



Town Council Meeting  
December 5, 2024

A quorum being duly present, Vice-President Craig Tamash called the December 5, 2024, Town Council meeting to order at 6:02 PM.

An announcement was made by Vice President Tamash regarding the meeting being televised live and questioning if anyone was actively taping the session to please make their presence known. This session is recorded and broadcast on Channel 8 or Channel 1072.

**PRESENT:** Charles Bloom, Seth Burdick, Kristine Clark, John Crow, Matthew Levesque, Betty Ludtke, Jeffrey Mendes, Paul Neary, Paula Schnepf, Craig Tamash, Kristin Terkelsen

**ZOOM:** Felicia Penn and Gordon Starr

Councilor Clark introduced veteran, Gregg Ketchen to lead the pledge of allegiance, followed by the moment of silence Vice-President Tamash urged residents to remember all who are near and dear to us.

Upon a motion duly made and seconded, Vice President Tamash moved to go into executive session pursuant to G.L. c. 30A, sec. 21(a)(6) to consider the purchase, exchange, lease or value of real property since a discussion in open session may have a detrimental effect on the negotiating position of the Town and Town Council. Identifying the property in question would compromise the purpose for which the executive session is being held, and, therefore, that information is being withheld. The Town Council will return to public session after the executive session.

Councilor Levesque recused

**Discussion:**

(Mendes) wants to discuss this item in public, (Schnepf) will vote no, at this point in time this matter can be discussed in public (Luktke) why, (Schnepf) no longer seems to be applicable to go into executive session (Ludtke) Asked Andy Clyburn why this should not be in executive session. (Clyburn) we were given clear direction, have no further communication on the matter (Ludtke) has been no change does need to be discussed in exec session (Mendes) this is not legal or negotiation strategy, this is money, public deserves to know. What we are doing and why we are doing it. (Penn) this discussion is not about purchasing a piece of property this is about expending some funds for due diligence on a piece of property, the whole reason is to protect the local business that may or may not be attached to this piece of property. To spend a certain amount of money due to diligence, what our next steps would be. If you owned it you would not want it discussed in an open forum. (Neary) we are spending taxpayers' money; they have a right to know what we are spending it on. My opinion we should not do this behind closed doors. (Mendes) we are spending taxpayers' dollars, why are we spending this money. Only fair that we share with the public. (Clark) can you explain the executive session, if we choose to go forward to purchase, to support the evaluation. (Mendes) so if this money is approved to do due diligence, does it have to have a first and second read. (Nober) in this case I believe this money is in Asset Management's ability to spend; the rationale to go into executive session, is to purchase, lease it does apply it is discretionary, it would provide a better negotiation position for the town (Ells) it will depend upon the funding source, currently it is not in Asset Management fund as yet, it will be before you at the next meeting. (Starr) we met in executive session and voted not to pursue it, is there new information available. (Penn) The new information is called Vision, there was no vision presented for that property, I asked if the Town Council would reconsider. We are discussing to expend 35,000, to figure out if this property has

a value to us. That is the question on the table, let's take baby steps, rather than cut it off without finding answers (Schnepp) discussion on vision would be a good discussion, if the primary purpose is to talk about the vision it is not executive session material. (Mendes) we did talk about due diligence, we have a lot of things to do in this town, you have to look at the future costs of the projects, this is going to be tens of millions of dollars. I do not see the sense of spending taxpayer money, we have schools to be built, we have sewers to be built. The public deserves to know (Terkelsen) did the owner decide to keep this confidential (Clyburn) Yes it was made clear that the confidentiality could only go to certain steps. The intent was before we spend lots of public funds to vote on this, the votes were not there to move forward. (Bloom) do you think that there will be some vision with regard to this property, if we go back to the executive session. (Clyburn) you need public input to do the proper process, the seller doesn't want to go public if we do not go forward. We need a two thirds vote of the Town Council to go forward (Starr) Have we any numbers yet for potential income and what the payback would be (Clyburn) We have not done anything further after the last executive session (Penn) you are talking about a different issue, the first step hasn't been done. Why would you ask that at this point it makes no sense. Discuss what is on the table and leave the future to the future.

**VOTE: PASSES 7 YES, 5 NO (Burdick, Mendes, Neary, Schnepp, Starr) 1 RECUSED (Levesque)**

**ROLL CALL: BLOOM, BURDICK, CLARK, CROW, LEVESQUE, LUDTKE, MENDES, NEARY, PENN, SCHNEPP, STARR, TAMASH, TERKELSEN**

Break to enter Executive Session and then to return to the public meeting.

