

**TOWN OF DEDHAM  
450 WASHINGTON STREET  
DEDHAM, MASSACHUSETTS**

**MINUTES OF THE SELECT BOARD MEETING  
VIA TELECONFERENCE  
FEBRUARY 4, 2021, 7:00 P.M.**

**BOARD MEMBERS:**

Dennis Teehan	Chair
Dimitria Sullivan	Vice Chair
Jim McDonald	Director
Sarah MacDonald	Director
Kevin Coughlin	Director

**TOWN OF DEDHAM STAFF:**

Leon Goodwin	Town Manager, Town of Dedham
Nancy Baker	Assistant Town Manager
Jeremy Rosenberger	Town Planner
Amanda Smith	Public Information Officer

Minutes prepared by Abigail Pineda of Minutes Solutions Inc. from an audio recording.

**1. CALL TO ORDER & PLEDGE OF ALLEGIANCE**

The Board spoke recited the pledge of allegiance. Chair of the Select Board, Dr. Teehan, called the meeting to order at 7:00 p.m.

**2. DEDHAM CITIZENS – OPEN DISCUSSION**

There were no items for open discussion.

**3. CONSENT AGENDA**

The following items were included in the consent agenda:

- Acceptance of Gifts – Dedham Savings Foundation
- Approval of Drainlayers (P.J. Hayes Construction; Joseph DeFilippo & Co., Inc.; A. DiMartino Construction, Inc.)
- Approval of Meeting Minutes (July 16, 2020 & July 30, 2020)

Ms. Sullivan acknowledged the \$10,000 donation from the Dedham Savings Foundation.

**A motion was made by Mr. McDonald to approve the consent agenda. The motion was seconded by Ms. Sullivan. A roll call vote was taken:**

<b>Kevin Coughlin:</b>	<b>Yes</b>
<b>Jim McDonald:</b>	<b>Yes</b>
<b>Sarah MacDonald:</b>	<b>Yes</b>

Dimitria Sullivan: Yes  
Dennis Teehan: Yes

**Motion passed unanimously, 5-0.**

**4. PUBLIC HEARING – DISCUSSION & VOTE: TRANSFER OF CONTROL OF A PARENT COMPANY OF RCN TELECOM SERVICES OF MASSACHUSETTS, LLC**

Mr. Steel outlined the history of purchase of RCN Telecom Services of Massachusetts. Currently, there is another investment company looking to buy out the existing investment company.

Mr. Nilsson attended to represent Stone Peak, the transferee, and outlined that this is an indirect transfer of the ultimate owner of RCN; RCN will remain and will continue to be responsible for compliance. There is no short-term impact to the customer. In the medium to long-term, Stone Peak is looking to add resources to the cable company to foster growth and development.

**A motion was made by Mr. McDonald to close the public hearing. The motion was seconded by Ms. MacDonald. A roll call vote was taken:**

Kevin Coughlin: Yes  
Jim McDonald: Yes  
Sarah MacDonald: Yes  
Dimitria Sullivan: Yes  
Dennis Teehan: Yes

**Motion passed unanimously, 5-0.**

**A motion was made by Ms. Sullivan to approve the transfer of control of the cable television licensee from Radiant Holdings LP to Stone Peak Infrastructure Partners. The motion was seconded by Ms. MacDonald. A roll call vote was taken:**

Kevin Coughlin: Yes  
Jim McDonald: Yes  
Sarah MacDonald: Yes  
Dimitria Sullivan: Yes  
Dennis Teehan: Yes

**Motion passed unanimously, 5-0.**

**5. INTRODUCTION OF PUBLIC INFORMATION OFFICER**

Mr. Goodwin introduced Ms. Smith as the town's Public Information Officer. One of the Board's significant goals was to hire a professional communications person for engagement and publicizing events and good work happening in the town. This has become especially significant during the pandemic. Ms. Smith has been with the town for two weeks and previously worked in stakeholder engagement for large construction projects and worked for the town of Foxborough in a similar role. The Board welcomed Ms. Smith to the position and to the town.

**6. CANDIDATE STATEMENT & DISCUSSION & VOTE: OPEN SPACE COMMITTEE**

Mr. Jasmin joined the meeting as the sole applicant for the position on the Open Space Committee. Mr. Jasmin provided information about his background which includes 10 years in the civil engineering industry with six years with the state and four years in the private sector with a focus on transportation design.

Mr. Jasmin is also a civil engineer officer commissioned for seven years and was also deployed to the Middle East for six months for a large construction project. Mr. Jasmin has lived in Dedham for four years and is interested in improving and contributing to the town. Mr. Jasmin confirmed that he has not served on any board previously nor is he currently serving on any other board.

