



OFFICE OF THE  
**BOARD OF SELECTMEN**  
**TOWN OF MAYNARD**

MUNICIPAL BUILDING  
195 MAIN STREET

MAYNARD, MASSACHUSETTS 01754

Tel: 978-897-1301 Fax: 978-897-8457

**Selectmen's  
Meeting Minutes  
Tuesday, March 17, 2015  
Room 201, Town Hall  
Time: 7:00 pm**

**Present: Chair, Bill Cranshaw, Selectman Jason Kreil, Selectman David Gavin, Selectman Chris DiSilva, Selectman Tim Egan, Town Administrator Kevin Sweet, Assistant Town Administrator Andrew Scribner-MacLean and Administrative Assistant Becky Mosca.**

**(This public meeting was recorded).**

**Swearing in New Firefighter and On-call Officers**

**Mike Cisek career firefighter  
Gerry Byrne on-call Captain  
Ralph Rodrigues on-call firefighter  
Matt James on-call firefighter**

**Public Comments**

Vic Tomyl commented on the Utilities Company, who runs the Town the Utilities or Town. He had issue with wires that went down from his house to a pole. Utilities replaced pole and did not put back up the light that was on the old pole. Vic wants the light back up. Vic asked the Fire Department and DPW if they know anything about the missing light. No

**Acceptance of Minutes, February 9 and February 15  
March 3, 2015, (3 sets)**

**A motion was made by Selectman Cranshaw to approve the minutes of February 9, 2015. Second by Selectman Kreil. Vote 5-0. Motion approved.**

**A motion was made by Selectman Cranshaw to approve the minutes of February 14, 2015. Second by Selectman DiSilva. Vote 5-0. Motion approved.**

**A motion was made by Selectman Cranshaw to approve the minutes of March 3, 2015. Second by Selectman Egan. Vote 5-0. Motion approved.**

**List of Correspondences (mail to the Selectmen's Office for March 17, 2015).**

- a) Department of Public Works, monthly report January 2015
- b) Maynard Police Department, monthly report, February 2015
- c) Maynard Fire Department, monthly report, February 2015
- d) Meeting notice, Council on Aging, 3-5-15
- e) Meeting notice School Committee, 3-9-15, 3-12-15
- f) Meeting notice, Finance Committee, 3-9-15
- g) Meeting notice, Sub-BOS, 3-10-15
- h) Meeting notice, Planning Board, 3-10-15
- i) Meeting notice, MCC/MRC, 3-12-15
- j) Meeting notice, Board of Assessors, 3-17-15
- k) Meeting notice, ConsCom, 3-17-15
- l) Meeting notice, Comm. Preserv. Comm, 3-18-15
- m) Meeting notice, Historical Comm., 3-19-15
- n) Letter from SC, Transfer of Coolidge to BOS, dated 1-9-15
- o) Letter from SC, School Depart FY16 Budget, request to BOS, dated 2-27-15
- p) Letter from Dr. Gerardi Superintendent, School Depart FY16 Budget, request to TA, dated 2-27-15
- q) Email from Lauren Tetreault, resignation from EDC, dated 3-5-15
- r) Notice from MAGIC, schedule changes, dated 3-3-15
- s) Letter from Resident, regarding sidewalk, dated 2-18-15
- t) Letter from Xfinity dated 3-10-15, 2014 license fee payment
- u) Letter from Eversource was NStar increase Gas distribution rates dated 3-4-15
- v) Email notice, Rep. Kate Hogan's Annual St. Patrick's Celebration 3-13-15
- w) Draft MBA minutes dated 2-23-15
- x) Press Release, new business coming to Maynard, Battle Road
- y) Assabet Valley Chamber, update 3/12/15
- z) Letter to Chair, dated 3-12-15, praise to -3 employees
- aa) Letter to MassDOT, ARRT, agreed conditions at the Winter Street parking area.

**A motion was made** by Selectman Cranshaw to accept the list of correspondences A-AA as listed in the agenda. Second by Selectman Gavin. Vote 5-0. Motion approved.

**Consent Agenda:**

- a) **Special One-Day Permit, Parade, Opening Day, AVLL, April 26, 2015**
- b) **Special Permit, Relay for Life, The Color Purple – Hope for Cancer Awareness, month of May, requestor, Patty Chamber Middlesex Bank, survivor.**

**A motion was made** by Selectman Cranshaw to approve the consent items as shown. Second by Selectman DiSilva. Vote 5-0. Motion approved.

**License to Enter and Uses Town-Owned Land for Dog Park: MayDog**

Town Administrator Kevin Sweet commented that this is a renewal license for the MayDog. It will be opened from April 1<sup>st</sup> thru November 30, 2015.

**A motion was made by** Selectman Cranshaw to approve the MayDog MOA for the term as stated (April 1, 2015 thru Dec 1, 2015). Second by Selectman DiSilva. Vote 5-0. Motion approved.

**129 Parker Street**

Chair, Bill Cranshaw used slides to summarize the planning approvals for the 129 Parker Street site. This included the NBOD zoning approved by Town Meeting in 2006, the Development Agreement approved by the Board of Selectmen in 2006, the Concept Plan approved by Town Meeting in 2007, and the (partial) Site Plan approved by Planning Board in 2009. The currently approved "Wolters" plan allows 100 dwelling units (200 bedrooms) and 175,000 sf of retail space.

Robert DiPietri of Capital Group, representatives for the owner, introduced a new plan for the property. The plan includes 200 apartments (324 bedrooms), of which 25% would be affordable; a 142 unit senior independent living facility; 241, 500 sf of retail including a 65,000 sf supermarket; and retention of the PK2 building for medical and other uses.

