MINUTES BOARD OF SELECTMEN JANUARY 13, 2022  
Town Hall, 130 Main Street, Sandwich, MA 02563  
7:00 p.m.

Present: B. George, D. Sampson, S. Hoctor, C. Holden  
G. Dunham, Town Manager; Heather Harper, Assistant Town Manager  
Others Present: Ralph Vitacco, Director of Planning and Development

Mr. George opened the meeting at 7:00 PM.

PLEDGE OF ALLEGIANCE

REVIEW AND APPROVAL OF MINUTES

Postponed.

PUBLIC FORUM

Paul McGrath lives on Wakeby Pond and has asked the Town to expand plans to protect the pond. He thought CWRMP was going in the right direction but is concerned about cyanobacterial blooms over the summer. Save Mashpee/Wakeby Pond is an alliance of concerned neighbors. They will do whatever they can to get things done. The pond water is being ruined. He knows the Town is working on this, but there is nothing concrete about what can be done. The Town has done great projects, but it is time to do something about wastewater, as money is available. Federal money is available through the infrastructure fund and should be pursued now.

TOWN MANAGER REPORT

1. Meetings: The next Selectmen meeting is 2 weeks from now; it will be the budget presentation and capital items. He will do the same presentation at the Finance Committee on February 1st. Dr. Gould can come in on February 3rd.

2. Wastewater – the first monthly meeting with Converge included Town counsel and Ed Leonard. They are trying to meet quarterly with the Upper Cape towns. There will be a meeting about Popponesset. Mr. Dunham will follow up with Barnstable next week. The WIIF brings in $1.1-$1.2 million annually. The estimate over time will be $80 million.

3. Massachusetts Municipal will not be holding its annual meeting; some events will be remote.

4. Barnstable County reached out about the ARPA money. Each Town received money based on its population; we received $1.1 million, and the next payment is coming. The County received $4.4 million for Sandwich. The County has approached towns about questions. We will set up a meeting and Jim Killion will update the Board. We want the money back to be used on wastewater. We would need to identify a purpose for its use, then money will be segregated for that purpose.

5. The DPW is still working on drainage improvements on Newtown, Woodridge, and Susan Carsley way. Mr. George asked if we could give the community an update about Covid.
CORRESPONDENCE/STATEMENTS/ANNOUNCEMENTS

Mr. Holden said he made a mistake about naming the agency for the Superintendent search; it will be done by Massachusetts Association of School Committees (MASC) instead. Last night the School Committee had a virtual meeting with MASC and it was a good segue into the future. The Portrait of a Graduate is nearly done. The Bikeways and Pedestrian Committee held a public forum about connecting the Canal bikeway; Town staff and VHB consultants presented. The meeting was well attended. The Board received a letter from a girl scout leader about a forum; it deserves an answer. Mr. Sampson suggested they be invited to an upcoming meeting.

Mr. Sampson has received questions about the Center for Active Living. People have seen the video and were concerned about the use of the building. It is intended to serve the needs of the Council on Aging but also to serve the needs of the community. There has been too much speculation. There is no restriction on age or hours of building use; the building is for the community. Some people have shared concern about availability of the pool, which was supposed to be available to the community when it was built; he suggested that people should lobby the School Committee about use of the pool. Mr. Sampson also said we are approaching the two-year anniversary of Covid. We made adjustments when necessary, but he is dedicated to the Board having in-person public meetings and the need to move forward. He hopes members will support this. Mr. Sampson moved that the Board of Selectmen continue to meet in person. Seconded by Mr. Holden. Passed unanimously.

Mr. Hoctor has heard from people about their tax bill, saying that their taxes jumped greatly. There is a video on the Town website that provides information and should be watched. Property sales are up, and this might be reflected in an increase in one’s tax bill. People have 30 days to file for an abatement. Mr. Sampson said that this is a continuing issue of concern and that it might be worth including an explanation in with the tax bill.

STAFF MEETING

Liquor License Hearings
7:10 PM Public Hearing Clark-Haddad Post 188 American Legion. Change in Corporate Officers, Change of Manager, Alteration of description of Premises – 20 Main St. Raymond Tourville, Proposed Manager. Mr. George read the hearing notice, which also included a 4,900 square foot addition. Mr. Sampson moved to open the public hearing. Mr. Holden seconded. Approved unanimously. Mr. Ray Tourville was present and said the pavilion hasn’t been legal and he wants to correct that. Nothing else has changed. All background checks and dept heads’ reports are positive. This is essentially paper-work so the license matches what has been actually happening. There was no input from the public. Mr. Sampson moved to close the public hearing. Mr. Hoctor seconded. Approved unanimously. Mr. Sampson moved that the board approve the change in corporate officers, change of manager and alteration of description of premises of the Clark-Haddad Post 188 American Legion 20 Main Street. Seconded by Mr. Hoctor. Approved unanimously.

