

Board of Selectmen Meeting  
Remote Participation  
January 25, 2021– 6:00 P.M.

Participating Remotely: Doreen M. Goodrich, Tristan J. Laliberte, Daniel S. Carpenter,  
Lionel Berthiaume  
Not Participating Scott C. Wrenn  
Also: Town Manager Julie A. Jacobson and CFO/Asst. Town Manager  
Ed Kazanovicz

The Chair Doreen Goodrich called the meeting to order at 6:00 P.M.

The Chair Doreen Goodrich stated that this Open Meeting of the Town of Auburn Board of Selectmen is being conducted remotely, consistent with Governor Baker’s Executive Order of March 12, 2020, which suspends the requirement of the Open Meeting Law to have all meetings in a publicly accessible *physical* location. Further, all members of public bodies are allowed and encouraged to participate remotely as long as reasonable public access is afforded so that the public can follow along with the deliberations of the meeting.

Ensuring public access does not ensure public participation unless such participation is required by law. This meeting will allow for public comment under agenda item 2a) and there is a call in number for those who want to speak during that public hearing. For the public to join the meeting remotely by telephone, call 1-408-650-3123 and enter Access Code 235-235-861. Or, the public can join via computer at <https://global.gotomeeting.com/join/235235861>.

All supporting materials that have been provided to the members of this body are available on the Town’s website. The public is encouraged to follow along using the posted agenda.

As a preliminary matter, she identified herself as Doreen Goodrich the Chair of the Board and confirmed that all members and persons participating in the agenda were present and could hear her:

- Lionel Berthiaume - Yes
- Daniel Carpenter - Yes
- Tristan Laliberte - Yes

Also,

- Town Manager Julie Jacobson - Yes
- CFO/Asst. Town Manager Ed Kazanovicz - Yes
- Administrative Assistant Sharon Kwiatkowski - Yes

The Chair made a statement that the time for the public hearing for agenda item 2b) Notice of Intent to Sell Land at 50 Washington Street is 6:15 P.M., as voted by the Board, instead of 6:00 P.M. There will be public comment under that item.

Chair Doreen Goodrich announced that she would be turning over the gavel to the Vice Chairman Tristan Laliberte to preside over the item based on guidance she has received from the State Ethics Commission. Mrs. Goodrich stated that, although she is not a direct abutter herself, she resides in cooperative living where the entire property is considered an abutter and so she was recusing herself in the matter.

The Chair also noted that the meeting was being recorded by Auburn Cable Television and she stated that all votes to be taken in this meeting will be conducted by roll call vote.

Public Hearings/Presentations

Public Hearing Car Lotz, Inc–Motor Vehicle Class II License and Auto Repair License at 525 Washington Street, Auburn, MA.

At 6:03 P.M. the Board of Selectmen voted to open the public hearing on the application by Car Lotz, Inc. for a Motor Vehicle Class II License and Auto Repair License at 525 Washington Street, Auburn, MA. (Motion made by Mr. Laliberte; motion seconded by Mr. Berthiaume) roll call vote: Mr. Laliberte, Yes; Mr. Berthiaume, Yes; Mr. Carpenter, Yes; Mrs. Goodrich, Yes – passed 4 to 0.

Mr. Pruitt was present remotely and explained the license applications to operate a Class II and Auto Repair business by consignment. He described the business operation. Mr. Pruitt said that they are new to this region, but have operated in other locations.

The Board received the recommendations from the Development Coordinating Group (DCG) for license conditions:

- The applicant shall obtain all necessary permits and inspections from Town Departments, Boards, or Commissions;
- The applicant shall work with the Fire Department to set up a site visit and update the flammable storage license;
- The applicant shall apply for a sign permit through the Building Department;
- The applicant shall confirm with the Board of Health that there is no spray booth at the property.

Mr. Pruitt advised that he had participated in the DCG meeting and was aware of the conditions that the group recommended.

The Chair noted that the abutters were notified and asked if there was anyone wishing to be heard on the applications. There were no abutters wishing to speak on the issue.

There were no questions from Board members.

At 6:11 P.M. the Board voted to close the hearing (Motion made by Mr. Berthiaume; motion seconded by Mr. Laliberte) roll call vote: Mr. Laliberte, Yes; Mr. Berthiaume, Yes; Mr. Carpenter, Yes; Mrs. Goodrich, Yes – passed 4 to 0.

