



AGENDA
Maynard Board of Selectmen Meeting
Tuesday, January 6, 2015
Town Building – Michael J. Gianotis Meeting Room
(No. 201)
Regular Meeting Time: 7:00 pm

(All public meetings may be recorded, broadcast and or videotaped)

Call to order (7:00 pm)

Pledge of Allegiance

1. Public Comment

2. Acceptance of Minutes

a) December 16, 2014

3. Correspondence

- a) Town Accountant, monthly report Nov. 2014
- b) Assessor report with Aug, Sept, Oct. and Nov. 2014
- c) Notice, Planning Board meeting, 1-6-15
- d) Notice, Economic Development Committee meeting. 1-6-15
- e) Notice, Conservation Commission meeting 1-6-15
- f) Letter from resident Matthew Johann, issue with Green Meadow Parking lot
- g) Letter dated 12/18/14, Catanzaro and Allen, 129 Parker Street
- h) Letter dated 12/31/2014, Huggins and Witten, 129 Parker Street
- i) Letter Mass minimum wages effective 1- 1- 2015
- j) OARS, email information about programs
- k) MAPC, email, save the date MAPC open house, 1-27-2015
- l) Notice Veterans and Widows entitlement

4. Consent Agenda

a) Ad-Hoc appointment renewals for 2015, Town's School Building Committee

5. Appointments

- a) Coolidge School Re-Use Task Force
- b) Cultural Council, new appointment, Heather Western

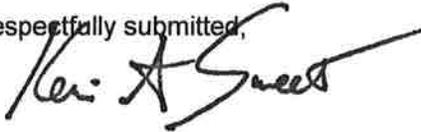
6. Ratification of Fire Chief Contract

7. 7:15pm Public Hearing: Liquor License Transfer; Merai Liquor 129 Main Street

AGENDA
Maynard Board of Selectmen's Meeting
January 6, 2015

- 8. Police Department Promotional Appointments**
- 9. FY16 Budget Update**
- 10. Economic Development Updates**
- 11. Town Administrator Report**
- 12. Chairman's Report**
- 13. Old/New Business**
- 14. Executive Session, Approval of Minutes**
- 15. Adjournment (9:00)**

Respectfully submitted,



Kevin Sweet, Town Administrator

Next meeting date(s):

Regular Meeting – *January 20, 2015*

THIS AGENDA IS SUBJECT TO CHANGE



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, December 16, 2014
Room 201, Town Hall
Time: 7:00 pm**

Board of Selectmen

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

(This public meeting was recorded).

Pledge of Allegiance

Public Comments – Vic Tomyl resident, commented about our Maynard High School Students, (WAVM) running the Beacon Santa Telethon, the great work they do raising the money and the credit for doing this for our community.

Marshall Hall resident commented that the set of plans being used on a development at 51 Waltham Street are incorrect because the parking area was immediately adjacent to the property line. The Board referred the matter to the Town Planner to verify setbacks are appropriate. Mr. Hall gave a copy of the print to TA to give to the Planning Board to address Mr. Hall's comment. TA will follow up on this project.

Acceptance of Minute November 18, 2014 and December 2, 2014

A motion was made by Selectman Gavin to correct and accept the minutes of November 18, 2014. Second by Selectman DiSilva. Vote 4-0. Motion approved.

A motion was made by Selectman Kreil to accept and approve the minutes of December 2, 2014. Second by Selectman Gavin. Vote 4-0. Motion approved.

List of Correspondences (mail to the Selectmen's Office for December 16, 2014).