7:15 PM Public Hearing – OURS Mediterranean Tapas Wines & More LLC., 6 Merchants Rd. Unit B, Ekaterina O. Kumbatiadis, Proposed Manager. Mr. George read the public notice. Mr.
Sampson moved to open the public hearing. Seconded by Mr. Holden. Approved unanimously. Ms. Kumbatiadis is present. Currently the Greek Cantina is operating; she has purchased additional units and wants to open in the 4th unit. The goal is to highlight food and wine from all the regions of Greece and Georgia. She feels her businesses have added to Merchants Square. She takes the responsibility seriously and the manager is already certified. The proposed hours are from Noon to 9 PM, 5 to 6 days a week and maybe more in the summer. Food will be cooked on the premises. She would like a year-round liquor license. All appropriate checks are positive. There was no public input. Mr. George moved to close the public hearing. Mr. Hoctor seconded. Approved unanimously. Mr. Sampson said that the biggest thing about the license is not to have any trouble; the police and town officials are available if needed. The license is for the premises only, not the outside. Mr. Sampson moved to approve the all alcohol liquor license request of Ekaterina O. Kumbatiadis, Proposed Manager, OURS Mediterranean Tapas Wines & More LLC., 6 Merchants Rd. Unit B pending approval by Town departments. Mr. Holden seconded. Approved unanimously.

7:20 PM Public Hearing – Dunbar House Gift Shop and Tea Room, Transfer of Annual All Alcohol License, 1 Water St., Kathryn Wolstenholme, Proposed Manager

Mr. George read the hearing notice. Mr. Sampson moved to open the public hearing. Mr. Hoctor seconded. Approved unanimously. Kate Wolstenholme is present. She said she has been at the Dunbar House since 2020. She is ready to close on the property and has been the manager. All approvals have been received. There is no public input. Mr. George moved to close the public hearing. Mr. Holden seconded. Approved unanimously. Mr. Sampson moved to transfer the general on premises all alcoholic beverages liquor license located at 1 Water St., Sandwich from Dunbar Tea Corporation doing business as the Dunbar House Gift Shop and Tea Room to the Dunbar Restaurant and Tea Room Incorporated, not to be released until the full payment of property taxes are received by the Town of Sandwich. Mr. Holden seconded. Approved unanimously.

Director of Planning and Economic Development, Ralph Vitacco – Approval of Housing Production Plan

Mr. Vitacco reported that they had made some changes to the Housing Production Plan after the consultant presented. The Planning Board approved it, but he needs Selectmen approval to present to the State. The Plan identifies housing needs, lays out a plan to reach them, and, once approved, we have safe harbor for 40B projects. There has been some substantive change from November. Mr. George asked whether there has been any news about the housing on the Wing School site. Mr. Vitacco responded that the team applied for tax credits for the first round and is preparing for the next round of credit financing. This was anticipated; there is other financing set up as well, so they are getting closer. Mr. Hoctor commented on the chart that compares Barnstable County to towns in Massachusetts. We have a much higher year-round population than other towns on the Cape. There is a discrepancy on how many residents are year-round vs. seasonal. Terrapin Ridge and Wing will get us to 5.1% affordable units. Mr. Sampson moved to approve the Housing Production Plan as presented. Mr. Holden seconded. Approved unanimously.
OLD BUSINESS

Update on Current Building Projects
Ms. Harper reported that they are talking about type of furnishings for the CAL; everything is moving according to schedule. They are looking at the last quarter for furnishings. There was a project meeting on 100 Rte. 6A, which is winding down slowly. There will be another tour in the next few weeks. She heard today that interior file storage will be coming this month; other furniture will be delayed until mid-March. Mr. George asked how we were coming along with the old police station roof; Ms. Harper said that the donation of materials has not yet been received from Home Depot. Mr. Sampson commented that the police and fire buildings have common utilities, so the police building cannot be peeled off from the fire station; we are responsible for utilities.

FY ’23 Budget Update – Budget Presentation 1/27/2022
Mr. Dunham reported that the FY ’23 budget is progressing well. In speaking with Dr. Gould, she will be ready for the first meeting in February. The key points are fire overtime, public works in the operating budget, and school department capital needs – 10 years’ worth of projects. When the final numbers on those are received, they will make a presentation. The golf course consultant will have numbers for the irrigation system and equipment in about two weeks. Then we can talk about financing.

Wastewater Efforts Update
Short term in wastewater is 5 to 10 years. The Board has already approved using ARPA funds for the repairs at the high school. If we get $4.4 mil from the County, we will be able to start the connection from the high school to Oakridge and Forestdale. The cost of piping has greatly increased.

Other Matters Not Reasonably Anticipated for Old Business
None.

NEW BUSINESS

Other Matters Not Reasonably Anticipated for new Business
Mr. Holden complimented Mr. Dunham’s report, especially the capital plan for the school. It would be advantageous to have the plan in place going forward to the new administration.

PUBLIC COMMENT

None.

CLOSING REMARKS

Mr. Sampson complimented Mr. George for his efficiency running the meeting.

At 7:55 PM Mr. Sampson moved to go into Executive Session according to M.G.L. c.30A, §21(a) – The Chair declares that having an open session may have a detrimental effect upon the Town’s bargaining, litigating, or negotiating position, as applicable:
Purpose #6 – Disposition of Real Property, Deacon Eldred House. Mr. Holden seconded. Approved unanimously by roll call vote.
Respectfully submitted,

[Signature]

Susan James

Supporting Documents:
Alcohol Licenses (133 pages)
Housing Plan (14 pages)