

**SELECT BOARD MEETING**  
**Joint with the Stoughton Redevelopment Authority**  
**Tuesday, June 18, 2024 7:00PM**  
**The Great Hall, 10 Pearl St., 3<sup>rd</sup> Floor**  
**Stoughton MA 02072**  
**& VIRTUALLY via GOOGLE.MEETS**

Order Suspending Certain Provisions of the Open Meeting Law, G.L.C. 30A § 20", until March 31, 2025, this meeting will be conducted both in person and virtually via Google Meets.

A comprehensive record of the proceedings will be posted on the Town's website and/or SMAC as soon as possible after the meeting if live broadcast or livestreaming is unsuccessful. Times are approximate and items may be taken out of order at the discretion of the Chair.

Present: Chair Stephen Cavey, Vice Chair Scott Carrara, Lou Gitto, Joseph Mokrisky and Debra Roberts.

Also present: Tom Calter, Town Manager.

**Open Session - Call to Order and Pledge of Allegiance**

Chair Cavey called the meeting to order at 7:09 p.m.

All stood for the Pledge of Allegiance.

Chair Cavey moved item #8 Consent Agenda.

**Consent Agenda:**

- a. Approval of Open Session Meeting Minutes of June 4, 2024
- b. Authorization to extend Sunset Clause
- c. Code of Conduct and Ethics Acknowledgement Form
- d. Christ the Rock Church street signs request

a. Mr. Carrara made the motion to table a. Approval of Open Session Minutes Meeting of June 4, 2024. Motion seconded by Ms. Roberts. Motion carried 5 - yes 0 - no.

b. Authorization to extend the Sunset Clause

Ms. Elizabeth Zaleski, Finance Director, explained that the request was essential to maintain a good balance with the Bond Council. The Town has 147 open articles, 23 of which will expire June 30, 2024. A yes vote of the Select Board will extend the articles for one additional year. Chair Cavey asked what the Town would lose with a no vote. Ms. Zaleski gave two examples: \$7.5 million in the Sewer/Water Department and \$530,000 in the I & I Department. Ms. Roberts made the motion to approve the extension, seconded by Vice Chair Carrara. The motion to passed 5 - yes 0 - no.

c. Code of Conduct and Ethics Acknowledgement Letter

Chair Cavey reviewed the acknowledgement letter and suggest an amendment presented by Vice Chair Carrara; to change the language "may result" to "will result in immediate revocation". Mr.

Gitto made the motion to approve as amended, seconded by Vice Chair Carrara. The motion carried 5 – yes 0 – no.

d. Christ the Rock Church street sign request

Mr. Mokrisky asked that this be tabled for further research. Mr. Mokrisky made the motion to table to a future meeting. Motion seconded by Ms. Roberts. The Board voted 5- yes 0 - no.

**Select Board Comments**

Mr. Mokrisky announced the death of Howard Hansen on June 17<sup>th</sup>. Mr. Hansen served the Town in many capacities, longtime Town Moderator, a member of the Historical Society. Mr. Hansen's knowledge of the history of Stoughton was extraordinary and he often mentored young people. Mr. Mokrisky requested a moment of silence.

Mr. Mokrisky read the obituary of Mrs. Gloria Sutton Veale, who passed away on June 12<sup>th</sup>. Mrs. Veale was a Stoughton resident for 51 years and an employee of the Assessor's office. Mr. Mokrisky requested a moment of silence.

Mr. Mokrisky asked to consider banning the water gun and water balloon fights during the 4<sup>th</sup> of July parade and asked the Town Manager take action.

Ms. Roberts, in reference to the special election and the failure to pass the funding for the South School, suggested a closer working relationship between the Town and the School Department. and Chair Cavey and Town Manager Calter serve as liaisons. In addition, Ms. Roberts extended an invitation to everyone to attend the Juneteenth celebration at the high school on June 19<sup>th</sup>. Mr. Gitto thanked Ms. Roberts for her comments relating to the South Elementary School. He suggested public forums take place, between now and September, to inform the residents of the needs and what needs to be done. Vice Chair Carrara added that he believes no one objected to a new South School but the plan presented was the problem, as it was excessive and perhaps more than needed.

