

Office of  
SELECTMEN  
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**BOARD OF SELECTMEN MEETING**  
**Monday, March 16, 2020 5:30 PM**  
**EXECUTIVE SESSION MEETING MINUTES**  
**Gladys L. Hurrell Rehoboth Senior Center**  
**55 Bay State Road**

**Present:** Selectman Frederick "Skip" Vadnais, Selectman David Perry, Selectman James Muri, Selectman Gerald Schwall, Selectman Michael Costello, and Interim Town Administrator Deborah Arruda

At 5:34 PM The Chairman Schwall called the meeting to order in open session, stating the first order of business is Executive Session.

On a motion made by Selectman D. Perry, seconded by Selectman J. Muri, it was voted to enter Executive Session at 5:34 PM pursuant to *MGL Chapter 30A, §21(a) (2) to conduct contract negotiations with non-union personnel; (3) to discuss strategy with respect to litigation if an open meeting may have a detrimental effect on the litigating position of the public body.*

**Roll call:** Perry, aye; Muri, aye; Vadnais, aye; Schwall, aye; Costello, aye. Vote 5-0.

**Topic of discussion:**

**Building Commissioner Contract**

The Board reviewed the contract with the Building Commissioner; wages (2½%) proposed by Bill McDonough.

G. Schwall and J. Muri recommend 3% increase and the Board agreed; vacation time - allowed time only; 3 weeks; 5 days personal time.

G. Schwall- convert time to hours; time off (hours worked per week equal vacation time).

Bill McDonough questioned termination terms (90 days vs. a 3yr contract), stating it does not match or go along with 3yrs contract – questioned if the Board can remove him with a 90-day notice, only. Does "Just Cause" apply to this area?

G. Schwall- severance pay is not in the clause either- may be the wrong copy of the contract. Clause is missing. Will discuss with Counsel. Will rewrite the job description with dates, as requested by S. Vadnais.

**Topic of discussion:**

**Chapter 61 Land**

**Present:** Board of Assessor Eugene Campbell, Charles Procopio, Riccardo Binette and Administrative Assessor Linda Greaves

E. Campbell explained how the land was divided from Middlebrook Country Club to new owners. Daniel Roach will be meeting with the Assessors when the application comes in to try and stop this from happening again (Form A).

S. Vadnais- original owner enjoyed the Chapter 61B and others are trying to follow suit.

S. Vadnais- bordering RI and the attorneys do not understand 'Right of First Refusal'. John Ferreira had other land behind his property that he kept in Chapter. When the solar company wanted to come in, Linda Greaves was very clear about Chapter 61B being in place.

John Ferreira is trying to do the same with Veader Farm but we are stopping it.

Town has the right of first refusal – the Assessor's office has sent a letter out to Mr. Ferreira.

The Assessors were not told prior to the plan going into place, the change of use. Assessors sat with landowners and explained the situation to them and advised them to get a lawyer.

S. Vadnais- CPC, RNAPC, PB, ConCom and Assessors are notified by Board of Selectman about Chapter 61 situation and are given the right to exercise their right.

Carol Williams, Community Preservation Committee Chair, joined the meeting.

Ms. Williams is opposed to what happened with the property on Middlebrook.

S. Vadnais- spoke with Carol regarding the situation at hand- only house lots are available to come out of Chapter 61B. She can take a week to think about the situation, and speak with her committee and decide whether to exercise their right.

Ms. Williams - unfortunately, with Coronavirus meetings are on hold because the public needs to be present. We are not ready to have meetings "virtually".

S. Vadnais- asking the Board of Selectman not to exercise their right- land has been sold, but the Board has learned from this mistake and needs to move forward. The Board makes the final decision. Lots are being sold at high rates and it is not worth it. The Town will be stuck in legal actions for a long time- we cannot bring it back to where it was.

Per Ms. Williams, the Board can proceed with a decision but I cannot give an official vote without meeting with the committee.

G. Schwall- appreciates Carol's view of the situation and because of her decision and questions have opened the Boards eyes to a situation that will never happen again. We, the Board, have steps in place now moving forward.

Carol Williams- very interested in Middlebrook and spoke to original owners and, at the time, it was going solar so the committee stepped back; no house lots were in its future - until now - verry disappointed.

S. Vadnais- the original price of the land was \$1.1 million and I don't think CPC would have been able to purchase it.

G. Schwall- we do have another property, the Veader property – Per Mr. Campbell, once the "change of use" comes into play the Town has the "right of first refusal".

D. Perry suggested Ms. Williams use available sources before land its sold.

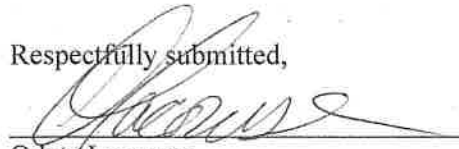
S. Vadnais- schedule for March 23<sup>rd</sup> – add to the agenda for discussion.

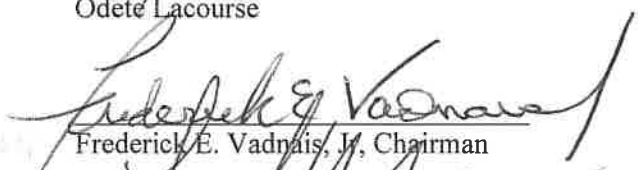
G. Schwall- by end of week we will have something in place as to how we will be handling meetings moving forward.

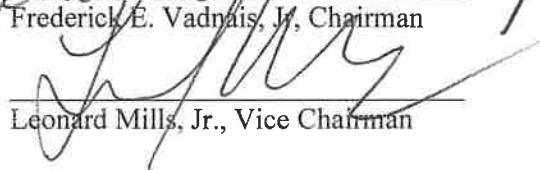
**Adjournment:**

On a motion made by Selectman D. Perry, seconded by Selectman S. Vadnais, it was voted to adjourn the 3/16/2020 Executive Session at 7:04 PM and to reconvene in Regular Session. **Roll call:** Schwall, aye; Muri, aye; Costello, aye; Perry, aye; Vadnais, aye. Vote 5-0

Respectfully submitted,

  
Odete Lacourse

  
Frederick E. Vadnais, Jr., Chairman

  
Leonard Mills, Jr., Vice Chairman

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George Solas, Sr., Clerk

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Michael P. Deignan, Member

  
Robert Johnson II, Member

**BOARD OF SELECTMEN**

**Approved: 5/30/2023**