**PUBLIC COMMENT:**

**In-Person: none**

**Zoom: none**

Close Public Comment.

**COUNCIL RESPONSE TO PUBLIC COMMENT: none**

**TOWN MANAGER'S COMMUNICATIONS: (Pre-Recorded)** The Town Manager's report has been pre-recorded and is available to the Town Council and the public. The report will be prepared in written form and posted on the Town Manager's website. The Town Manager and staff will be available to answer any questions regarding the report as presented.

- Preparation of the Capital and Operating Budget
- Tax levy
- Permit and program fees
- MyBarnstable App
- Cape & Islands Bridge Coalition (CIBC)
- Housing report by James Kupfer, Director of Planning and Development

**Discussion:**

(Ludtke) amazing video by Jim Kupfer (Schnepp) Multifamily housing report is impressive in the amount of housing we have been creating. The Cape & Islands Bridge coalition do you envision some of the money we receive every year from the state being diverted to the bridges. (Ells)Will find out and bring the information back to the Council. At some point we should have them in to talk with the Council.

Massachusetts Institute of Technology report on outcomes of the stakeholder assessment for offshore renewable wind projects.

**Discussion:**

(Ludtke) What do you see next, are you going to reach out to other stakeholders? Give us insight into that (Iman) handing this over to the next group, stakeholders need to connect or have interviews with other stakeholders. How many of these questions do you want to be answered (Terkelsen) overall the people that you contacted, were they receptive (Iman) people are not open to talk to strangers, they were receptive, we talked to everyone we reached out to. (Clark) do expect this to go forward to the fall of 2025. (Iman) the next class is going to remain, and the recommendation is to go forward. Handing over everything to the next team, the study is not one way it is a learning experience, the issue is the controversy arising from this issue. (Clark) Is there a link or a way to communicate with us, (Poyant) we would need a link to share. (Iman) When the study is advanced, (Clark) please note if they are town of Barnstable residents.

**ACT ON PUBLIC SESSION MINUTES:**

Upon a motion duly made and seconded, it was voted to accept the minutes of November 21, 2024, as presented.

**VOTE: PASSES 12 YES, 1 ABSTENTION (Mendes)**

**ROLL CALL: BLOOM, BURDICK, CLARK, CROW, LEVESQUE, LUDTKE, MENDES, NEARY, PENN, SCHNEPP, STARR, TAMASH, TERKELSEN**

**COMMUNICATIONS - from elected officials, boards, committees and staff, commission reports, correspondence and announcements:(**

(Schnepp) opportunity to help the Marstons Mills scholarship fund through Panera Bread, with a coupon on December 14<sup>th</sup> (Levesque) commended the Barnstable Youth Commission on the 11<sup>th</sup> successful event again this year. (Neary) December 8<sup>th</sup> annual Christmas stroll in Centerville, donation for families in need and meet Santa. (Clark) December 8<sup>th</sup> annual Christmas lighting of the Christmas tree in West Barnstable (Crow) Osterville Christmas Stroll on the 14<sup>th</sup> of December. (Levesque) Hyannis Stroll weekend is this weekend, lighting of the boat, and music.

**2025-048 APPOINTMENTS TO A BOARD/COMMITTEE/COMMISSION INTRO: 11/21/2024, 12/05/2024**

**RESOLVED:** That the Town Council appoints the following individuals to a multiple-member Board/Committee/Commission: **Registrar of Voters:** Thomas Chartrand, 320 Stevens St, Hyannis, MA 02601

**VOTE: PASSES 13 YES**

**2025-050 ALLOCATION OF TAX LEVY FISCAL YEAR 2025 – TAX FACTOR INTRO: 11/21/2024, 12/05/2024**

John Curran, Director of Assessing gave the rationale  
Open Public Hearing

**VOTE: PASSES 13 YES**

**ROLL CALL: BLOOM, BURDICK, CLARK, CROW, LEVESQUE, LUDTKE, NEARY, PENN, SCHNEPP, TAMASH, TERKELSEN**

Close public hearing:

**VOTE: PASSES 13 YES**

**ROLL CALL: BLOOM, BURDICK, CLARK, CROW, LEVESQUE, LUDTKE, NEARY, PENN,**

**SCHNEPP, TAMASH, TERKELSEN**

**Discussion:**

(Schnepp) point of order, we should confine our discussion to this item (Ludtke) don't know that we have always had the same rate, has anyone told you that (Curran) no,; (Schnepp) we currently have one to one, what I question is with the commercial properties, the owners don't always provide data, could you give us a percentage of those commercial properties, (Curran) would have to look up and tell you actual numbers it is above 50% but below 75% (Schnepp) the state only provides one mechanism for value, (Curran) they are supplying to us with the information, we use the states Mass Appraisal that is one tool that we have to get the information (Ells) per Mark Milne in 2006, it was a one year change and then it was removed the following year (Ludtke) what was the figure (Ells) I believe it was 1.15. (Poyant) explained the higher Commercial Industrial Personal Property tax (CIP) it is 25 to 35% of the base and how that works (Ells) will ask Mark Milne to put the history together (Ludtke) the fine that is imposed, can we raise that fine (Curran) it is a state mandated fine (Ludtke) it is a low fine, can we raise that fine more (Curran) it is a state fine that maxes out at 250 dollars, (Ludtke) did you find this level of failure to comply in other communities (Curran) Yes (Ludtke) can we work with our representatives to raise that fine (Curran) if you have a good working relationship with the property owners to comply (Terkelsen) what is the return on those that are fined. (Curan) line item on their tax bill

Upon a motion duly made and seconded it was

**RESOLVED:** That the Town Council hereby votes to classify the Town of Barnstable under M.G.L. c. 40, § 56 at a Residential Factor of 1 (one) for the Fiscal Year 2025.

**VOTE: PASSES 13 YES**

**ROLL CALL: BLOOM, BURDICK, CLARK, CROW, LEVESQUE, LUDTKE, NEARY, PENN, SCHNEPP, TAMASH, TERKELSEN**

**2025-051 ALLOCATION OF TAX LEVY FISCAL YEAR 2025 – RESIDENTIAL EXEMPTION INTRO: 11/21/2024, 12/05/2024**

John Curran, Director of Assessing gave the rationale

**Discussion:**

(Clark) On the graph the breakeven point no benefit for those residents, but you said that they should file anyway (Curran) They won't see a decrease, it is there right to file (Ludtke) refer to Councilor Terkelsen to ask her question (Terkelsen) the new assessed values are not known until they get the tax bill, is there a way to get that information out sooner on the database, to see the new assessed values (Curran) not as easy as going to I.T., but in the meantime we have 3 or 4 days of work to get it to the Tax Collector, it is a project to get this out earlier by January 1<sup>st</sup> (Terkelsen) When do they have to have the abatement in (Curran) February 1<sup>st</sup>, they can always call us as soon as we have filed with the state, we can answer any questions they have. (Terkelsen) They can call earlier than January 1<sup>st</sup> (Curran) Yes give us a day or two and they can call us.

Upon a motion duly made and seconded it was

**RESOLVED:** That the Town Council hereby votes to adopt a Residential Exemption of twenty-five percent (25%) for Fiscal Year 2025.

**VOTE: PASSES 13 YES**

**ROLL CALL: BLOOM, BURDICK, CLARK, CROW, LEVESQUE, LUDTKE, NEARY, PENN, SCHNEPP, TAMASH, TERKELSEN**

**2025-054 AUTHORIZATION OF A HOUSING DEVELOPMENT INCENTIVE PROGRAM TAX INCREMENT EXEMPTION AGREEMENT BETWEEN THE TOWN OF BARNSTABLE AND CROCKER STREET HOLDINGS, LLC FOR 8 NEW MARKET RATE RESIDENTIAL RENTAL UNITS LOCATED AT 24 AND 30 CROCKER STREET, HYANNIS, MA INTRO: 11/21/2024, 12/05/2024**

