beneficiary of a trust, or as a controlling or minority owner of a corporate entity.

And further, to add a new Subsection 5.2.B(p) as follows:

No hammerhead lot may be created from any land within a preexisting subdivision for which the definitive plan was approved by the Planning Board and recorded in accordance with the provisions of Massachusetts General Laws, Chapter 41, Sections 81K through 81GG; provided, that nothing shall preclude the application for, and issuance of, a special permit for hammerhead lots concurrent with, and as part of, the approval of any such definitive plan.

ARTICLE 18: AMENDMENT TO ZONING PROVISIONS FOR COMMON DRIVEWAYS

To see if the Town will vote to delete Section 4.0.G of the Zoning Bylaw in its entirety and replace it with the following:

A use denoted by SP/ZBA may be permitted by a special permit by the Zoning Board of Appeals. A use denoted by SP/PB may be permitted by a special permit by the Planning Board. A use denoted by SP/PB/ZBA may be permitted by a special permit by either the Planning Board or the Zoning Board of Appeals, depending upon specific circumstances as detailed in the provisions of the Zoning Bylaw relative to that use.

And further, in the Table of Principal and Accessory Uses in Section 4.0 of the Zoning Bylaw, to amend the listing in Accessory Use, A. Accessory Uses that is labeled as “7. Common driveway” by changing each instance of “SP/ZBA” to “SP/PB/ZBA”.

And further, to amend Subsection 4.1.F of the Zoning Bylaw by deleting the second sentence under the heading for Common driveway (1), and replacing it with the following sentences:

Common driveways are allowed only by special permit. The Planning Board shall be the Special Permit Granting Authority whenever the common driveway would be part of a development for which a special permit is also being sought for hammerhead lot creation pursuant to Subsection 5.2.B, whenever the common driveway would be part of a

development for which site plan review is required pursuant to Section 9.1, and whenever the common driveway would be part of a development for which the approval of a definitive plan is required under the Subdivision Control Law. In all other instances, the Special Permit Granting Authority shall be the Zoning Board of Appeals. In its discretion, the Special Permit Granting Authority may only allow a common driveway when it determines that the following conditions have been met:

And further, to amend Subsection 4.1.F of the Zoning Bylaw by adding the following new subsections under the heading for Common driveways (1), as follows:

- g. Whenever a common driveway travels at least 150 feet from a public or private way to a dwelling, then the common driveway must be at least 20 feet wide along its entire length and provide.
- h. Common driveways shall be constructed so as to provide an adequate turnaround and hold and withstand the imposed load of the largest fire apparatus in service (or purchased and intended for service) with the Town at the time of the special permit application, as determined by the Fire Chief.
- i. It has been demonstrated to the satisfaction of the Special Permit Granting Authority that each lot that will be accessed by the common driveway is otherwise capable of being served by an individual driveway that could be built in compliance with all local and state requirements and standards for the same, including, without limitation, with respect to zoning, wetlands and stormwater.

And further, to amend Subsection 4.1.F of the Zoning Bylaw by deleting the phrase “Zoning Board of Appeals” from the final sentence under the heading for Common driveways (2), and replacing the same with “Special Permit Granting Authority”.

And further, to amend Subsection 5.2.B(2)(h) of the Zoning Bylaw by deleting the words “the Zoning Board of Appeals and the Planning Board separately” and replacing the same with “the Planning Board”.

**ARTICLE 19: AMENDMENTS TO ZONING PROVISIONS FOR
CONSTRUCTION ON LOTS SMALLER THAN REQUIRED**

To see if the Town will vote to delete Subsection 5.2.E.3 of the Zoning Bylaw in its entirety.

**ARTICLE 20: AMENDMENT TO ZONING PROVISIONS FOR
SITING OF ACCESSORY BUILDINGS AND STRUCTURES**

To see if the Town will vote to delete Subsection 5.2.D of the Zoning Bylaw in its entirety and replace it with the following:

5.2.D Accessory structures:

(1) Roadside stands shall have side and rear yard setbacks of 10 feet, but need not have any front yard setback.

(2) All other accessory buildings and structures shall have side and rear yard setbacks of 10 feet, and shall be placed in the rear and side yards only; provided, that the Zoning Board of Appeals may grant a special permit to allow placement of the same up to four (4) feet into the front yard so long as a 10 foot front yard setback is maintained.

**ARTICLE 21: AMENDMENT TO ZONING PROVISIONS FOR
NON-CONFORMING BUILDINGS AND STRUCTURES**

To see if the Town will vote to create a new Subsection 3.2.A of the Zoning Bylaw as follows:

3.2.A Whenever the reconstruction of a nonconforming single- or two-family residence increases a nonconformity, the footprint of the reconstructed building shall not be more than 50 percent greater than the footprint of the original building.

And further, to create a new Subsection 3.2.B of the Zoning Bylaw as follows:

3.2.B On a nonconforming lot, a special permit is not required in order to increase only the height of a single- or two-family residence, so long as the new height does not exceed the average height of all other single- and two-family residences within 500 feet of the lot on which the reconstructed residence will be built; provided, that the new height shall not be greater than is otherwise allowed in the zoning district.

Completed Projects & Purchases – October 27, 2020

Library HVAC/Heating System

Finished over summer.

Assessors' Revaluations

Real and Personal Property revaluations awarded before Mr. Purcell left.

Animal Shelter HVAC

Completed before Mr. Purcell left.

Fire Station #1 Door Fix

Completed in September.

Fire Station #2 HVAC System

Completed September.

F600 w/ Catch Basin Truck and Plow

Awarded last week to Gervais Ford, expected delivery – Feb. 2021.

Council on Aging HVAC Condenser

Completed last week by Automatic Temperature Controls, Inc.

Survey Equipment – NPDES Stormwater Management

Stormwater mapping & watersheds, awarded Oct. 7. Product demo this Thursday.

Nike Site HAZMAT

Site was secured with fencing. HAZMAT report completed, SAK completing abatement and demo specifications.

Access to Waterways

Six (6) sites have signs, evaluating additional sites.

Projects & Purchases In-Progress

LED Streetlights

Ordered new photocells to fix spotlights that don't turn off. Installation starting early November.

Town Hall Roof Replacement

Negotiating contract terms with designer right now.

Fire Station #4 Roof Replacement

Construction beginning soon.

Permitting Software

Evaluating cost proposals from three (3) vendors.

Fire Station #2 Floor

Developing Scope of Services, beginning soon.

Future Projects & Purchases

Old Police Station Demo and Backfill (STM 11/23/2020 Article)

Upgrade Fuel Facility (STM 11/23/2020 Article)

Annex Handicapped Ramp Replacement (STM 11/23/2020 Article)

F600 Plow Truck (STM 11/23/2020)

Sale of Town Property

34 Maplewood Ave (branch library), 69 Louis St. (Ambulance building), 175 Wilbur Ave (old Fire Barn #2).

Demolition of Gardner House

At request of Parks Commission.