The Board of Selectmen then voted to approve the Motor Vehicle Class II and Auto Repair licenses at 525 Washington Street, provided that all applicable requirements of the state and town and any

of its departments, boards, commissions have been fulfilled. Said licenses are subject to all the conditions stated upon them. Failure to comply with any and all the conditions shall invalidate the licenses and render them null and void and with the conditions of the DCG to be placed on the licenses (Motion made by Mr. Berthiaume: motion seconded by Mr. Laliberte) roll call vote: Mr. Laliberte, Yes; Mr. Berthiaume, Yes; Mr. Carpenter, Yes; Mrs. Goodrich, Yes – passed 4 to 0.

The Board of Selectmen voted to move forward agenda item 4b) Change of Corporate Name – Auburn Webster Lodge No. 2118 – Revote per State ABCC with revised application documents as requested by the ABCC (Motion made by Mr. Berthiaume; motion seconded by Mr. Laliberte) roll call vote: Mr. Laliberte, Yes; Mr. Berthiaume, Yes; Mr. Carpenter, Yes; Mrs. Goodrich, Yes – passed 4 to 0.

Doreen Goodrich disclosed that she is a member of the Auburn Webster Lodge No. 2118 and she has no financial interest in the agenda item and can make a fair and impartial decision.

On October 26, 2020 the Board of Selectmen voted to approve a change of corporate name and submitted it to the State Alcoholic Beverages Control Commission (ABCC) for their approval. The Board reviewed the recommendation of the ABCC investigator on the application. The investigator returned the application with no action, pending the submittal of revised documentation. The Board reviewed the revised application documents for the amendment/change of corporate name.

Mr. Bill Coakley was participating in the meeting and stated that the correct name of the organization is the Auburn Lodge No. 2118. He thanked Rachel Pressey of the Town Manager’s staff for her assistance in the process to resubmit the requested documents.

The Board of Selectmen then voted to approve the Change of Corporate Name with the revised application documents as requested by the ABCC (Motion made by Mr. Berthiaume; motion seconded by Mr. Laliberte) roll call vote: Mr. Laliberte, Yes; Mr. Berthiaume, Yes; Mr. Carpenter, Yes; Mrs. Goodrich, Yes – passed 4 to 0.

Public Hearing on Notice of Intent to Sell Land at 50 Washington Street. Auburn, MA. – 6:15 P.M.

Mrs. Goodrich stated that since this is a remote meeting she was turning off her camera and microphone. Vice Chair Tristan Laliberte would preside over the proceeding. Mrs. Goodrich said that when the agenda item was completed, Mr. Laliberte would inform her via text and she would re-log onto the meeting and resume the Chair.

The Board of Selectmen voted to open the hearing at 6:16 P.M. on the Notice of Intent to Sell Land at 50 Washington Street. Auburn, MA. (Motion made by Mr. Berthiaume; motion

seconded by Mr. Carpenter) roll call vote: Mr. Carpenter, Yes; Mr. Berthiaume, Yes; Mr. Laliberte, Yes – passed 3 to 0.

The Vice Chairman announced the hearing format to be followed:

1. Presentation by the Town Manager
2. Presentation by the Proposed Buyer Eastland Partners
3. Questions from Board of Selectmen Members
4. Public Comments
5. Board Comments

The Town Manager gave a presentation that addressed:

- M.G.L. Chapter 61 Process
- Maps of 50 Washington Street, 190 Washington Street, Town-Owned Abutting Land and Nearby Town-Owned Land
- Requirements of Notice of Intent to Sell per M.G.L. Chapter 61 Section 8 and Deficiencies in Notice Dated December 10, 2020. New Notice received January 25, 2021.
- Timeline starting with First Notice of Intent on December 10, 2020
- Options under M.G.L. Chapter 61 (Town Exercises, Assigns or Waives Right of First Refusal)
- Potential Revenues to the Town of Auburn if the Town Waives its Right of First Refusal (ROFR)
- Rollback Tax Calculation – Town Manager Jacobson discussed the process for the rollback tax calculation. She noted that the Assessor Seth Woolard was also participating remotely.
- Timeline if Board of Selectmen Exercises ROFR

Town Manager Julie Jacobson reviewed the timeline and advised that the Notice of Intent had also been sent to the Planning Board, Conservation Commission, Open Space Committee and Economic Development Committee. Abutters were notified about this hearing.