- a) Fire Department, monthly report Nov. 2014
- b) Town Clerk, monthly report Nov. 2014
- c) Police Department, monthly report Nov. 2014

- d) Library, monthly report Nov. 2014
- e) Comm of MA DOTC, License Expiration notice.
- f) Planning Board meeting notice Dec 9, 2014
- g) Town Hall hours for the last 2 weeks in December.
- h) EDC meeting notice, Dec 11, 2014
- i) Conservation Commission meeting notice, Dec 16, 2014
- j) CPC meeting notice, Dec 17, 2014
- k) COA meeting notice, Dec 18, 2014
- l) Boston Region Metro Planning Org. dated Dec 3, 2014
- m) OUI Notice report from AG's Office dated Dec 5, 2014
- n) MIIA, Wellness report Dec 2014
- o) Assabet Valley Wrap up notes regarding ribbon cuttings, yr. 2014
- p) Town ordered auction, Deane Street, Dec. 18, 2014
- q) Notice, Artspace, second Saturday, Dec 10th thru Jan 2, 2015

A motion was made by Selectman Gavin to accept the list of correspondences **A-Q** as listed in the agenda. Second by Selectman DiSilva. Vote 4-0. Motion approved.

Consent agenda;

- a) Ad-Hoc appointment renewals for 2015; Local Licensing Authority, Maynard Green Communities Committee, Local Emergency Planning Committee, Town / School Building Committee.
- b) Proclamations, for Eagle Scouts and Police.
- c) Cemetery Deed # 2017

A motion was made by Selectman Gavin to accept and approve the consent agenda as shown. Second by Selectman DiSilva. Vote 4-0. Motion approved.

Restaurant All Alcohol License Renewal Discussion

In attendance at meeting; Attorney, Andrew Upton for Carron Restaurant Group and Nicholas Leo, pernitee.

Mr. Upton made the request to have the liquor license renew for the 2015 year.

a) Carron Restaurant Group, LLC. DBA Peyton's, 86 Powdermill Road

Owner has submitted application for license renewal and a license transfer to 129 Parker Street for new proposed restaurant operation. Transfer hearing has not been scheduled at this time. Owner was given notice BOS does not intend to renew license.

A motion was made by Selectman Kreil to approve and grant this license renewal until December 31, 2015 subject to the mutually agreed upon agreement to withdraw the license transfer application to 129 Parker Street and sell or utilize or surrender the license by June 30, 2015. This license will expire without notice on June 30, 2015. In addition, status updates to the Board. Second by Selectman DiSilva. Vote 3 in favor, -1 opposed (Egan). Motion approved.

MacDonald Development Request for Parker/Waltham Street Settlement Discussion

Mr. James MacDonald present, made a proposal to the Board for 6 additional months to complete the sidewalk improvements at the corner of Parker St. and Waltham St. Recommend no action taken at this time. Board will discuss with Attorney Kennefick in Executive Session.

School Committee request for Special Municipal Employee Status

Mr. Bill Kohlman, SC Chair and Justin Hemm, SC Member presented proposed request.

This was discussed. It was noted that a disclosure must be made to the Town Clerk. A motion was then made by Selectman Gavin to approve the Special Municipal Employee Status for School Committee member Justin Hemm. Second by Selectman Egan. Vote 4-0. Motion approved.

Amendment to Wheelabrator Millbury Waste Disposal Agreement

The amendment to the Wheelabrator Millbury Waste Disposal Agreement is a reduction in the fee for disposal of solid waste at the Wheelabrator Millbury Waste to Energy facility. This fee decrease was a result of a number of regional communities negotiating a more equitable fee.

A motion was made by Selectman Kreil to approve the Amendment to Wheelabrator Millbury Waste Disposal Agreement and further to authorize the Town Administrator to sign said agreement on behalf of the Board. Second by Selectman Gavin. Vote 4-0. Motion approved.

Economic Development Committee Prioritization and Expectation

TA, Kevin Sweet, document added to drop box for Board to review.

EDC has established Sub-Committees and would like BOS feedback. The Sub-committees consist of:

- Business Environment inhibitors
- Data and Application
- Marketing, Branding, Communications
- Targeted Investments

Board in agreement with the direction EDC is working.

Economic Development updates

TA, Kevin Sweet

Maynard housing production plan presentation by the MAPC, meeting scheduled for 12/18/14 at 7:00 pm in room 201 Town Hall.

- This is a report of findings of MAPC research on Maynard's housing stock.
- The presentation will coincide with a Planning Board meeting (scheduled for 12/18/14).
- The intended audience is primarily Planning Board, key staff and elected officials, but open to the public.
- It will deal primarily with demographics, housing supply, affordability and constraints to developments.
- It lays the groundwork for 2015 work by MAPC.

