

Office of
SELECTMEN
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**BOARD OF SELECTMEN
MEETING OF THE BOARD OF SELECTMEN
MONDAY, AUGUST 2, 2021
MEETING MINUTES
SELECTMEN'S MEETING ROOM, TOWN HALL**

Present: Selectman Frederick "Skip" Vadnais, Selectmen David Perry, Selectman James Muri, Selectman George Solas, Selectmen Michael Deignan and Interim Town Administrator Deborah Arruda

Call to Order at 6:30 p.m.: The Board and the public participated in the Pledge of Allegiance to the Flag.

1.0) Consent Agenda

Warrant for August 2, 2021:

0:00:50

J. Muri motion to approve the Warrant for the week of August 2, 2021: 22-06B Payroll \$104,480.67; 22-05A Withholdings \$38,787.67; 22-05 Warrant \$462,534.51. Second by D. Perry. Vote 5-0.

Minutes: Executive Minutes: none
Regular Minutes: none

Announcements:

The Next Selectmen's Meeting will be held on Monday, August 9 at 7 PM at Town Hall.

Selectman Muri relayed the Town Nurse's precautions for mosquito-borne illnesses and the recent uptick of COVID cases, particularly the Delta variant.

TOWN ADMINISTRATOR'S REPORT

Reminder of job openings in town, see website for details.

NEW BUSINESS:

Action Item (1): Discussion with Possible Vote to Approve Revised Floor Plan, Francis Farm-COA
Ron Whittemore representing the Council on Aging was present. Mike Costello was also present.

J. Muri motion to approve the floor plan as drawn, for the Council on Aging Senior Center at Francis Farm. Second by D. Perry with the friendly amendment to reference the plan received on August 2. Vote 5-0.
J. Muri motion to reference the plan received August 2nd as a friendly amendment. Second by D. Perry.

Action Item (5): Vote to Approve Hawker/Peddler's Licenses for Aptive Environmental LLC

Aptive Environmental LLC, selling full-service pest control, has applied for hawker/peddler license for 18 of their employees. All application requirements have been met, including providing proof of Worker's Compensation Insurance coverage, CORI searches have been completed, and applicable fees have been paid.

J. Muri motion to approve Hawker/Peddler Licenses for the following Aptive Environmental LLC employees, effective 8/2/2021 through 12/31/2021, names as follows Second by D. Perry. Vote 5-0.

Ryan Stokes

Benjamin Petersen
 Brett Barazoto
 Joseph Nelson
 Thomas Nelson
 Kaysia Shook
 Davis Stobbe
 Samuel Stobbe
 John Ellis
 Blake Wayment
 Stephen Tveten
 Brandon Cragun
 Graham Jones
 Carter Jones
 Macy LeCheminant
 Benjamin Linchenko
 Tanner Evans
 Chase Adams

Action Item (2): Continuance of Public Hearing: Anawan Brewing Company LLC to Approve Application for Farmer Series Pouring Permit at 7 Park Street, Unit 2.

This is a continuance of a public hearing that was opened on 9/14/2020 for the approval of Anawan Brewing Company LLC's Liquor License; an annual on-premise "Farmer Series Pouring Permit", for serving malt beverages. All requirements have now been submitted and the requested changes have been made.

J. Muri motion to continue the Public Hearing for Anawan Brewing Company, LLC license. Second by M. Deignan. Roll call vote: Vadnais-aye; Perry-aye; Muri-aye; Solas-aye, Deignan-aye. 5-0
 Steffen Johnson, owner, and Todd Johnson, Manager on Record, were both present.
 There were no abutters present to speak for or against.

J. Muri motion to close the Public Hearing. Second by M. Deignan.
 Roll call vote: Vadnais-aye; Perry-aye; Muri-aye; Solas-aye, Deignan-aye. 5-0

J. Muri motion to approve Anawan Brewing Company, LLC's application for Farmer Series Pouring Permit at 7 Park Street, Unit 2. Second by D. Perry. Vote 5-0.

Action Item (6): Vote to Approve One Day Liquor Licenses for Holy Ghost Brotherhood of Charity for August 13, 14 & 21

The Holy Ghost Brotherhood has applied for a One Day Liquor License for their annual feast on August 13th and 14th, as well as one for a comedy fundraiser on August 21st. All requirements have been met and fees have been paid.

