



OFFICE OF THE
BOARD OF SELECTMEN
TOWN OF MAYNARD

MUNICIPAL BUILDING
195 MAIN STREET

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**Selectmen's
Meeting Minutes
Tuesday, June 2, 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).

Public Comments – none

Acceptance of Minutes, March 31, 2015, May 18 and 19 2015

A motion was made by Selectman Cranshaw to approve the minutes of March 31, 2015 Second by Selectman Gavin. Vote 4-0-1 (Sel. Egan abstained). Motion approved.

A motion was made by Selectman Cranshaw to approve the minutes of May 18, 2015 Second by Selectman Kreil. Vote 5-0. Motion approved.

A motion was made by Selectman Cranshaw to approve the minutes of May 19, 2015 Second by Selectman Gavin. Vote 5-0 Motion approved.

List of Correspondences (mail to the Selectmen's Office for May 11, 2015).

- a) Accountant, monthly report, April 2015
- b) Meeting Notice, PB, May 26, 2015
- c) Meeting notice, CC, May 26, 2015
- d) Meeting Notice, BOH, May 26, 2015
- e) Meeting notice, Coolidge Re-Use Task Force, May 26, 2015 and minutes
- f) Meeting notice, Cultural Council, May 28, 2015
- g) Posting: School RFP notice pre-bid meeting, May 28, 2015
- h) Meeting notice, ZBA, June 1, 2015
- i) Meeting notice, HC, June 11, 2015
- j) Meeting notice, EDC/Saracen Properties, June 11, 2015

- k) Letter of resignation from CPC, PB member, May 19, 2015
- l) Letter of resignation from member of the Retirement Board, term ends 6/30/15
- m) Event, Hudson 29th Annual Hudson Community Fest, June 6th
- n) Event, Ribbon Cutting and after 5 Networking, Berkshire Hathaway
- o) Event, Maynard 23rd Annual Maynard Community Fest, October 3, 2015
- p) Vietnam Era Veteran's Honorable Service recognition

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

Consent Agenda;

- a) Farmer-Winery License request, Zoll Brothers Private Cellars, LLC
- b) Special Permit, One Day, Block Party, Brooks Street, June 27, 2015

A motion was made by Selectman Cranshaw to approve the consent agenda with item, as shown. Second by Selectman Gavin. Vote 5-0. Motion approved.

Cultural Council: Mural Budget

Priscilla Alpaugh Cotter from the Cultural Council presented a mural proposal to the Board with funding request for a mural concept to be painted on the wall of our Downtown municipal parking lot. Mural is of the Ben Smith Dam – Assabet River.

A motion was made by Selectman Cranshaw to approve the mural project and to provide funding of up to \$1700.00 from the Selectmen Community Events account. Second by Selectman Kreil. Vote 5-0. Motion approved.

BC asked TA status of watershed issues along with Hayes Street, KS indicated that first 200 feet of drain was inspected with closed circuit television (CCTV). Town is preparing letters to communicate actions underway and MEMA grants. Linda Hansen, Conservation Agent, is planning to attend June 4th informational meeting.

BC asked if a list of Board and Committee vacancies has been prepared. KS said notices have gone out to each board for members to request reappointment or retire. Committee appointments will be before the BOS on June 16th.

7:15 P.M. Public Hearing: Eversource Pole Hearing

This hearing is a continuance of the hearing begun on May 19, 2015 regarding the petition and plan of NSTAR Electric Company d/b/a Eversource Energy and Verizon for the purpose of obtaining a Grant of Location to install four (4) new poles 36/2A, 36/3, 36/4 and 36/5 Fowler Street, Maynard

Christine Cosby from NSTAR Electric let the Board know she and her engineer meet with Fowler Street resident, Ms. Howard thorough the plans with the pole locations which were in the Town Right of Way.. Resident spoke to say that she is ok with the plans and locations.

The Board members reviewed the section of the Planning Board's November 17, 2013 Notice of Decision relative to the Fowler Street Extension Definitive Subdivision regarding the waiver granted to provide overhead utilities in lieu of underground utilities. The Planning Board found installation of overhead utilities to be consistent with the character of the neighborhood.

A motion was made by Selectman Cranshaw that the Board approve a Grant of Location to NSTAR Electric Company d/b/a Eversource Energy and Verizon for the purpose of installing four (4) new poles 36/2A, 36/3, 36/4 and 36/5 Fowler Street, Maynard as more fully set forth on the plans dated March 25, 2015. Second by Selectman Kreil. Vote 4-1 (Sel. Gavin). Motion approved.

A motion was made by Selectman Cranshaw to close the public hearing at 7:25 pm Second by Selectman Gavin. Vote 5-0. Motion approved.

Presentation from Saracen Properties

Representative of Saracen Properties gave a presentation on plans for the Clock Tower Place property. The property is now known as Mill & Main (www.mill-and-main.com) Their plans include making better use of the pond by constructing a walkway across the pond and patios along the pond. Several smaller buildings would be removed to enable the creation of pedestrian courtyards and provide better visibility and orientation, particularly to Main Street.

Fiscal 2014 Audit

- 1) The school and municipal accounting systems are not yet integrated. Financial cost for Software is about \$10,000.00 agreed but the school is waiting until the school accountant retires to purchase this piece of software.
- 2) At the recommendation regarding the 2016 deadline regarding the accounting for Comcast and Verizon PEG, access funds will be addressed as an article at the next Special Town meeting.

