

Member Bradshaw stated that anyone that serves on any selectmen's committees, subcommittees, or commissions must be sworn in by the town clerk. So, if she is appointed to the committee by Mr. Walsh, she will still have to go through the Select Board.

Member Choate stated that Kate had called to tell him that it was on hold because of some kind of a conflict of interest. He did not think that it should be a problem. He stated that it is hard enough to find new blood and new volunteers to serve on these committees without there being blockage.

Member Herlihy stated that it is not a matter of blockage, as much as it is about her position on tearing down the Town Hall.

Member Choate disagreed. He added that he had talked to Ms. Madden at length and she did not want to tear down the Town Hall. She was just being misled by other people. He believes that she would be open-minded and a new prospective at the table.

Member Bradshaw reminded the members that when Frank Lagana was appointed, he was asked if he would like to serve on the Demolition Committee and he expressed interest in doing so. She recommended that if there is a shortage of alternates Frank may be available.

Member Choate stated that they have enough people. He was just interested in bringing in some new blood. He pointed out that in looking at the Demo Review Committee, the Heritage Commission and the Historic District Commission are all the same ten people.

Chair Walsh Tabled this appointment waiting for further guidance from the Town Hall.

VII. Further Discussion

Member Herlihy asked Selectman Roman if it was appropriate to talk about the exchange of the Parsonage for the TD Bank. He understands that the transaction is in jeopardy. Is this something that the members just have to try to follow or should they try to make their points directly to Mr. Philbrick or the Select Board?

Selectman Roman stated that they could certainly discuss the matter at this meeting and she will try to fill them in on as much as she knows. She stressed that it is not something that the Select Board is giving up on yet.

She explained that under the exchange agreement, the Selectmen had to have subdivision approval from the Planning Board by May 31st. They didn't meet that, and under that clause, Mr. Philbrick had the right to pull out of the deal. The Town submitted the application at the end of April with a very rough subdivision plan. Then they asked the Planning Board to continue it into June. The Planning Board gave the continuance. The reason the Town asked for the continuance was because the Library Trustees, who have historically controlled and maintained the side sidewalk and the plantings along it, see it as the main entrance to the Library, even

though it is Town property. So, there was an issue between the Selectmen, Mr. Philbrick and the Library Trustees as to where the property line should be. The Library Trustees want the property line to not be at the sidewalk, but to be pushed back about 6 to 8 feet toward the Parsonage. Mr. Philbrick is not willing to give up 6 to 8 feet because of the effects it will have on setbacks, which will control how large the building can be. Plus, there are parking issues. Mr. Philbrick also had ideas regarding the kind of landscaping that he wanted around his building.

During these meetings, they tried to come up with ideas to try and bridge the gap. One of the ideas was to create an easement where Mr. Philbrick got the land up to the sidewalk, but the Library retained control of the sidewalk and the plantings. This was agreeable to the Library Trustees but not to Mr. Philbrick because he would lose his ability to maintain his property. Another idea was to create a maintenance agreement between the Library and Mr. Philbrick, where the two parties would try to work out together what the maintenance should be in that area. The problem with this is that it didn't give enough to either side to avoid questions down the line. The concern was not really with Mr. Philbrick but what would happen if he sells the property. The relationship with a future owner may not be as compatible with the Library as Mr. Philbrick would be.

Selectman Roman stated that she will be meeting with Attorney Donovan, Jeff Ross, and Becky Bergeron on Monday to see if they can resurrect this. Then she will talk to the Library Trustees again. She stressed that both parties will have to give a little. She doesn't get the sense that Mr. Philbrick is completely out but the Library has to be onboard.

Selectman Roman stressed that she would like to correct the record, as this is personal to her. She does not feel that the Board cut out anyone from the discussions. She personally spent one-on-one time with certain members of the Trustees. Then she was talking with Mr. Philbrick, the surveyor Jim Verra, to Town Administrator Bergeron and the Town Attorney on phone conversations back and forth. She was back and forth with Jeff Ross on several phone calls explaining why the Board was doing things, why they were rushing it and that they were not trying to push it down the Trustees throats. Selectman Roman stated she understands that they are feeling that they are not being heard. However, she wants them to know that she put in a lot of time on this endeavor to make sure they were heard. She understands why they are upset. She will continue to listen, which is why they will be meeting on Monday in order to hear their concerns and to see if it can be figured out.

Member Choate stated that he had heard that Mr. Philbrick said that the building was too far gone and he would have to tear it down instead of doing a remodel.

Selectman Roman stated that she could not answer that because they have not gone that far yet. Mr. Philbrick did have his structural engineer in the building prior to the vote in March, but at that time there were three units still occupied and they were in the oldest part of the building. At the public meeting at the Library before the vote, during the discussion Mr. Philbrick was asked this question. At that time, he stated that he didn't know. When the structural engineer went in, he was concerned about what he saw, but Mr. Philbrick wanted to have the full report done prior to making that decision.

Member Choate asked what would be the plan for the Parsonage if the deal cannot be resurrected with Mr. Philbrick. Would it be sold to someone else?

Selectman Roman noted that would require a town vote. If this deal falls apart, the plan will be for the Selectmen to put together a plan of what they think would be appropriate for that property. They would probably ask the Town Center Committee to weigh-in on it. They would work on it through the summer and fall to come up with a warrant article for March. She pointed out that the Board will continue to work on the subdivision issue, regardless if the transaction with Mr. Philbrick goes through or not. If the Town tells the Board to sell the property, they do not want to be waiting on subdivision plans. If the Town does not want to sell it, there will be no harm done. So, the Board will be going through with the subdivision this year.

Member Herlihy thanked Selectman Roman for all of her work on this project. He recognized that it has been a very intense six months.

Member Hughes reported that she has not gone back to the window company since February. Their price in February was \$11,133.22. She has not check back because the Commission has not decided what direction they are going in. So, she is sure that the price probably has increased.

Member Bradshaw stated that because of the unanswered questions regarding Town Hall, it is premature to commit to the storm windows, even though this summer would have been a good plan, especially if the Town is awarded the grant in the fall. If the Town gets the grant, there still is a time period that they can install the storms. She added that they will not have the answers until things can be resolved with Dan Philbrick.

Selectman Roman agreed. She added that the Planning Board subdivision was continued until July, so they should know by then. This could change, but at this time it is not the Board's intension to go beyond that date, unless there is something happening. The Select Board is aware of the timing with the windows, but they don't know yet the work that will be going into the Town Hall. They want to make sure they are not duplicating or having to rip things out. They want everything to happen seamlessly, recognizing that we do not want to give up the grant, if at all possible.

- **Next Meeting: July 2, 2020, 3:30 p.m. Via ZOOM**

Adjournment

**Motion by Alex Herlihy to adjourn the meeting at 4:35 p.m. Seconded by David Choate.
Roll Call: Phil Walsh – Aye; Peter White – Aye; David Choate – Aye; Gail Hughes – Aye;
Alex Herlihy – Aye; Mae Bradshaw – Aye; Keriann Roman – Aye.**

Motion Passed

Respectfully Submitted,
Dyana F. Ledger