129 Parker Street information update for staff and Special Council

- The purpose of this meeting is for key individuals involved in various aspects on the 129 Parker Street project to provide a background for new staff. The goal is to:
- Identify of all applicable documents/materials and determine their historical context.

- Determined with attorney Witten which aforementioned documents are in effect or establish clarification on their status.
- Provide a comprehensive Q & A to fill in any remaining blanks needed to move forward with NBOD amendments, future applications and other activities for this project.
- The meeting will be moderated to ensure stays on track.
- Boards limited to two members to avoid quorum.

Keene Ave continued to January 6th PB meeting. Contractor mistakenly cut down trees on resident's property (approximately 3 large trees). Developer stated he would be working with abutter to correct.

49-51 Waltham Street (John Anderson) was continued to January 12 PB meeting. The plans for six units (3 duplexes) are being reconfigured to limit ingress/egress to Waltham Street at the residents' request.

FY16 Budget Update –

TA. K. Sweet, not much to update you with at this time. The first rounds of budgets are due on 1/2/15.

Have had one on ones with both chiefs so far on their budgets.

TA, Kevin Sweet;

1. COA Director search, 17 candidates, 7 selected for first round of interviews, 3 selected for a final round to be scheduled shortly. Hoping to make an offer in 2014 and a start date in early 2015.
2. COA Center – Renovations are progressing nicely. Should be completed around the New Year.
3. Reviewing Facilities Manager job description with stakeholders for advertisement
4. ARRT preliminary 75% design meeting – Future BOS meeting
5. Attended NEMLCE Annual Meeting & Luncheon – Chief DuBois nominated Secretary of Association
6. Vacation – December 24th returning on Jan 5th.

New/Old Business:

Selectman Gavin:

- Letter in packet from Commonwealth of Mass. Department of Telecommunication & Cable notice that contract expires on 11/24/18. BOS needs a Cable Advisory Committee to have this delegated to it certain duties for Town.
- Congratulations to the Maynard Rotary on the Christmas Parade, great crowds in the Downtown area.

Selectman Kreil:

- Meeting to talk about the Custodians at Schools and Town. With TA, and Dr. Gerardi.
- Also working with Dr. Gerardi on finding a new place to move Food Pantry.
- Vic Tomy, covered this issue, Beacon Santa Telethon, everyone did a great job.
- MMA meeting in Jan.23 & 24, 2015, BOS let, Kevin, Becky or Andrew know if you plan to attend.

- We need a parking list inventory of Downtown.

Selectman Egan

- Keene Ave., deep concerns with folks in that neighborhood.
- Letter from CPC, request for email accounts on Town server. Can they get Town email? Per TA – no, only a Chair.

Selectman DiSilva

- Folks from Carron Group – Looks like we have loopholes in our process. TA, back in July when we had group in we needed to have that meeting advertised as a public hearing. We did not.
- We need to set expectations when we set up new Ad-hoc committees. (Goals and Priorities).
- Beacon Santa Telethon congratulations to all, another great job.

Executive Session

In the matter of contract negotiations and Litigation

In the matter with respect to Litigation and Strategy in preparation for negotiation with non-Union personnel.

A motion to convene an executive session was made by Selectman Gavin and duly seconded by Selectman DiSilva.

Roll call:

Gavin	Yea
Egan	Yea
DiSilva	Yea
Cranshaw	Absent
Kreil	Yea

After the Executive Session, the meeting will not reconvene.

A motion to adjourn the meeting was made by Selectman Gavin. Second by Selectman DiSilva. Vote 4-0. Motion approved.