129 Parker Street Next Steps

The Board members discussed their thoughts on the plan brought forth in March and ideas for moving forward.

Sel. Cranshaw indicated that he thought the independent living was a good idea, but cautioned against any required rezoning being too project specific and thus not being able to accommodate different types and sizes of senior living. He noted that the commercial properties had the best financial return and thought that what was proposed was appropriate so long as the traffic did not overwhelm the town on weekends or cause cut-through traffic in the Old Marlboro Road neighborhood. He thought the 40B proposal was unnecessary, not beneficial to the developer or the town, and state requirements would make it less attractive to town meeting voters. He suggested that it be better to eliminate the 20 three bedroom units from the proposal, and make more of the remaining unit's market rate. He indicated that, according to the information presented in the draft financial analysis, doing so could provide additional net revenue to the Town upwards of \$100,000.00. The project could provide 10% affordable units, either on-site or off-site, or the developer could provide in-lieu contributions to the town housing fund so that the town could decide where, when and how to provide the affordable housing. He thought the Board should move forward with the project so long as the BOS, town staff and PB are willing to do the extensive work necessary to ensure the project is done well. He

suggested the Board form a subcommittee dedicated to the project so that the work could be done in an effective manner.

TE – defer

CD, move forward, 3/10 plan agrees it should at additional meetings, it should all BOS members and not a subcommittee it is important enough we should all be part of this project.

DG, agrees with most of the comments made, it is a whole process – lessons learned from Ad-Hoc and residents' concerns with units. Do not think we need 25% maybe 10%. Impacts, traffic and be prepared to answer questions and be flexible, Don't set target date – more green space, everyone in same direction to move forward.

JK, would like to see revision from RKG – don't be narrow minded - let zoning do its job, commercial – sweet spot for market conditions – there will be impacts both positive and negative including impacts on water & sewer, schools, be more proactive, outreach, get everyone in same direction, use experts. Need to determined what number of housing units really means in cost and revenue, 100 vs 200, what does it offer and cost. Housing study should provide useful information.

TE, all in agreement, BOS as a whole. Housing is # 1. School does not know how many students we can handle. How many more apartments or housing units can Maynard handle?

Bob D. liked what he heard tonight from Board. Timing is everything with retailers. They have a grocery store and independent living management company that wants to come to Maynard.

Chair – So TA, Sweet are you ready, yes, summer is a more advantageous time to look into the process before budget season starts in the fall. Will reach out to Jon Witten. Will meet with project proponent to discuss 40B request.

Economic Development updates

TA, Kevin Sweet

- Saracen presentation on June 11, 2015 at the Maynard Public Library
- MAPC Housing Plan
 - a. June 11 – meeting with local developers, retailers and builders
 - b. July 1 Visioning for Public – Town Hall 7PM
 - c. Survey being prepared by MAPC with staff and PB input. Intended to gauge community attitudes on housing. Expert release mid/late June. Both online and hard copies.
- Cultural District
 - a. Finalizing application. Expect complete by early July. Need BOS resolution of support. ASM and Tim Hess preparing.
- Planning Board
 - a. NBOD work requested by BOS complete (KS and ASM reviewing)
 - b. Adding “Landscaping Standards” to PB Rules and Regulations. Internal governing document but Work Shopping with public on June 23. Purpose to ensure minimum standards for site plan review.

Town Administrator Report.

TA, Sweet

- MIIA Insurance Credits submitted (reduced fee in FY16 is result)
- Met with Saracen, Rep. Hogan, and State Offices for private/public grant opportunities

- Introduced Open Table to two more opportunities for a temporary location
- Started negotiations with NEPBA Dispatch Union
- Attended the MMMA Spring conference
- Attended statewide regional sheltering operations seminar.

Chair Report

- Needs information back from each BOS member regarding the TA's annual review.
- We are having a meeting on June 30th for the Coolidge School Re-Use only.

Board Member Reports

Selectman Kreil

- Follow up Open Table we had on Monday, June 1st with Senator Eldridge, Rep Kate Hogan and members of Open Table. We did a walk thru to see their needs and offered up some short-term locations. DG commented on the actions and service they do for our community. This past March, a slower month, Open Table served an average of 300 people / 75 families from Maynard.

Selectman Gavin:

- Do you know why we are upgrading sidewalks on Parker Street when we will be removing them soon when the projects start at Parker Street? TA, Sweet said it is for safety reason for the school students.
- Memorial Day Parade – Bill Cranshaw gave a very nice speech but no one could hear it. The sound system did work well.
- Business on Main Street said the traffic coming out of McDonald is heading up Main Street the wrong way. Police called and they said to let the Board of Selectmen know about it for potentially adding signage.
- Proud for the Graduating class this weekend.

Selectman DiSilva:

- Community Development Principals – Fowler Street another example that we are not following the plans set forth by the Town. We need to do the right thing and follow the CDP. With the upcoming new appointments and reappointments are need to review.

Selectman Egan:

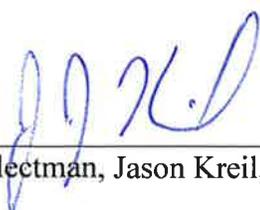
- Has the Civil Service been approved for our Public Safety? TA, it is still in process.

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

Time: 9:31 pm

Approved: _____

Date:



Selectman, Jason Kreil, Clerk

Initials: BJM