D. Perry motion to approve the One Day Liquor License for Holy Ghost Brotherhood of Charity, effective 8/13/2021, 8/14/2021, and 8/21/2021, with transportation of liquor 8/6/2021-8/13/2021. Second by J. Muri. Vote 5-0.

M. Deignan made a friendly amendment to the motion to add/change the transportation dates to include 8/20/2021-8/22/2021. D. Perry accepted. Vote 5-0.

Action Item (7): Vote to Reappoint Members of Keep Rehoboth Beautiful, Roundabout Committee, Rehoboth Emergency Management Agency & IT Committee, and Appoint members to Agricultural Commission, Recreation Committee & Records Access Officer for Treasurer/Tax Collector's Office

Vote to reappoint the following committee members with the following dates, due to the COVID-19 pandemic and their consequent "holdover" status for all of fiscal year 2021:

Due to COVID-19 Pandemic and State of Emergency all 2020 reappointments were considered to be "hold-over" appointments until the State of Emergency was lifted. As such, the following appointed "terms" are being

bridged by setting the effective dates with the beginning of the "holdover" appointed terms. This will adjust the appointment records accordingly and eliminate any "break" in service. (This vote effectively ratifies the holdover period).

J. Muri motion to reappoint the following Keep Rehoboth Beautiful Committee members, all effective 7/1/2020-6/30/2022*: Lorelei Kellum, as chairperson, Kelly McNaughton, Ron Whittemore, and Jennifer LeComte. Second by M. Deignan. Vote 5-0.

D. Perry motion to reappoint Nancy Muri to the Keep Rehoboth Beautiful Committee effective 7/1/2020-6/30/2022*. Second by G. Solas. Vote 4-0. J. Muri abstained.

J. Muri motion to reappoint the following Roundabout Committee all effective 7/1/2020-6/30/2022*. Michael Costello, Robert Johnson, Fred Thayler, and Kevin A Braz. Second by M. Deignan. Vote 5-0.

D. Perry motion to reappoint James Muri to the Roundabout Committee, effective 7/1/2020-6/30/2022. Second by M. Deignan. Vote 5-0. J. Muri abstained.

J. Muri motioned to Appoint the following firefighters to the Rehoboth Emergency Management Agency, effective 8/2/2021-6/30/2022

VICKEY, DAVID JR
CARDOZA, FRANK P
LEYDON JOHN P
PARKER MARTIN L
SARRAZIN THEODORE J

POELLMITZ KARL
PALMER CODY
LARRIVEE AMANDA ANNE
RASSOL JEFFREY L
NOONS ALFRED P
HASKELL MARK S
RUTKO JEFFREY A
LIZOTTE ANTHONY
TETREAULT RICHARD P
WELCH DAVID
WENTWORTH SCOTT
MC KEARNEY MICHAEL A
DYER NATHANIEL
GRIEVE ANDREW
SYRETT BRYAN
PAILLE JOHN E
PARKER SR MARTIN L
MAGAN JR. PAUL H
BOURDEAU MICHAEL J

LARRIVEE RANDOLPH W
MARCOTRIGIANO KENNETH
CHRISBAIE SR FRED C
DIAS ROBERT E
CAREY DERICK A
SULYMA JR JOHN
DARLING CHRISTOPHER

CUMMINGS JOHN
SMITH JR DAVID A
CORDEIRO MICHAEL J
FERREIRA JOHNATHON G
CAREY DUSTIN A
PYRON JOSHUA C
TETREAULT CHRISTOPHER J
LEWIN BENJAMIN N
GONZALEZ RICHARD
BARRESI EVAN WILLIAM
ANTHONY CHRISTIAN
LEFFORT DYLAN M
ARRUDA CHRISTOPHER
BRANCO ALEX
HONEYCUTT DANIEL
GRAVES PETER
ST. MARTIN DAVID
CUNEO JONATHAN
CORREIA JOSHUA D
STROJNY ZACHARY
WRIGHT ALLYIAH
FOLEY REIS A
CONLON JAIME
ARENA JASON ROBERT

J. Muri motioned to reappoint the following firefighters to the Rehoboth Emergency Management Agency, effective 7/1/2020-6/30/2022 due to the COVID-19 pandemic and their consequent "holdover" status for all of fiscal year 2021.