Board agreed that an economic development study should be done prior to the Board deciding whether to consider changes to the current zoning ordinances and development agreement. The scope of the study is to be developed by the recommended consultant.

**A motion was made by** Selectman Cranshaw to direct Town Administrator Sweet to engage in consultant to work with our Special Counsel and get an economic development impact study done for Town. Second by Selectman DiSilva. Vote 5-0 Motion approved.

**Central Middlesex Emergency Response Association (CMERA) Rate Increase -**

**A motion was made by** Selectman Cranshaw to approve the CMERA rate increase as requested to cover the 10% increase. Second by Selectman DiSilva. Vote 5-0. Motion approved.

**ATM/STM Warrant Articles**

**A motion was made by** Selectman Cranshaw to accept Control N (Community Preservation Fund Reserve Appropriation) as shown, as an article for the Special Town Meeting. Second by Selectman Gavin. Vote 5-0. Motion approved.

**A motion was made by** Selectman Cranshaw to approve and put forth Control V (Transfer of Coolidge School to Board of Selectmen) as shown, as an article for the Special Town Meeting. Second by Selectman Gavin. Vote 5-0. Motion approved.

**A motion was made by** Selectman Cranshaw to withdraw earlier draft article M – for the Brewery by-Law zoning Change. Second by Selectman Gavin. Vote 5-0. Motion approved.

**FY16 Budget Update**

Town Administrator Kevin Sweet comments;

- Chapter 70 funds reflect a 2.4% increase in proposed Governor's budget and a 3.6% increase for Unrestricted General Aid 3.6%
- Note: we will not know if our numbers will change when we have to go to final print of warrant as budget still needs to go to House and Senate.
- Confident in the Chapter 70 increase as our English Language Learning (ELL) student population increased resulting in an English Language Students (ELS) foundation increase for FY16. Governor's Chapter 70 aid number is based upon the Doe foundation budget formula which is consistent with the past
- 9.98% Health increase costs.
- Full line item budget from Softright in Dropbox folder.
- FinCom meeting March 26, Assabet School and DPW will be talking about budgets

**Economic Development updates**

- 129 Acton Street project received the Planning Board approval subject to execution of Development Agreement.
- Brewery zoning change pulled. Brewery will be located at CTP Bldg. # 5 see full press release, also in the Boston Business Journal release.
- MAPC discussing scope of Housing Production Plan at PB meeting of March 24.

**Town Administrator Report.****Customer service kudos –**

- Sandra Baltazar (Treasury Depart) received two small thank you gifts and her supervisor has noted a number of people thanking her for the positive effort she puts forth
- DPW received two handwritten notes thanking them for the work on the snow removal
- In the packet is a letter to the OMS clerical staff acknowledging their excellent work on epermitting
- OPEB analysis is underway, report expected around May 1. We noticed differences in the reports from 2008, 2010, 2012 and are working with the consultant to standardize the information. It will be in aligned with the Pension reporting (two track similar but not identical sets of data.
- Three-year audit of Golf Course financial records started on 3/16/15. Final review of new contract to legal review this week.
- COA Director is back half time this week, from fall at COA. 80 residents showed up for St. Patrick's Day lunch on the 13<sup>th</sup>. Zumba, Yoga, Bridge Club, and Balance class all starting this month.
- Initial Facility Manager interviews will be completed tomorrow, finalist next week
- MBA is conducting a downtown parking survey with input from all downtown businesses. Town is working with them and coordinating municipal response (# of spaces available, etc.).

**Chair Report**

Reminder that State Sen. Eldridge and State Rep. Hogan will be at April 7 meeting

Sub BOS Committee met with DPW regarding the cemetery. CD is working on the policy for naming town sites

Question: What is the status on the abutter notification lists requirements? TA, it will be in the next packet.

List of Contracts? TA is cleaning up the list.

Senior Tax Relief? TA, still working on this matter it is currently with the BOA.

Planning Board hearing closed for 129 Acton Street, when will we work on the Development Agreement? TA is prepping for Board.

### **New/Old Business:**

Chair;

Ballot Question; Charter Amendments that we had on last year's warrant, also approved by the AG's Office. Next Step to approve as a Ballot question.

**A motion was made** by Selectman Cranshaw to notify the Town Clerk that the following question shall be added to the May Ballot. Second by Selectman Kreil. Vote 5-0. Motion approved.

### **Selectman Egan:**

- Question: When will the MBA parking survey be complete? TA, soon and once it is complete they will bring forward to Board with feedback.

**Selectman DiSilva:** none

### **Selectman Gavin:**

- Commented, Representative Kate Hogan, congratulations to Kate on another well run Fund raising event at the Maynard Country Club to support on Boys & Girls Club.

### **Selectman Kreil:**

- Commented that the Emergency Management Meeting at Library well attended and feedback from other communities commented it was well run.

### **Executive Session**

**A motion to convene** an executive session was made by Selectman Cranshaw and duly seconded by Selectman DiSilva. The purpose of the meeting is the approval of executive session to consider the purchase, exchange, lease or value of real property.

Roll call:

Gavin	Yea
Egan	Yea
DiSilva	Yea
Cranshaw	Yea
Kreil	Yea

After the Executive Session, the meeting will not reconvene.

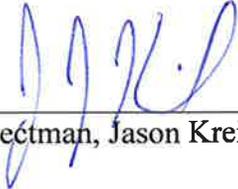
**A motion** to adjourn the meeting was made by Selectman Cranshaw. Second by Selectman DiSilva. Vote 5-0. Motion approved.

Time: 9:15 pm

Approved: \_\_\_\_\_

Date:

Initials: BJM

  
\_\_\_\_\_  
Selectman, Jason Kreil, Clerk