Kupfer, Director of Planning and Development, gave the rationale

**Discussion:**

(Schnepp) Actual exemptions that is being offered for gateway communities to incentivize development where it is needed. Other towns have gone through these processes, 56 projects of those only 7% of those agreements were for 10 years, only 25% started with 100%, of those only a 5<sup>th</sup> of those were for one year. Very much in favor of what this program has provided us, the Council should have a criterion to follow, concerned that our exemptions have gotten expensive. (Ludtke) what was the comparison with what sizes (Schnepp) various sizes (Clark) How is the evaluation process (Crow) we have discussed at what point are we too generous or not generous enough. We did not have a base line. (Clark) Perhaps we have a different level of home costs, this may be worthy of a study (Terkelsen) odd that we would have a tax exemption for twenty years, it does shift the responsibility onto our residents, (Neary) precedence, the term is a long agreement, is there an idea to possibly amend these agreements. (Bloom) if we vote no, do you go back to the drawing board. (Kupfer) The applicant is here. (Tamash) we did look at the prior agreements that have been voted on; these are comparable. If we change them now, all three applicants have come to the committee, the proponents all have timelines which may or may not be flexible. We as a council could have a workshop in the future. This group should go through as we have approved them. (Starr) precedence is far from the norm, we need to look at the percentage, postpone this item and bring it back in a month (Penn) The Tax Increment Exemption (TIE) agreements are consistent with everything we have done as a town, helpful to the smaller developer that are local. Can't change the rules in the middle of the project. This is old business, not fair to change it now. (Schnepp) I have a concern; we sometimes do not know about possible TIE's until they are on the agenda. (Dewey) my deadline is a week away; to delay, it would push the project out a year. The fire tax is at full rate, we did get a grant from the state. (Schnepp) we should make an up or down vote tonight, (Dewey) I intend to have these for the long term, with the tax exemption. If not, I would shorten the time I own them. (Ludtke) when you rent these apartments you do not get the residential exemption. We should approve these; I like these smaller projects. Are there any other gateway towns on Cape Cod (Kupfer) No (Ludtke) ready to vote yes (Crow) We may have been overgenerous we made a deal; we should look at this after these projects, go back and decide our baselines. (Clark) took the time to look at the properties that have been upgraded I am in support of this.

Upon a motion duly made and seconded it was

**ORDERED:** That the Town Council hereby authorizes a Tax Increment Exemption (TIE) Agreement between the Town of Barnstable and Crocker Street Holding, LLC pursuant to the Housing Development Incentive Program, M.G.L. c. 40V, and the regulations promulgated thereunder at 760 CMR 66.00, for eight (8) market rate residential units located at 24 and 30 Crocker Street, Hyannis, substantially in the form presented to the Town Council at this meeting, and further authorizes the Town Manager to execute the TIE Agreement and submit it to the Massachusetts Executive Office of Housing and Livable Communities for approval.

**VOTE: PASSES 12 YES, 1 NO (Terkelsen)**

**ROLL CALL: BLOOM, BURDICK, CLARK, CROW, LEVESQUE, LUDTKE, NEARY, PENN, SCHNEPP, TAMASH, TERKELSEN**

**2025-055 AUTHORIZATION OF A HOUSING DEVELOPMENT INCENTIVE PROGRAM TAX INCREMENT EXEMPTION AGREEMENT BETWEEN THE TOWN OF BARNSTABLE AND SPARTAN CLEANERS' REALTY, LLC FOR 41 NEW MARKET RATE RESIDENTIAL RENTAL UNITS LOCATED AT 242 BARNSTABLE ROAD, HYANNIS, MA INTRO: 11/21/2024, 12/05/2024**

Councilors Burdick and Mendes recused  
Jim Kupfer, Director of Planning and Development, gave the rationale.

**Discussion:**

(Schnepp) in addition to the five affordable apartments, where are the others that are subsidized on the housing inventory (Kupfer) there is a category in-between affordable and workforce housing (Steve Cleary, Director of Management and Administration, Autonomous CRE+, Consultant for Spartan Cleaners Realty owners Josh and Tammy Barros) one hundred percent to 120 percent is technically considered affordable. Investment tax credits through the roof. If we do a bank loan based on cost we create more value, that is what makes it so important. (Schnepp) are these 9 units considered market rate, are these 5 at 65 % and 4 at 100% units the calculation of the market rate units? how many total units (Cleary) 46 units (Tamash) could you discuss the energy use, (Cleary) close to zero, 100 percent generation, micro grid battery storage built by robots, with a company called Reframe Systems, with net zero building (Ludtke) both Hanover and Residences at 850 have a 12% vacancy rate, is there anything that makes you think you will be better (Cleary) I am alarmed, I am running my numbers at 5%. (Ludtke) what makes you think it will be better (Cleary) less expensive to live in the place (Terkelsen) can you explain the tax exemption on the front end, how far out would you need the 100% tax exemption (Cleary) It is more important to have the town help us, that state looks at this, people support this which is a huge risk (Terkelsen) if it is a ten year term does it still show we are supporting this effort. (Cleary) the bank wants to see stability.