Francis T. Barresi, Matthew M. Bomes, Thomas Rose, and Gary Kloss, Sr. Second by M. Deignan. Vote 5-0.

J. Muri motion to reappoint Peter Beerman to the IT Committee, effective 7/1/2020-6/30-2022 due to the COVID-19 pandemic and their consequent "holdover" status for all of fiscal year 2021. Second by M. Deignan. Vote 5-0.

J. Muri motion to appoint Cheryl Michener to the Agricultural Committee effective 8/2/2021-6/30/2021. Second by M. Deignan with the friendly amendment to change end date to 6/30/2022. Vote 5-0.

J. Muri motion to appoint the following members to the Recreation Committee, effective 8/2/2021-6/30/2022:

Dr. Richard Mello, Robert "Otter" Brown, Rose Amaral, and Jose Baltazar. Second by M. Deignan. Vote 5-0.

S. Madnais amend to include Dr. Mello as chairman of the committee until they reorganize.

J. Muri motion to appoint Lisa Dias Cabral as the Records Access Officer for Tax Collector/Treasurer's Office, effective upon Cheryl Gouveia's retirement on 6/17/2021-indefinite. Second by M. Deignan. Vote 5-0.

Action Item (8): Vote to Rescind Previous Appointment of Lynore McKim to CPC as RANRPC Rep. and Revote w/ correct information, to CPC as Parks Commission Representative.

The previous appointment incorrectly listed who she was representing.

J. Muri motion to rescind and revise previous appointment of Lynore McKim to Community Preservation Committee as RANRPC Representative. Second by D. Perry. Vote 5-0.

J. Muri motion to reappoint Lynore McKim to Community Preservation Committee as Parks Commission Representative, effective 7/1/2020-6/30/2023 due to the COVID-19 pandemic and their consequent "holdover" status for all of fiscal year 2021. Second by D. Perry. Vote 5-0.

Action Item (9): Vote to Establish and Appoint Members to the Town Hall Building Committee

D. Perry motion to appoint Bill McDonough and Ryan DuVally to the Town Hall Building Committee effective 8/2/2021-6/30/2022. Second by J. Muri. Vote 5-0.

M. Deignan ask what the charge of committee will be? The charge of the committee will be to review the proposal for the architect firm and proposal and make a recommendation to the BOS.

J. Muri motion to appoint Dave Perry to the Town Hall Building Committee. Second by M. Deignan. Vote 4-0. D. Perry abstained.

M. Deignan motions to vote to establish the Town Hall Building Committee. Second by J. Muri. Vote 5-0.

M. Deignan motions to reaffirm the vote of the three members to the committee that we neglected to create prior to their appointments. Second by J. Muri. Vote 5-0.

Action Item (10): Vote to Approve Lisa Dias-Cabral as Signatory Authority for the Treasurer/Tax Collector's Office

J. Muri motion to appoint Lisa Dias Cabral as Signatory Authority for the Treasurer/Tax Collector's Office. Second by D. Perry. Vote 5-0.

Action Item (11): Vote to Rescind and Revote Reserve Fund Transfer for the Fire Dept Vehicle Repair & Maintenance 012203-52430 for \$11,169.22

Per M.G.L. Chapter 40, Sec 6, Chief Barresi had requested a Reserve Fund Transfer in the amount of \$11,273.69 for repairs that need to be done on engine 3. The actual invoice was less than the estimate and the account number was incorrect, therefore we are asking the Board to rescind and revote with the correct amount and account.

J. Muri motion to rescind the previous Reserve Fund Transfer of \$11,273.69 to account number #012203/52420 Vehicle Repair and Maintenance and to allow the accountant to forward the paperwork to the Finance Committee. Second by M. Deignan. Vote 5-0.

J. Muri motion to approve the Reserve Fund Transfer of \$11,169.22 to account number #012203/52430 Vehicle Repair and Maintenance and to allow the accountant to forward the paperwork to the Finance Committee. Second by D. Perry. Vote 5-0.