Chair Cavey announced the re-scheduling of the July 2, 2024 meeting of the Select Board to Wednesday, July 3rd. Chair Cavey informed the Board of a letter dated February 23, 2021 from the Select Board to the School Committee expressing full support for the building of a new school at the South School elementary site. The current facility, built in 1958, is inadequate to respond to the current requirements of ESL, Special Education, Speech Therapy and ADA requirements.

**Town Manager Comments**

Town Manager Calter announced the re-scheduling of the trash/recycle pick-up due to the Juneteenth holiday. The usual pick-up for June 19th will move to June 20<sup>th</sup> and recycling will move to June 21, 2024. Mr. Gitto expressed concern that residents may not know of the change and suggested a reverse 911 call for communication.

**Citizens' Comments**

Chair Cavey reviewed the ground rules for citizens' comments.

Ms. Cynthia Walsh, 1096 Park Street, suggested that the trash/recycling schedule be included with the next water bill. Ms. Walsh added her condolences for Ms. Veale and Mr. Hansen.

Ms. Pat Yanikowski commented on the proposed Code of Conduct. She asked that the Code include all Town departments and all Town employees. She referenced a comment heard at Town meeting, that referred to the School Department as the "greedy" School Department.

Ms. Rachel Lazurus, Jordan Drive resident, thanked Ms. Roberts for her efforts relative to Juneteenth celebration. She is glad to see the Town involved in equity and diversity. She expressed her disappointment with the outcome of the special election and added that remarks from Ms. Lisa Lyons were inaccurate.

Ms. Megan Teixeira, 115 Commonwealth Drive resident, came forward to oppose the appointment of Ms. Lisa Lyons to the Stoughton Redevelopment Authority. She cited previous comments of Ms. Lyons like "the needy and poor parents of the South School" while failing to mention the awards achieved by the South Elementary School.

Mr. Jay Mallen thanked Ms. Roberts for the efforts in preparation for the Juneteenth event and asked that the Boards, Teachers and School Department find ways for greater cooperation.

Ms. Roberta Harback asked about progress of the Hebrew Senior Life project. Chair Cavey clarified that on tonight's agenda was a discussion of the Master Plan, not the project itself.

Ms. Lisa Lyons, precinct 2, came forward to object to the statements made about her and reiterated that she stands behind the data she presented.

Ms. Alayna Canas, 257 Third Street, objected to the possible appointment of Ms. Lyons to the Stoughton Redevelopment Authority. She pointed out Ms. Lyons spearheading the no vote for the construction of the South Elementary School, the negative statements, to referring to migrants as "illegals". Ms. Canas stated that she believes the views of Ms. Lyons were contrary to the perspective and vision of the Town.

Ms. Lauren Morris asked Chair Cavey to post on Facebook the letter dated February 23, 2021. Chair Cavey agreed.

Chair Cavey announced a 5-minute recess.

The Select Board reconvened at 8:09 p.m.

#### **Interview for Appointment to the Stoughton Redevelopment Authority.**

**Candidate: Ms. Lisa Lyons**

**Representatives of the Stoughton Redevelopment Authority: Ms. Roberta Harback, Mr. Peter Buckley and Mr. Bob Desmond**

Ms. Harback called the meeting of the Stoughton Redevelopment Authority to order read into the record the notice of vacancy.

Mr. Mokrisky asked Ms. Lyons to talk about her background and experience to serve on the Board. He asked if she had read the charge given the SRA detailing the functions of land uses, zoning issues, planning. He stated that it was not the role of the SRA to promote businesses, but rather the management of land.

Ms. Lyons responded that she had watched the meetings of the SRA for the past 3 years, but had not read the charge. Chair Cavey added that there may be conflict of interest on certain topics, considering that Ms. Lyons is also a member of the Finance Committee. Ms. Lyons responded, in that event, she would recuse from that particular discussion. Chair Cavey continued, noting that SRA is autonomous, independent and not an agency of the municipality. He asked her to state her position if there arose a conflict between the SRA and the Finance Committee. Ms. Lyons responded that first her position would be a focus on the taxpayer and the Town. Chair Cavey asked her capability in the following: design standards, taking of land via eminent domain, issuance of bonds/grants and loans. Ms. Lyons responded that she had capability in all areas. Mr. Gitto asked for a clarification of Ms. Lyons's opinion of the SRA. Ms. Lyons responded that downtown progress had been minimal. She would like to assist in exploring various avenues of

moving the project forward. Mr. Gitto asked for a description of the lack of progress. He asked also what she had learned from three years of watching the meetings of the SRA. Ms. Lyons mentioned changes in the Post Office location and said there should be public input.