Time: 10:00 pm

Approved: _____

Date:

Jason Kreil

Selectman, Jason Kreil, Clerk

Initials: BJM



TOWN OF MAYNARD
Town Accountant – Michael Guzzo
TOWN BUILDING
195 MAIN STREET
MAYNARD, MASSACHUSETTS 01754

TO: Board of Selectmen
FROM: Michael Guzzo - Town Accountant
DATE: December 15, 2014
SUBJECT: ACCOUNTANT'S REPORT – NOVEMBER 2014

- Processed weekly invoice warrants
- Processed Bi-Weekly Payroll Warrant
- Reconciled Cash and Receivables with the Treasurer for October 2014
- Chapter 90 outstanding balances reconciled with state report. Two projects to be closed out adding approximately \$26,000 to remaining \$140,000 balance
- Continued to work on FY2016 Budget
- Continued to work FY2015 financial articles salary increases not recorded in FY2015. Finalized in November
- Created summary and history for School Choice and Education Circuit Breaker
- Revised prior year local receipt analysis to properly record Drug subsidy and Medicaid
- Worked on Electric analysis for FY2016 budget for period Fy2009 to present
- Met with Maynard School business manager on Fowler and High School Student Activities reconciliation. Formal reconciliation to begin with November 2014 balances
- Projected FY2016 debt for general fund, CPC, and Enterprise funds for FY2016 budget
- Reviewed prior years in Lieu of revenue
- Researched library expenses per DOR website. Three year rolling average plus 2.5%
- Contacted Softright about FY2016 budget module and format changes
- Met with treasurer to discuss MHS capital projects FY2015 shortfall. Will probably short term borrow another \$275K
- Updated and issued the following reports as of October 2014:
 - Available funds
 - Capital Projects
 - CPC Summary – Revenue, Expenses, and fund reconciliation
 - Expense Summary – General Fund
 - Expense Summary – Enterprise Funds
 - Revenue Summary – Enterprise Funds
 - Performance/Surety Bonds
 - Local Receipts – General Fund
 - Local Aid – General Fund
 - Enterprise Fund Summaries – Sewer and Water
 - Ambulance Receipts (Fund 3017)

**Assessing Department
August, September, October,
November 2014
Submitted by Angela Marrama**

Activity Report

- **We had a member resign Michael Manning who served on the board since June of 2009, five years and who wrote a letter to the Selectman regarding the way the stipend the board was receiving was taken away. We acquired a new board member, Chris Worthy. We welcome him to our board and wish him much success.**
- **Reviewing and preparing the 2016 budget for the Assessing Department. Fiscal year 2016 is our Triennial Revaluation year and it takes more resources to complete all the DOR requirements and that will be represented in my budget requests.**
- **All sales were reviewed and updated based on sales from July 1, 2012 through June 30, 2014. It is required DOR to use valid sales for the previous calendar year which would include all of 2013 sales. However you also need to have a certain percentage of each class of property as described by the DOR so they allow you to use a longer period of sales. Our LA-3 sales were certified by the DOR on October 3, 2014.**

- From the sales data all valuation tables were reviewed and updated along with the data entry of all inspections which there were approximately 415 completed for both real estate and personal property into Patriot, the assessing software. From this data the LA-4 and the LA-13 information was entered into Gateway with 1,173,568,330 of valuation (LA-4) and 365,862 of growth (LA-13). We received valuation certification from the DOR on October 30th along with growth certification.
- Having received this certification I prepared for the tax classification hearing held November 18th which I presented data for the Selectmen to determine the tax split for residential and commercial property. The split was voted unanimously at 1.33. On November 19th the Recap was submitted to the DOR and on November 20th we received certification for our tax rates which are Residential \$22.31 and CIP \$31.09.
- The third quarter bill file has been created and sent to the Treasurer Collector for processing the tax bills. The bills will be mailed on time this year.
- Reviewed and prepared 192 exemption applications for our board meetings held October 21st and 28th and November 10th.

Comments

During the month of August all field work was completed. During the months of September, October and November I completed all the data entry for over 415 inspections, reviewed and updated approximately 290 personal property accounts with the form of list. Reviewed over 230 sales (deeds) and verified the accuracy of the data base. Entered everything into Gateway and received certification for valuation, growth and sales with the DOR. Gathered and prepared a packet for the Classification Hearing that was completed on November 18th for the tax rate split. Gathered and made sure all the data was entered for the Recap which I submitted to the DOR on the 19th of November and received certification for the tax rate on November 20th. The third quarter bill file has been created including the 192 exemptions and given to the Treasurer Collector for creating the tax bills. These months are very busy for my office and we process lots of paper work efficiently and accurately to accomplish the tax billing for Real Estate and Personal Property so that the town can collect the money it needs to run.