M. Deignan stated that in the future we should make the motion "not to exceed" x amount.

Action Item#12: Vote to Approve Chapter 90 Project Request from Highway Superintendent

Highway Superintendent has submitted a Chapter 90 project request for the Board's approval. This is for work to be done on Wheaton Ave., Old Providence St., and Pleasant St.

D. Perry motion to approve Chapter 90 Project Request from Highway Superintendent. Second by M. Deignan. Vote 5-0.

Action Item#13: Vote to Award Bid for Enclosure of Rest Room Facilities at Francis Farm-COA

Request for bids went out to several companies for this job several weeks ago, but only Full Scope Construction submitted a proposal.

D. Perry motion to award Bid for Enclosure of Rest Room Facilities at Francis Farm-COA to Full Scope Construction for the amount of \$34,648.97. Second by J. Muri. Vote 5-0.

Action Item#14: Discussion Re: Mask Wearing Policy at Town Hall, with possible action

The Center for Disease Control has recently updated their mask wearing policy to include vaccinated people while indoors. COVID infections have been increasing again in Town and in all of Bristol County. Given this information and the fact that there have been some breakthrough infections even in vaccinated individuals, the Town Nurse Jamie Conlon has suggested re-implementing the policy at Town Hall, regardless of vaccination status.

M Deignan motion to reaffirm the current policy. Second by J. Muri with a friendly amendment to post a sign to "request" people to wear a mask when entering the building for the safety of our employees. Discussion ensued. Vote 5-0.

Action Item (3): 7:30 Public Hearing: Transfer of License from Four Seasons Events dba Francis Farm to the Town of Rehoboth

J. Muri motion to open the public hearing for the Transfer of License from Four Seasons Events dba Francis Farm to the Town of Rehoboth. Second by D. Perry.

Roll call vote: Vadnais-aye; Perry-aye; Muri-aye; Solas-aye; Deignan-aye.

No one was present to speak for or against.

J. Muri motion to close the public hearing.
Roll call vote: Vadnais -aye; Perry -aye; Muri -aye; Solas -aye; Deignan -aye.

D. Perry motion to transfer the liquor license from Four Seasons Events to the Town of Rehoboth. Second by J. Muri. Vote 5-0.

Action Item (4): Discussion with the Planning Board to Review Applicants to Fill Vacancy on their Board, with Possible Votes Taken.

With the resignation of Patricia Vadnais from the Planning Board, they now have a vacancy to fill for the remainder of her elected term. Planning Board members were present. Chairman Chris Cooper was absent. Vice Chair Bill Costa recused himself. Ed Bertozzi was acting chairman. Lynne Ferreira and Leonard Mills Jr. were present as the two possible candidates to be discussed.

M. Deignan motion to appoint Leonard Mills Jr. to the Planning Board, effective now until April 5, 2022. At which time the election will be held. Second by D. Perry. Vote 5-4

J. Muri left the meeting.

Action Item #15: Discussion with Carol Williams to Review Structural Engineer's Report on Anawan School Building and future plans for the building

Carol Williams of the Community Preservation Committee was present to discuss the Structural Engineer's Report of Anawan School Building. Arthur Pierce, Steve Silva, and Sandra Phillips of the Historical Society were also present.

Documentation:

Selectman Deignan read the structural engineer's report into the record.

M. Deignan motion to charge the Historical Society and the CPC to present a comprehensive plan to secure and rehabilitate to the approval of the Building Inspector, the Anawan School to the Board of Selectman by 9/6/2021. And further that they will incur all relative expenses related to securing the facility to the approval of the Building Inspector. Second by D. Perry. Vote 4-0.

