



## BOARD OF SELECTMEN

TOWN OF TEWKSBURY

TOWN HALL

1009 MAIN ST

TEWKSBURY, MASSACHUSETTS 01876

TODD R. JOHNSON, CHAIRMAN  
SCOTT WILSON, VICE CHAIRMAN  
BRUCE PANILAITIS, PH.D., CLERK  
DAVID H. GAY  
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## MEETING MINUTES MAY 7, 2014

Chairperson Todd Johnson called the meeting to order at 6:30p.m. Present for the Board of Selectmen meeting were Scott Wilson, Vice Chair; Bruce Panilaitis, Clerk and Board Members, David Gay and James Wentworth. Attorney Charles Zaroulis was present and Richard Montuori, Town Manager was not present.

A request from the author of **Article 28** came to the Selectmen to discuss their decision on indefinite postponement of this article. Mr. Martel, the author, was granted permission to discuss this with the Selectmen.

Mr. Arnie Martel, Mr. Warren Carey, Mrs. Elizabeth Carey, Mr. Richard Cuoco and Mr. Robert Fowler were present for this discussion.

Mr. Martel explained there is existing heavy industrial zoning on all on all sides of the lots presented in the article. Due to the landscape of this area, Mr. Martel felt strongly that the best option for the property would be to build a small office building, in the same characteristic as the Tewksbury Country Club with his partner Mr. Ginsberg. He assured the Selectmen the building would be in good taste and fit into the landscape of the area nicely. The Planning Board has endorsed this article as presented in the warrant.

Mr. Martel further explained he has spoken with the abutters personally and none of them had issues with his plans. As he lives very close to this property, he would personally be sure to make it the best workmanship for the town. The question was raised if Mr. Martel had spoken to the residents of Nolan Court or Katie Way. His response was no.

Mr. Johnson explained every year the Selectmen hold the same process and there is no obligation on part of Selectmen to follow lead of the Planning Board. He also explained to Mr. Martel, although it could not be assumed, if the board had more information or a representative present at the hearing, there may have been a possibility to consider a different decision on this matter by the Selectmen. Mr. Martel made note he has not ever encountered opposition and has always been a good partner to the town.

The state has sent a letter to the Selectmen on the groundwater protection special permit, as this will be needed to build; there were no concerns from the applicant or his representatives on obtaining this permit as it is not a yes or no decision, it is guidelines which the applicant will need to follow. Mr. Martel felt he had the support of the Planning Board to apply for this permit.

To build single family homes here would be a detriment to the town as these properties would not be a good sell and would likely remain vacant for some time due to its proximity to other heavy industrial sites abutting the property.

The Selectmen weighed in heavy the fact at last town meeting 156 residents voted to make the property residential and it is still residential today. Mr. Wilson continued to support his original motion for indefinite postponement. They are most concerned about residents of Nolan Court and Katie Way.

Mr. Fowler offered to have Community Development or Planning Board representative come to the Selectmen warrant article review in the future. Chair recommended this, as the Selectmen will do with other boards.

There were no further discussions or motions taken on **Article 28**.

**Article 13**

**MOTION:** Mr. Wentworth made the motion to remove from the table Annual Town Meeting Warrant 13 for the purpose of discussion; seconded by Mr. Wilson and the motion carried 5-0.

**MOTION:** Mr. Panilaitis made the motion to recommend for adoption Article 13 as amended; seconded by Mr. Wilson, and the motion carried 5 to 0.

**Article 29**

**MOTION:** Mr. Wentworth made the motion to remove from the table Annual Town Meeting Warrant 29 for the purpose of discussion; seconded by Mr. Panilaitis and the motion carried 5-0.

There was no new information presented on this article, but the Selectmen have concerns about the wetlands. The area is all heavy industrial.

**MOTION:** Mr. Wilson made the recommendation to defer to the Planning Board for adoption of Article 29; seconded by Mr. Gay, and the motion carried 5 to 0.

**Article 31**

**MOTION:** Mr. Wentworth made the motion to remove from the table Annual Town Meeting Warrant 31 for the purpose of discussion; seconded by Mr. Panilaitis and the motion carried 5-0.

There was no new information presented on this article, and no discussion took place amongst the Selectmen on this matter.

**MOTION:** Mr. Wilson made the recommendation to defer to the Planning Board for adoption of Article 31; seconded by Mr. Gay, and the motion carried 5 to 0.

***Adjournment***

**MOTION:** Mr. Gay made the motion continue this meeting until the conclusion of the Annual Town Meeting; Mr. Wilson seconded, and the motion carried 5 to 0 at 6:58 p.m.

There was no further business attended to by the Board of Selectmen at the close of Annual Town Meeting on May 7, 2014. Annual Town Meeting Adjourned at 10:51 p.m.

**Approved by the Board of Selectmen on May 20, 2014**