**A motion was made by Mr. McDonald to approve appointment of the position on the Open Space Committee to Mr. Matthew Jasmin. The motion was seconded by Ms. Sullivan. A roll call vote was taken:**

**Kevin Coughlin: Yes  
Jim McDonald: Yes  
Sarah MacDonald: Yes  
Dimitria Sullivan: Yes  
Dennis Teehan: Yes**

**Motion passed unanimously, 5-0.**

**7. DISCUSSION & VOTE: APPOINTMENT TO COMMISSION ON DISABILITY**

There are three applications for one position on the Commission on Disability: Mary Nikolaidis, Sherry Hannigan and Robert Carr

**A motion was made by Mr. McDonald to put all three names in for a vote. The motion was seconded by Ms. Sullivan. A roll call vote was taken:**

**Kevin Coughlin: Yes  
Jim McDonald: Yes  
Sarah MacDonald: Yes  
Dimitria Sullivan: Yes  
Dennis Teehan: Yes**

**Motion passed unanimously, 5-0.**

A vote was taken for the three applicants and Ms. Nikolaidis was elected to the position on the Commission on Disability with three votes.

The Chairman indicated that another position has recently opened and the two applicants that did not make the committee can reapply for the additional position. The Chairman thanked all three applicants for their interest in their service to the town.

**8. DISCUSSION & VOTE: ADOPTION OF HAZARD MITIGATION PLAN**

Mr. Rosenberger provided an overview on the Hazard Mitigation Plan which was initially presented to the Select Board on June 18, 2020. The plan was forwarded to the Massachusetts Emergency Management Agency (MEMA) and the Federal Emergency Management Agency (FEMA) for review; both agencies have approved the plan which is to be adopted by the Select Board at this meeting.

With an approved and adopted plan, the Dedham qualifies for pre- and post-disaster funding from FEMA. The Hazard Mitigation Plan is also an important part of the Climate Action Resiliency Plan which consists of a series of actions in specific areas that are vulnerable to natural and human hazards and seek to permanently reduce or eliminate long-term risk to human life or property. The plan coordinates available resources and identifies community policies, actions and tools for implementation that will reduce risk and minimize future losses. The town can update and revise the plan to ensure that the plan is kept current.

The plan has been made possible by the Municipal Vulnerability Program Grant in 2019. There are 22 mitigation actions proposed for 15 different assets. On behalf of the team that developed the plan, it is formally requested that the Select Board adopt the plan via the submitted resolution. Upon resolution, the plan will be submitted back to MEMA and FEMA and the plan will begin to be implemented by a team consisting of departments from a wide variety of areas.

Ms. MacDonald asked about how the actions are prioritized against other projects in capital planning. Mr. Goodwin explain that it is a collaborative effort with engineering and the Capital Expenditure Committee.

**A motion was made by Ms. Sullivan to approve the 2020 Hazard Mitigation Plan for the town of Dedham. The motion was seconded by Mr. McDonald. A roll call vote was taken:**

**Kevin Coughlin: Yes**  
**Jim McDonald: Yes**  
**Sarah MacDonald: Yes**  
**Dimitria Sullivan: Yes**  
**Dennis Teehan: Yes**

**Motion passed unanimously, 5-0.**

**9. DISCUSSION & VOTE: DEDHAM SEWER BOND – MWRA**

Mr. Goodwin advised that action from the Select Board is needed to proceed with the borrowing required under Article 16. This was raised at the spring town meeting on August 10, 2020 for the inflow and infiltration work proposed by the engineering department for the sewer system. The bond is in the amount of \$290,000 with zero interest.

Mr. Coughlin advised that he will abstain from the vote as he is an employee of MWRA.

Ms. Lepardo advised that this is part of the total \$1 million project with a large portion of the total funds being a grant that does not need to be repaid.

**A motion was made by Mr. McDonald that the sale of the \$290,000 sewer bonds for the town dated March 1, 2021 to the MWRA herby be approved and the town treasurer or other appropriate town official is authorized to execute on behalf of the town a loan agreement in a financial assistance agreement with the authority with respect to the**

**bond. The bond shall be payable without interest on February 15 in the years in which the principle amounts are due as follows: from 2022 to 2031. It is further voted that each Select Board members, the town clerk and the town treasurer be in hereby to take any and all actions and execute and deliver such certificates, receipts and documents as may be determined by them or any of them to be necessary to carry into effect or revisions of the foregoing vote. The motion was seconded by Ms. MacDonald. A roll call vote was taken:**

**Kevin Coughlin: Yes  
Jim McDonald: Yes  
Sarah MacDonald: Yes  
Dimitria Sullivan: Yes  
Dennis Teehan: Yes**

**Motion passed, 4-0 with 1 abstained.**

**10. UPDATE ON SELECT BOARD GOALS**

The Chairman advised that the Board's goal setting session is scheduled for March 13, 2021; the last goal setting session was a year ago in-person with a facilitator. There were a total of 32 goals identified at the last session which have been grouped into five or six categories. Mr. Goodwin reported that due to the pandemic, five goals have been accomplished and 14 are in progress.

The goal setting session will provide the Board with the opportunity to review and update the goals, remove any that are no longer required and set new goals for the coming year. A revised questionnaire will be distributed to assist with shaping the discussion at the goal setting session.