The Open Space Committee and Planning Board provided notices that they did not recommend that the Town exercises its right of first refusal for 50 Washington Street, Auburn, MA.

The buyer has indicated that he likely will develop 6 acres of the parcel into commercial use and use an additional 2 acres for better access to his abutting parcel at 190 Washington Street. He has indicated that he would donate approximately 20 acres of back land to the Town, which abuts other Town-owned land. That would increase the Town's open space since that portion can't be developed.

Mr. Berthiaume asked about the rollback tax calculation and if it was based on the 6 acres to be developed and not the full 30.5 acres. Ms. Jacobson answered that it was based on the entire parcel of 30.5 acres that is still in Chapter 61.

Mr. Clay Williams of Eastland Partners was participating and presented information on some potential uses for the property based on the current zoning: car dealership, retail center, office park.

There were no questions from the board members at this point and no members of the public were participating to speak on the matter.

The Town Manager advised that the Conservation Commission would be walking the site and meeting this coming Wednesday to make a recommendation. She said that if the buyer donates the 20 acres back to the town we wouldn't lose much in tax revenues because that land is back land and not developable. Town Assessor Seth Woolard confirmed that the back land is classified as such and the value is much lower, approximately \$5,000.00 an acre. Mr. Woolard stated that all the value is in the primary frontage lot of 6 acres on Route 20.

Mr. Carpenter made a motion to continue the public hearing for 50 Washington Street until the February 8, 2021 meeting at 6:00 P.M. Mr. Berthiaume seconded the motion for discussion.

Under discussion, Mr. Berthiaume asked if the Board needed to wait before making a decision based on the information provided tonight.

Mr. Carpenter said that the Board should wait to hear from the Conservation Commission.

Ms. Jacobson noted that the Town has just received the new Notice of Intent and it has to be reviewed and the Town is legally obligated to do so.

The vote on the motion to continue the hearing until February 8, 2021 at 6:00 PM was taken by roll call: Mr. Berthiaume, Yes; Mr. Carpenter, Yes; Mr. Laliberte, Yes – passed 3 to 0.

Mrs. Goodrich then returned to the remote meeting via computer and resumed the Chair.

#### Presentation on Proposed Library/Goddard Park/Pedestrian Bridge Project

Town Manager Julie Jacobson gave a presentation on the proposed project that would involve three components (parts): Improvements to Goddard Park and Auburn Pond, a sunroom addition on the back of the Library, and the construction of a new pedestrian bridge over Dunn's Brook connecting the Library parcel to Goddard Park. The estimated project cost of these three parts is \$1,010,000.00. The Town is seeking a grant in the amount of \$500,000.00 to fund approximately 50% of the project.

Ed Kazanovicz discussed estimated project costs and talked about financial strategies that would minimize the cost impact on taxpayers. Some considerations were bond proceeds, CIP money already borrowed, grants, state earmark, free cash, stabilization and Town Meeting authorization to borrow to be paid over time.

The Town was just notified that its grant request to the Arthur M. and Martha R. Pappas Foundation was approved by the Foundation in the amount of \$505,000.00.

Mr. Berthiaume commented in appreciation about the generous contribution from the Pappas Foundation to give the grant to the town and he spoke about their beneficent donations to the town over the years.

Ms. Jacobson said that no vote of support was needed from the Board of Selectmen yet on the project and it would need to be brought before the Town Meeting.

Library Director Jean Collins was participating remotely and explained the benefits of the sunroom for better use of the interior of the building and extending the library to the aesthetics of the outside. She said that there would be more room for the patrons and for programs and activities.

Mr. Carpenter questioned how to finance the plan. He said it was a great plan and he asked about the role of the Trustees going forward.

The Town Manager advised that the administration is looking for the Library Board of Trustees' full support and advocacy for this project. She advised that under the Charter the Board of Trustees is a policy-making group and their role is to advocate on behalf of the library and identify the needs in the community. The Town Manager said that the Trustees did a great job with the strategic plan to identify the needs of the community and put together a well-written document and that now it's the responsibility of the Town Administration to implement that plan.