Mr. Peter Buckley nominated Ms. Lyons to the Stoughton Redevelopment Authority, term to continue until April 2025. On the motion, the Board voted 5 - yes 3 - no.

Ms. Harback congratulated Ms. Lyons on her appointment to the SRA

Ms. Harback made a motion to close the meeting of the Stoughton Redevelopment Authority, seconded by Mr. Buckley. The joint session of the Stoughton Redevelopment Authority with the Select Board was adjourned at 8:36 p.m.

Chair Cavey announced a 5-minute recess.

The Select Board reconvened at 8:41 p.m.

**Public Hearings:**

**a. Application for a Common Victualler License - KPA Restaurant & Sports Grill Inc., 756 Washington Street**

Chair Cavey asked Vice Chair Carrara to conduct the public hearing. Vice Chair Carrara read the public hearing notice into the record. Chair Cavey made the motion to open the public hearing, seconded by Ms. Roberts. The motion passed 5 - yes 0 - no.

Mr. Kelly Francois, participating remotely, explained the reason for his request, essentially to continue the experience of "Blessed Experience" with breakfast and dining-in. Vice Chair Carrara reviewed the departmental responses noting a contingency by the Board of Health with regard to an existing non-conforming dumpster. Mr. Gitto asked where Mr. Francois would be located as the application lists the business mailing address in Florida, and his residence in Andover. Mr. Francois responded that he lives in Andover when in Massachusetts. His sister would be in charge of the restaurant. In response to a question from Ms. Roberts, Mr. Francois described the cuisine as American, Haitian, Caribbean, Dominican. Chair Cavey asked the specialty of the house. Mr. Francois responded seafood boil. In response to Ms. Walsh, Mr. Francois said he is a lessee, but will investigate the ADA compliance.

Mr. Mokrisky made the motion to close the public hearing, seconded by Ms. Roberts. Motion passed 5 - yes 0 - no.

Mr. Mokrisky made the motion to approve, seconded by Ms. Roberts. The motion carried 5 - yes to 0 - no.

**b. Applications for a Common Victualler License, Entertainment License, Amusement License and Amendment to all All Alcohol License (Change of Location) - Michael Romanuk Post 1645 VFW Inc. now located at 14 Seaver Street**

Vice Chair Carrara read the public hearing into the record. Two representatives were in attendance. Mr. James Kelly explained that the organization is moving all licenses held at the location on Washington Street location to the new location at 14 Seaver Street, the original site of the Knights of Columbus. The hours of operation to be 10:00am to 1:00am. Vice Chair Carrara reviewed the departmental responses, noting that the full food license is pending. Mr. Kelly, in response to a question from Ms. Walsh, 1096 Park Street resident, said the location could accommodate up to 97 people. His organization was hoping to share the space with the Knights of Columbus.

Mr. Mokrisky made the motion to close the public hearing, seconded by Ms. Roberts. Motion passed 5 - yes 0 - no.

Mr. Mokrisky made the motion to approve the applications, seconded by Ms. Roberts. The motion passed 5 - yes to 0 - no.

#### **Town Boards and Committee Appointments**

##### **Planning Board – One Vacancy 5-year term**

Chair Cavey announced that the vacancy for the Planning Board would be tabled to July 3, 2024.

##### **Board of Assessors - One Vacancy 3-year term**

###### **Janet Teal (incumbent)**

Town Manager Calter and Ms. Roberts spoke in favor of Ms. Teal, noting that she had performed very well, has shown skill in the position. Ms. Roberts nominated Ms. Teal to continue. The Board voted to approve 5 - yes 0 - no.

##### **Commission on Disabilities – One Vacancy 2-year term, Two Vacancies 3-year terms**

###### **Forrest Lindwall, Ann Maderer (incumbent) and Christiana Odunze (incumbent)**

Vice Chair Carrara nominated Ms. Maderer and Ms. Odunze to the 3-year terms, and Mr. Lindwall to the 2-year term. The Board voted to approve 5 - yes 0 - no.