**11. PUBLIC SAFETY BUILDING UPDATE**

Mr. Goodwin reported that the project is on schedule and on budget. The buyout process with the subs continues and is progressing well and substantial savings over the project budget has been achieved so far. All savings will be transferred into the owner contingency and will go back to the town if unused upon completion of the project.

The following highlights were also noted:

- Bulk excavation and soil nailing continues and is approximately 60% complete
- The challenge is to ensure that the utility poles remain stabilized as the excavate along the banks; no major concerns noted
- Updates are being provided to those who have subscribed to the website
- The webcam is now functional to stream the site live; work is being done on the back end to allow for streaming

Mr. McDonald brought up the opportunity for having qualified Dedham residents as workers on the site. Mr. Goodwin responded that he has spoken to Commodore about this and they will work along with the subs to prioritize having qualified Dedham residents working on the job site.

## 12. TOWN MANAGER'S REPORT

**Vaccine Clinic:** Mr. Goodwin reported that the community is asking many questions regarding vaccine clinics. The first responders have been given the first dose and are coming up on receiving the second dose this week; the health department will be administering the second dose.

A clinic has been scheduled for Saturday at the Dedham Middle School with approximately 375 residents to be vaccinated. A phone registration system was launched to assist older residents who cannot access the web sign-up; registration is now full. The state is using the online registration system. As demand surpasses the supply, a second clinic at the Endicott will be announced. Additional sites, as appropriate, can be identified to administer the doses received this week. The town is anticipated to receive 100 doses per week thereafter as advised by the state. The target population for the vaccine are those 75 and older.

**Housing and Demolition Issues:** The East Street property owner is obtaining a demolition permit. The building commissioner advised that the application is not complete; therefore, the permit has not yet been issued.

Code enforcement is working with the town regarding the property on Norwell. Outreach from the neighbors was received regarding the property and a response has been sent back accordingly.

The engineer has reached out to the spokesperson of the group who spoke about the traffic on Colburn Street and explained that the process would be to move a request to the Transportation Advisory Committee. Mr. Goodwin is following up on the matter.

**MBTA Bridge:** Mr. Goodwin met with the engineer and the MBTA bridge program manager to discuss the East Street MBTA bridge. The proposed project for the bridge will move forward with two options explored. The first option will have a sidewalk on one side of the street and the second option will have a sidewalk on both sides of the street. Having two sidewalks would result in a cost to the town while having one sidewalk on one side would be at no cost to the town. Once the presentation is available, it will be brought to the Select Board for review. Mr. Goodwin also clarified that the state regulation requires that the height of the bridge be raised to 14.4 feet.

**T Mobile Antennas:** T Mobile has reached out regarding the antennas on the old Avery School which have been there since 2013. T Mobile is looking to replace the three existing antennas along with an addition of three more antennas, a cabinet and other infrastructure. As per the law in 2018, this is a colocation; therefore, they do not have to perform any site review. Before signing the lease amendments, confirmation is required on whether this item should be brought forward for a community discussion.

T Mobile will be paying the town an extra \$150 per month for the additional antennas without any extension on the existing lease. The Board requested that the minutes of the meeting where the first lease and antennas were originally discussed be pulled to revisit the discussion as a number of concerns were raised at the time.

**ACTION:** *Mr. Goodwin will add this item to the meeting agenda for the Select Board meeting on February 25, 2021.*

**13. OLD/NEW BUSINESS**

Ms. Sullivan attended the Charter Review Commission meeting where they reviewed the results of the survey and analyzed chart data that will provide information for next steps. The commission will be meeting next week to review the data again. The survey results will be sent for the Select Board’s review.

Mr. Goodwin noted that he is working with KP Law on the obstruction on the sidewalk in the square. There is a provision in the town code that the police chief must approve those items; this was not approved by the police chief. The business owner was contacted and respectfully disagreed with the town therefore the issue will be put in writing to ensure that each part is aware of the options to rectify the situation.

Ms. MacDonald reminded the Select Board that there is a public meeting next Tuesday at 7:00 p.m. regarding the Dedham Square redevelopment. This is a critical meeting that will have many discussions and community feedback to determine the options to present for the redevelopment.

**14. ADJOURNMENT**

**A motion was made by Mr. McDonald to adjourn the meeting at 8:25 p.m. The motion was seconded by Ms. MacDonald. A roll call vote was taken:**

**Kevin Coughlin: Yes  
Jim McDonald: Yes  
Sarah MacDonald: Yes  
Dimitria Sullivan: Yes  
Dennis Teehan: Yes**

**Motion passed unanimously, 5-0. The meeting was adjourned.**

**DISCLAIMER**

The above minutes should be used as a summary of the motions passed and issues discussed at the meeting of the Select Board. This document shall not be considered a verbatim copy of every word spoken at the meeting.

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Director

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Director

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Date

\_\_\_\_\_  
Date