CFO Ed Kazanovicz addressed Mr. Carpenter's questions concerning funding and he advised that he would have an update at the next meeting.

Mr. Carpenter asked about dealing with the geese that inhabit the pond.

Ms. Jacobson said that many towns have come up with innovative, creative ways to deal with geese humanely and the administration is pursuing that information and considering and reviewing unique ideas.

#### Communications

There were no items.

#### Board of Selectmen General Items

##### Dippin Donuts 913 Southbridge Street, Auburn, MA.

The applicant and new owner Anduela Shtrepi was participating remotely and explained the application. She said that there would be no renovations or changes to the operation of the store.

The Board noted the recommendation from the DCG regarding the change in ownership. There are no changes to the premises or operations.

- The applicant shall obtain all necessary permits and inspections from Town Departments, Boards or Commissions;
- The applicant shall provide an updated emergency contact to the Police and Fire Departments;
- If the applicant intends to change signage at the property shall apply for a permit through the Building Division;
- The applicant shall continue to work with the Board of Health and submit any required materials for Transfer of Ownership.

The Board of Selectmen voted to approve the license, provided that all application requirements of the state and town and any of its departments, boards, commissions have been fulfilled. Said license is subject to all the conditions stated upon it. Failure to comply with any and all the conditions shall invalidate the license and render it null and void and with the conditions of the DCG to be placed on the license (Motion made by Mr. Berthiaume; motion seconded by Mr. Laliberte) roll call vote: Mr. Laliberte, Yes; Mr. Berthiaume, Yes; Mr. Carpenter, Yes; Mrs. Goodrich, Yes – passed 4 to 0.

Gift Acceptances in Accordance with MGL Chapter 44, Section 53A

The Board of Selectmen voted to approve with gratitude a gift acceptance to the Police Department from Hilda Healy in the amount of \$100.00 as a “donation to help” (Motion made by Mr. Carpenter; motion seconded by Mr. Laliberte) roll call vote: Mr. Laliberte, Yes; Mr. Berthiaume, Yes; Mr. Carpenter, Yes; Mrs. Goodrich, Yes – passed 4 to 0.

Town Manager Jacobson announced that the Town has applied to the State for permission to have Covid-19 vaccine clinics at the Auburn Senior Center. The Town is awaiting the State’s response.

Proclamations and Recognitions

There were no items.

Tabled Items

There were no items.

Board of Selectmen Member Items

There were no items.

The Board voted to adjourn the meeting at 7:38 P.M. (Motion made by Mr. Berthiaume; motion seconded by Mr. Laliberte) roll call vote: Mr. Laliberte, Yes; Mr. Berthiaume, Yes; Mr. Carpenter, Yes; Mrs. Goodrich, Yes – passed 4 to 0.

Submitted: Sharon A. Kwiatkowski  
Adm. Assistant to Town Manager

The following documents were part of the Board of Selectmen's Meeting of January 25, 2021 and are retained in the Executive Office of the Town Manager:

- January 25, 2021 Agenda.
- Application Documents – Motor Vehicle Class II License and Auto Repair License, Car Lotz, Inc. at 525 Washington Street, Auburn, MA; Memorandum (dated January 20, 2021) from Development Coordinating Group (DCG).
- Notice of Intent to Sell Land (Pursuant to Mass. General Laws Chapter 61) 50 Washington Street, Auburn, MA. and related Documents; Presentation by Town Manager Julie Jacobson entitled “Notice of Intent to Sell Land at 50 Washington Street, Board of Selectmen Public Hearing January 25, 2021”; Presentation entitled “Washington Street Economic Development” by Eastland Partners.
- Presentation on Proposed Library/Goddard Park/Pedestrian Bridge Project and Preliminary Proposed Project Summary – by the Town Manager.
- Application Documents – Common Victualer License Dippin Donuts at 913 Southbridge Street, Auburn, MA; Memorandum (dated January 20, 2021) from Development Coordinating Group (DCG).
- Revised Application Documents as requested by the ABCC for Change of Corporate Name – Auburn Webster Lodge No. 2118 to Auburn Lodge No. 2118
- Gift Acceptance Form – Police Department gift of \$100.00 from Hilda Healy