Upon a motion duly made and seconded it was

**ORDERED:** That the Town Council hereby authorizes a Tax Increment Exemption (TIE) Agreement between the Town of Barnstable and Spartan Cleaners Realty, LLC pursuant to the Housing Development Incentive Program, M.G.L. c. 40V, and the regulations promulgated thereunder at 760 CMR 66.00, for forty one (41) market rate residential units located at 242 ur

Upon a motion duly made and seconded it was

**ORDERED:** That the Town Council hereby authorizes a Tax Increment Exemption (TIE) Agreement between the Town of Barnstable and Hyannis Harbor, LLC pursuant to the Housing Development Incentive Program, M.G.L. c. 40V, and the regulations promulgated thereunder at 760 CMR 66.00, for eighty-five (85) market rate residential units located at 201 Main Street, Hyannis, substantially in the form presented to the Town Council at this meeting, and further authorizes the Town Manager to execute the TIE Agreement and submit it to the Massachusetts Executive Office of Housing and Livable Communities for approval.

**VOTE: PASSES 9 YES, 2 NO (Schnepp, Terkelsen) 2 Recused (Burdick, Mendes)**  
**ROLL CALL: BLOOM, BURDICK, CLARK, CROW, LEVESQUE, LUDTKE, NEARY, PENN, SCHNEPP, TAMASH, TERKELSEN**

Councilors Burdick and Mendes returned to dais; Councilor Neary recused

**2025-056 AUTHORIZATION OF A HOUSING DEVELOPMENT INCENTIVE PROGRAM TAX INCREMENT EXEMPTION AGREEMENT BETWEEN THE TOWN OF BARNSTABLE AND HYANNIS HARBOR, LLC FOR 85 NEW MARKET RATE RESIDENTIAL RENTAL UNITS LOCATED AT 201 MAIN STREET, HYANNIS, MA INTRO 12/5/2024**

Jim Kupfer, Director of Planning and Development, gave the rationale.

**Discussion:**

(Clark) what is the percentage of affordable housing (Kupfer) 10 percent

Upon a motion duly made and seconded it was

**ORDERED:** That the Town Council hereby authorizes a Tax Increment Exemption (TIE) Agreement between the Town of Barnstable and Hyannis Harbor, LLC pursuant to the Housing Development Incentive Program, M.G.L. c. 40V, and the regulations promulgated thereunder at 760 CMR 66.00, for eighty-five (85) market rate residential units located at 201 Main Street, Hyannis, substantially in the form presented to the Town Council at this meeting, and further authorizes the Town Manager to execute the TIE Agreement and submit it to the Massachusetts Executive Office of Housing and Livable Communities for approval.

**VOTE: PASSES 11 YES, 1 NO (Terkelsen), 1 Recused (Neary)**

**ROLL CALL: BLOOM, BURDICK, CLARK, CROW, LEVESQUE, LUDTKE, NEARY, PENN, SCHNEPP, TAMASH, TERKELSEN**

Neary returned to dais

**2025-059 AUTHORIZATION TO CONTRACT FOR AND EXPEND A FISCAL YEAR 2025 MUNICIPAL LOCAL CYBERSECURITY STATE MATCHING GRANT IN THE AMOUNT OF \$17,743.75 FROM THE COMMONWEALTH OF MASSACHUSETTS, EXECUTIVE OFFICE OF PUBLIC SAFETY AND SECURITY, OFFICE OF GRANTS AND RESEARCH FOR CYBERSECURITY IMPROVEMENTS INTRO: 12/05/2024**

James Benoit, Director of Information Technology

Upon a motion duly made and seconded it was

**RESOLVED:** That the Town Council does hereby authorize the Town Manager to contract for and expend a Fiscal Year 2025 Municipal Local Cybersecurity State Matching Grant in the amount of **\$17,743.75** from the Commonwealth of Massachusetts, Executive Office of Public Safety and Security, Office of Grants and Research for the purpose of implementing cybersecurity improvements within Town departments, including the School Department and Police Department.