##### **Community Preservation Committee - One Vacancy 3-year term**

###### **Michael Barrett (incumbent)**

Mr. Mokrisky nominated Mr. Barrett to a 3 - year term. The Board voted to approve 5 - yes 0 - no.

##### **Constables- Seven Vacancies 3-year Terms**

###### **Nicholas Joseph**

Mr. Joseph, a Stoughton resident, presented a letter of recommendation in his application packet from Atty. Crimmins. Mr. Mokrisky asked if the letter represented employment by Atty. Crimmins. During the discussion it was determined that the application does not request future employment information. The Board agreed to consider adding this requirement for future applications.

Mr. Gitto nominated Mr. Joseph as Constable. The motion carried 5 - yes 0 - no. Chair Cavey congratulated Mr. Joseph on his appointment.

Ms. Roberts made the motion to review the policy regarding Constables, seconded by Mr. Gitto. The Board voted 5 - yes 0 - no.

##### **Energy and Sustainability Committee - Two vacancies 3-year terms**

###### **Tamisha Civil (incumbent) and Molly Cochran (incumbent)**

Ms. Civil, participating remotely, expressed her interest in being re-appointed. Ms. Cochran, present in the hall, stated that she was looking forward to continue working with the Chair, Nathan Cleveland.

Ms. Roberts nominated Ms. Civil and Ms. Cochran to the Energy and Sustainability Committee. The Board voted 5 - yes 0 - no.

##### **Metropolitan Area Planning Council (MAPC) Alternate - One Vacancy 3-year term**

###### **Mr. Stan Zoll**

Mr. Zoll, participating remotely, withdrew his application.

Ms. Roberts, currently on the Board, expressed that Ms. Pamela McCarthy has expressed interest in continuing to serve.

Chair Cavey announced that the vacancy for the MAPC Alternate would be tabled to July 3, 2024.

**Stoughton Media Access Corporation (SMAC) Two Vacancies 2 - year terms**

**Stephen Bates (incumbent), Bob Mullen (incumbent) and Terry Schneider**

Chair Cavey announced that Mr. Schneider's application had been received after the deadline, therefore would not be considered. Mr. Bates, in attendance and the current treasurer, came forward to ask to be re-appointed. He said he enjoys working with the current team. Mr. Mullen, also in attendance, expressed his interest in continuing.

Ms. Roberts nominated for re-appointment Mr. Bates and Mr. Mullen. The Board voted to approve 5 - yes 0 - no

**Zoning Board of Appeals - One Vacancy 5-year term**

**Gary Ilacqua (incumbent) and Emiel Barbosa**

Chair Cavey announced the Daniel Pessia had resigned after the advertisement had been published, therefore there is an additional unexpired 2-year term vacancy. Mr. Ilacqua expressed preference for the 2-year term. The Board tabled appointment to July 3, 2024.

**Council of Aging - Two vacancies 3-year terms**

**Brian Butler, Jane Desberg (incumbent), Joseph Taylor and Maryann Walsh (incumbent)**

Chair Cavey announced the death of Board member Boyd Walls, leaving a 2-year unexpired term. Ms. Roberts nominated Brian Butler for the 2-year unexpired term and Vice Chair Carrara nominated Ms. Desberg and Ms. Walsh for the 3-year terms. The Board voted 5 - yes 0 - no.

**Library Trustees - Two vacancies 3-year terms**

**Harvey Levensohn (incumbent), Margaret Sewcylk (incumbent) and Martin West**

Mr. Levensohn, participating remotely, spoke noting his involvement with the library for 45 years. Ms. Sewcylk stated that she was proud of the Stoughton Library. She praised the recent program of the Town-wide reading of "Soul of an Octopus". Mr. West commented that he served as a tutor in the Adult Literacy Program.

Ms. Roberts nominated Mr. West and Ms. Sewcylk. Vice Chair Carrara nominated Mr. Levensohn. On the nominations, the Board voted Ms. Sewcylk 5 - yes 0 - no; Mr. West 2 - yes 3 - no and Mr. Levensohn 4 - yes 1 - no.

**Open Space Committee- One Vacancy 2-year term and Four Vacancies 3-year terms**

**Juan Fox (incumbent) and John Perry (incumbent)**

Mr. Fox expressed his interest in continuing to serve. Mr. Perry spoke of his 8 or 9 years of involvement with the Open Space Committee and his interest in preserving green space.