OLD BUSINESS:

Action Item #1: Discussion Re: Application for One Day Liquor License for Town Events Committee for August 6th, with possible action

M. Deignan motion to deny the application. Second by D. Perry. Vote 4-0.

Selectmen's Reports:

Vadnais: none

Deignan: expressed his disappointment in Selectman Muri's outburst

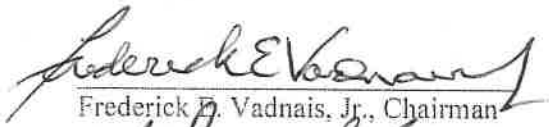
Perry: none

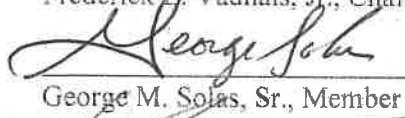
Muri: absent

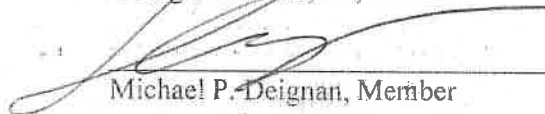
Solas: Need for an upcoming executive session to be scheduled

ADJOURNMENT: Selectman M. Deignan motion to adjourn the regular session at 9:55PM. Second by D. Perry.

Roll call vote: Vadnais -- aye, Solas -- aye, Deignan -- aye. (4-0)


Frederick E. Vadnais, Jr., Chairman


George M. Solas, Sr., Member


Michael P. Deignan, Member

Respectfully Submitted,
Cindy McDonough

Approved: 4/11/2022



FUSS & O'NEILL

July 26, 2021

Ms. Carol K. Williams
Chairperson
Community Preservation Committee
Town of Rehoboth, MA
148 Peck Street
Rehoboth, MA 02769

RE: Structural Condition Assessment
51 Bay State Road, Rehoboth, MA
Fuss & O'Neill Reference No. 20210665.A10

Dear Ms. Williams:

Fuss & O'Neill, Inc. (F&O) has completed a structural condition assessment for the former schoolhouse building located at 51 Bay State Road in Rehoboth, MA. The existing masonry building was originally constructed in 1938 and has a single story above grade and a lower level that is partially below grade. It is our understanding that the historically significant schoolhouse has been unoccupied and not maintained for several years. The purpose of this structural condition assessment was to perform a visual evaluation of the building to review its general condition and identify specific elements that have deteriorated or are otherwise structurally compromised.

F&O completed the visual condition assessment on July 19, 2021. The exterior façade of the building consists of brick masonry load bearing walls. The front portion of the building's roof is low sloped around its edges and flat at its center. The roof for the rear portion of the building is flat. The floor and roof framing for the schoolhouse consist of a combination of timber and steel members that span between exterior masonry and interior timber load bearing walls. The limited portions of the existing foundation that are observable appear to be a combination of masonry and cast-in-place concrete.

The building's interior wall, floor, and ceiling finishes are largely deteriorated and in various states of disrepair due to water infiltration from the failed roofing system. While there is deterioration and evidence of water damage throughout the building, the most significant damage is located below the portions of the roof that are flat. With portions of the ceiling and floor coverings and finishes deteriorated from the water damage, the underlying floor and roof framing members were partially exposed for review. The portions of these framing members, both timber and steel, that are observable appear to be in fair condition with no obvious indications of noteworthy structural distress or pending failure. The building's exterior masonry load-bearing walls are also in fair condition with isolated locations of minor damage and loose mortar joints. While we were unable to access the roof for this evaluation, it appears that the asphalt shingles on the sloped portions of

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Corres.



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the roof are worn and deteriorated beyond their useful life. The flat portions of the roof were not readily observable; however, the significant and widespread water damage to the ceiling space below these areas suggest the membrane is failing and beyond its useful life.

Based on our observations, it is clear that the building's interior finishes are not salvageable and would require complete replacement should the structure be repurposed in the future. The water infiltration has damaged the wall, ceiling, and floor coverings beyond repair; however, the underlying floor and roof framing members remain in fair condition with limited damage from the elements. We did not observe significant portions of the structural framing systems that are in need of substantial repair or replacement. Similarly, the exterior masonry walls are sound and appear to only require typical maintenance and repairs for a building façade that is nearing 100 years old. In order to preserve the remaining integrity of the building's structural systems, the roof failures must be addressed in the near future. The continued exposure to water infiltration and other exterior elements will cause irreversible damage to the building that would exponentially increase the difficulty and cost associated with its repair.