**VOTE: PASSES 13 YES**

**ROLL CALL: BLOOM, BURDICK, CLARK, CROW, LEVESQUE, LUDTKE, NEARY, PENN, SCHNEPP, TAMASH, TERKELSEN**

**2025-060 AMENDING THE CODE OF THE TOWN OF BARNSTABLE, PART I GENERAL ORDINANCES, CHAPTER 240 ZONING TO REVISE THE DEFINITION OF ACCESSORY DWELLING UNIT (ADU) AND TO REVISE USE AND DIMENSIONAL REQUIREMENTS, FLOOR AREA DEFINITION, AND CLARIFY PARKING RESTRICTIONS AND NO OWNER-OCCUPANCY REQUIREMENT FOR ADUS INTRO: 12/05/2024**

Jim Kupfer, Director of Planning and Development, gave the rationale

**ORDERED:** That the Code of the Town of Barnstable, Part I General Ordinances, Chapter 240 Zoning be amended as follows:

## **SECTION 1**

By amending Article XIV, Section 240-128 by deleting the definition of “Accessory Dwelling Unit (ADU)” in its entirety and inserting the following new definition in its place:

### ACCESSORY DWELLING UNIT (ADU)

An accessory dwelling unit (ADU) is a self-contained dwelling unit that provides complete independent living facilities for one or more persons, as outlined herein, including permanent provisions for living, sleeping, eating, cooking and sanitization, incorporated within a lawful principal single-family dwelling or within a detached building accessory to and on the same lot and in the same ownership as a lawful principal single-family dwelling use. The ADU shall maintain a separate entrance, either directly from the outside or through an entry hall or corridor shared with the principal dwelling sufficient to meet the requirements of the state building code for safe egress. ADUs shall have a maximum gross floor area that is not larger than 1/2 of the gross floor area of the principal single-family dwelling unit (exclusive of floor area that was converted to the ADU), or 900 square feet, whichever is smaller, unless special permit relief is granted with respect to the requirements of § 240-47.2C(4) with regard to square footage.

## **SECTION 2**

By amending Article V Accessory Uses, Section 240-47.2 Accessory Dwelling Units (ADUs), by deleting subsection (C)(1) in its entirety and inserting the following new subsection (C)(1) in its place:

“(1) A Special Permit is required if an applicant is seeking more than one ADU in a single-family residential zoning district.”

## **SECTION 3**

By further amending said Section 240-47.2 by inserting the following sentence after the second sentence in subsection (C)(3):

“The ADU shall maintain a separate entrance, either directly from the outside or through an entry hall or corridor shared with the principal dwelling sufficient to meet the requirements of the state building code for safe egress.”

## **SECTION 4**

By further amending said Section 240-47.2 by deleting the word “habitable” wherever it appears in Subsection (C)(4) and replacing it with the word “gross” in each instance.

## **SECTION 5**

By further amending said Section 240-47.2 by adding the following sentence at the end of Subsection (C)(7):

“No more than one additional parking space per ADU shall be required, provided that no additional parking shall be required when an ADU is located not more than 0.5 miles from a commuter rail station, subway station, ferry terminal or bus station.”

## **SECTION 6**

By further amending said Section 240-47.2 by inserting the following new Subsection (C)(12) and by renumbering the existing Subsection (C)(12) as Subsection (C)(13):



“(12) The use of land or structures for an accessory dwelling unit shall not require owner occupancy of either the accessory dwelling unit or the principal dwelling.”

**VOTE: TO THE PLANNING BOARD**

**ROLL CALL: BLOOM, BURDICK, CLARK, CROW, LEVESQUE, LUDTKE, NEARY, PENN, SCHNEPP, TAMASH, TERKELSEN**

**NOMINATIONS:**

This evening, we will accept nominations from the floor for the office of President and Vice President of the Town Council.

The rules for this evening are as follows:

- Starting with the office of President
- I will need a motion to nominate and a second.
- Discussions and speeches are not appropriate for this evening; however, that process will be continued at the next meeting.
- This evening, we are merely creating a slate of nominees

Are there any questions?

Seeing none, I now open the floor for nominations for the office of President.

Candidates	Nominated by:	Second:
Levesque	Neary	Yes
Tamash	Bloom	Yes

I declare the nominations for president to be closed.

I now open the floor for nominations for the office of Vice President.

Candidates	Nominated by:	Second:
Burdick	Mendes	Yes
Clark	Ludtke	Yes
Levesque	Starr	Yes

Nominations are closed. As stated earlier, the election will proceed on the 12<sup>th</sup> of December at the next regular Town Council meeting

Respectfully submitted,

Ann M Quirk  
Town Clerk

**NEXT MEETING: December 12, 2024**

Exhibits:

- A. Town Managers update
- B. Massachusetts Institute of Technology report