Mr. Carrara nominated Mr. Fox and Mr. Perry for 3-year terms on the Open Space Committee. The Board approved 5 - yes to 0 - no.

Mr. Jay Mallen 195 Perry Street resident, a recent graduate with a bachelor's in political science, and a resident of Stoughton for 25 years, volunteered for this Committee.

Ms. Roberts nominated Mr. Mallen for a 3-year term on the Open Space Committee. The Board approved 5 - yes 0 - no vote.

**Stoughton Equal Opportunity Committee - Three vacancies 3-year terms**

**Tamisha Civil (incumbent) and Christiana Odunze**

Both Ms. Civil and Ms. Odunze expressed their interest in continuing to serve. Ms. Roberts nominated Ms. Civil and Ms. Odunze to the Stoughton Equal Opportunity Committee. The Board voted 5 - yes 0 - no to approve.

**Cultural Council - Five vacancies 1-year terms and One Vacancy 3-year term.**

**Dianne Shemtov, Teresa Tapper and Martin West**

Ms. Shemtov, a 6-year resident of Stoughton, has worked 32 years for a non-profit and has experience as an event planner. Ms. Tapper, currently on the Youth Commission, expressed a strong belief in cultural awareness. Town Manager Calter and Ms. Roberts spoke on behalf of Ms. Tapper, noting her work effort.

Ms. Roberts nominated Ms. Tapper for the 3-year term, Ms. Shemtov and Mr. West for the 1-year term on the Cultural Council. The Board voted to approve 5 - yes 0 - no.

**Brockton Area Transit - One Vacancy 3-year term**

Mr. Mokrisky volunteered to serve in this capacity.

Chair Cavey tabled this appointment to July 3, 2024.

**Zoning Board of Appeals – Alternate – Five Vacancies 1-year terms**

Mr. Jay Mallen volunteered to serve as an alternate on the Zoning Board of appeals for a 1-year term. He was nominated by Ms. Roberts. The Board voted 5 - yes to 0 - no.

**Request to add the following to the Town Manager's 2024/2025 goals: Oversee the delivery of a Property Master Plan by Hebrew Senior Life**

Mr. Gitto asked if the Town Manager could request a master plan from the Hebrew Senior Life Organization relative to the 50 acres being considered for a housing project. He suggested that some of the wetlands could be altered, and such an effort would give the Town greater control over the affordable housing in the Town. He noted that the current proposal involves only 5 acres. Mr. Mokrisky objected on the grounds that it was not the responsibility of the Town Manager to become involved. Ms. Roberts also objected on the grounds that Town Manager Calter had a very full plate of responsibilities and a long list of goals. Vice Chair Carrara remarked that the Town Manager should not be burdened with the scope of a private entity and its project.

Mr. Gitto moved to add to the Town Manager Calter the delivery of a master plan from Hebrew Senior Life. The motion was not seconded and therefore failed.

Ms. Roberts made the motion to enter the executive session, seconded by Chair Cavey. Motion passed 5 – yes 0 – no.

Chair Cavey announced that the Board would adjourn from Executive Session and would not return to open session.

The Open Session of the Select Board on Tuesday, June 18, 2024 was adjourned at 10:40 p.m.

**Documents Used During the Meeting**

1. Executive Summary
2. Item #5 Interview for Appointment to the Stoughton Redevelopment Authority 3 pages
3. Item # 6 a. Application for Common Victualler License -KPA Restaurant and Sports Grill, Inc. 756 Washington Street 46 pages

Item# 6 b. Application for a Common Victualler License, and Entertainment, Amusement Licenses and an Amendment to an All Alcohol License - Michael Romanuk Post 1645 now located at 14 Seaver Street 48 pages

4. Item #7 Town Boards and Committee Appointments 48 pages
5. Item #8 a. Consent Agenda 6 pages

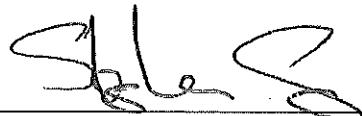
Item #8 c. Consent Agenda 1 page

Item #8 d. Consent Agenda 10 pages

Approved on:

07/03/2024

Signed by:



Stephen M. Cavey, Chair