In addition to replacing the existing roofing systems and the building's interior finishes, we strongly recommend that the schoolhouse be comprehensively tested and sampled for hazardous materials. Based on the vintage of the building and its construction type, it's probable that asbestos, lead, PCB's, and other hazards. It is our understanding that the building may be either demolished or extensively repaired and repurposed. In either scenario, the hazardous materials will require abatement, removal, and disposal. The results of testing and sampling will determine the effort and cost to complete this portion of the work.

Determining the costs associated with replacing the building's interior finishes, roofing system, or other necessary building systems (such as mechanical/electrical/plumbing) was not included as part of this condition assessment. While no specific deficiencies to the schoolhouse's structural elements were observed, we would recommend budgeting between \$75,000 and \$100,000 to address various conditions that may currently be concealed or otherwise hidden until extensive renovation work is underway. As long as the active water infiltration is addressed in the near future to preserve the current condition of the building's structural systems, an expected remaining useful life of 50 to 75 years is possible. If the building is left exposed to the elements in its current state, it will continue to deteriorate at a rapid rate and may collapse or become a hazard to the public in as little as 2 years.



FUSS & O'NEILL

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Please contact us with any questions or concerns regarding the results of our structural condition assessment or our recommendations for its rehabilitation and further investigation.

Sincerely,

Jason J. LeDoux, P.E.
Senior Project Manager

Enclosures: Photos



Photo 1: Overview of 51 Bay State Road



Photo 2: Typical Condition of Exterior Facade

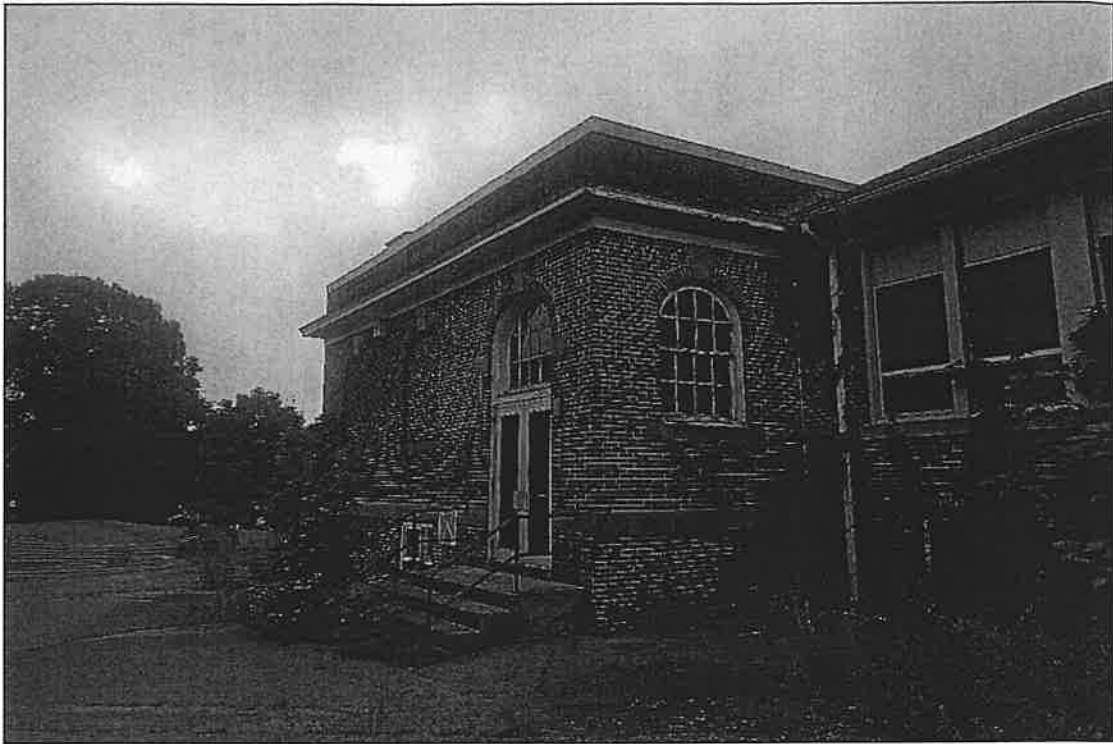


Photo 3: Typical Condition of Exterior Facade



Photo 4: Typical Damage and Deterioration to Interior Finishes



Photo 5: Typical Damage and Deterioration to Interior Finishes

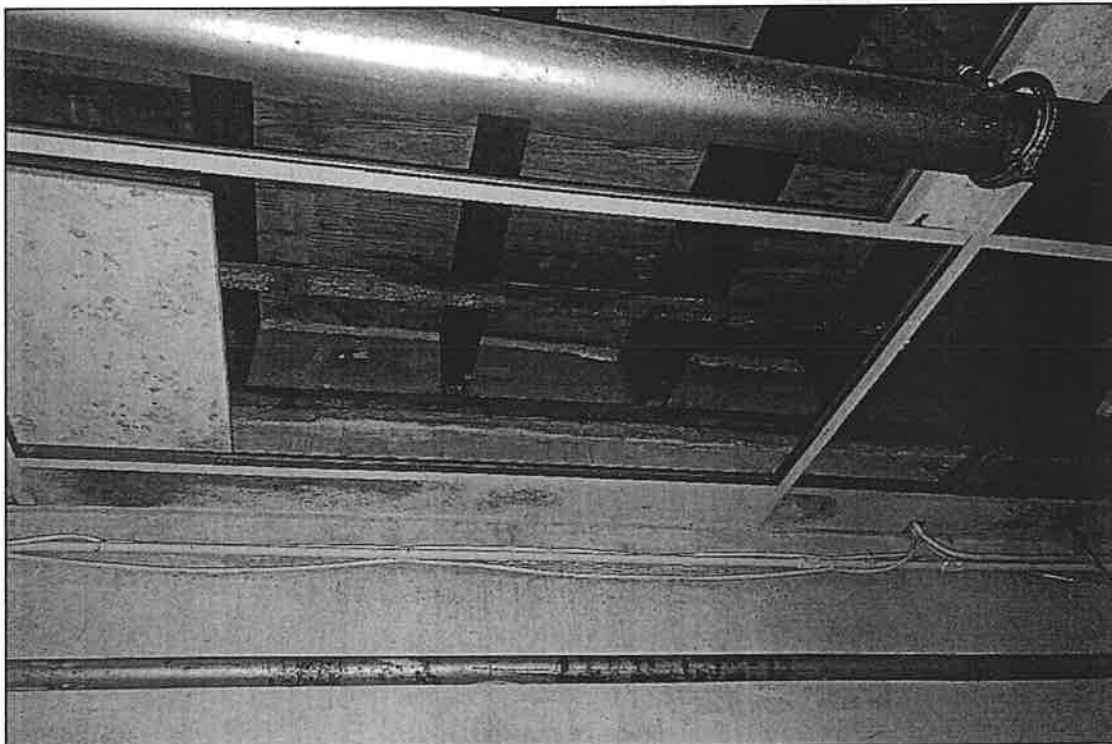


Photo 6: Typical Condition of Existing Timber Framing

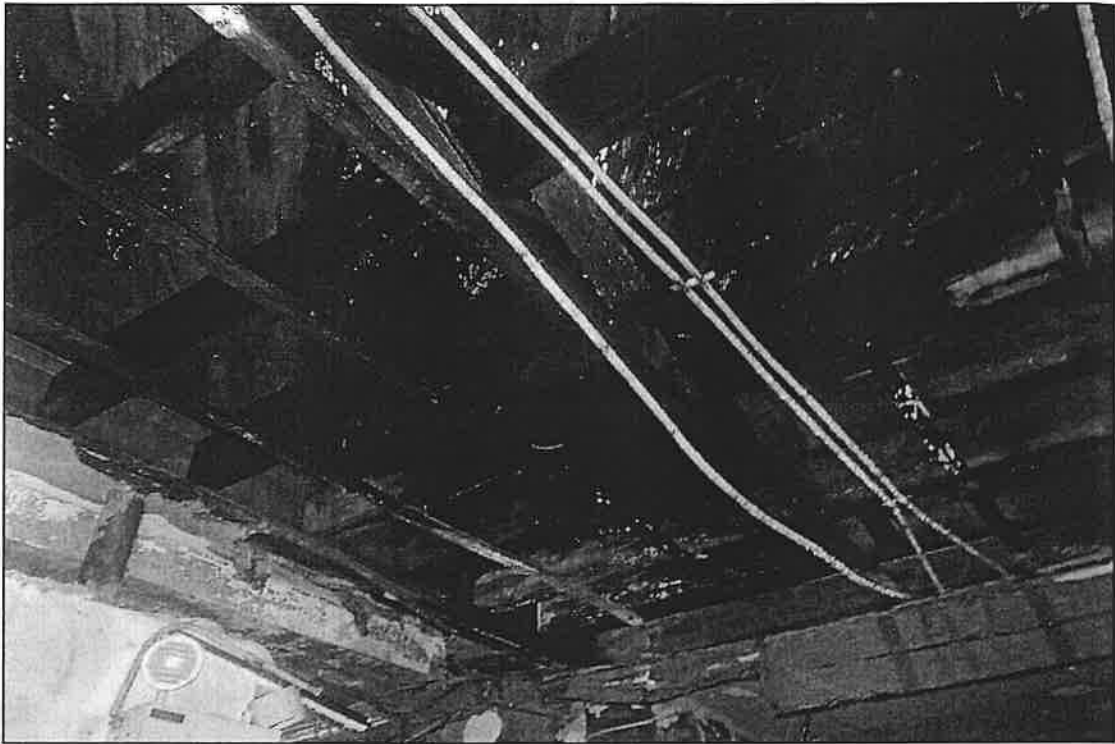


Photo 7: Minor Deterioration of Exposed Timber and Steel Framing

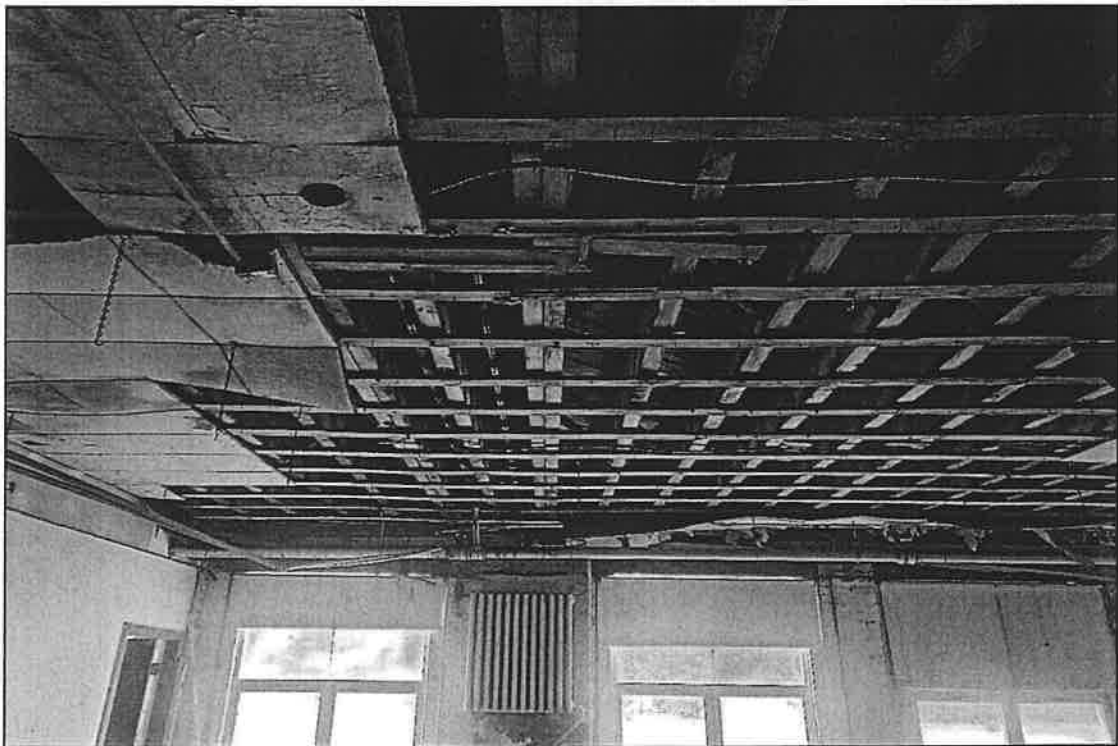


Photo 8: Exposed Floor Framing Members