TOWN OF MAYNARD
Office of Municipal Services
MUNICIPAL BUILDING
195 Main Street
Maynard, MA 01754
Tel: 978-897-1302 Fax: 978-897-8489
www.townofmaynard-ma.gov

Planning Board Meeting Agenda – 7:00 PM January 6, 2015
195 Main Street, Maynard - Room 101

1. 07:00 - Call to order
2. Additions/deletions/reordering of agenda
3. Approval of minutes
4. Public Hearing:
 - a. **Keene Ave Subdivision** - Continuation of hearing for the petition filed by H-Star Engineering, Inc., 200 Greenville Road, North Ipswich, N.H. 03071, requesting approval of a Definitive Subdivision Plan for property identified on Property Assessor's Map 19, Parcels 49, 52 and Keene Avenue (Paper Street). The applicant is requesting creation of six residential lots.
5. Other Business
 - a. **129 Parker Street / Neighborhood Business Overlay District Workshop Discussion** - the Board of Selectman (BOS) has requested the Planning Board conduct an analysis of Neighborhood Business Overlay District (NBOD) and its potential application to 129 Parker Street property. The analysis is expected to result in recommendations to the BOS for modifications to the Zoning By-laws that may include modifications to NBOD uses and potentially, other zoning districts and also may recommend modifications to definitions as contained in the By-laws. Note: prior to any amendment to the Zoning By-laws, a public hearing by the Planning Board will be held.
6. Town Planner Update
7. Correspondence
8. Adjourn

This agenda is subject to change

Kevin Calzia, Chairperson

Posted by: Bill Nemser, Town Planner

Date: December 29, 2014

Date Posted: December 31, 2014

TOWN OF MAYNARD

MEETING NOTICE

POSTED IN ACCORDANCE WITH THE PROVISION OF MGL 30A § 18-25

(All public meetings may be broadcast, recorded or videotaped)

Economic Development Committee

Address of Meeting: 195 Main Street, Maynard Room: Finance Room 202

M T W T H F Tuesday – January 6, 2015 8:00 a.m.

Month Date Year Time AM/PM

Agenda or Topics to be discussed listed below (That the chair reasonably anticipates will be discussed)

1. Call meeting to order: Time: _____
2. Visitor Statements/Introductions (if any)
3. Re-Swear in members
4. Approve Minutes of November 12, 2014
 - a. Motion: _____
 - b. 2nd: _____
5. Update on input from Board of Selectmen (ASM)
6. Review Subcommittee Assignments
 - a. Update by Business Inhibitors Group
 - b. Update by Data Group
 - c. Update by Marketing Group
 - d. Update by Targeted Investments Group
7. Old Business/New Business

THIS AGENDA IS SUBJECT TO CHANGE

Chairman: Christopher Worthy

Posted by: Christopher Worthy

Date: December 31, 2014

Maynard Economic Development Committee

Areas of Concentration Sub-Committees (Dec, 2014)

1. Business Environment Inhibitors

- Brendon Chetwynd
- Joe Mullin
- Paul Nickelsberg
- Staff Liaison - TBD

- *Strengthen*
- *Attract innovation*
- *Review Processes & Policies*
- *Promote Public & Private Partnerships*

2. Data and Application

- Jack MacKeen
- Chris Worthy
- Staff Liaison - Andrew Scribner-MacLean, Kevin Petersen

- *Validate*
- *Verify*
- *Summarize*

3. Marketing, Branding, Communications

- Lauren T. Tetreault
- Melissa Levine-Piro
- Jack MacKeen
- Ellen Duggan
- Staff Liaison - TBD

- *Promotion*
- *Information*
- *Contact*
- *Business Recruitment*

4. Targeted Investments

- Ron Calabria
- Kate Hogan
- Staff Liaison - Bill Nemser

- *Planning*
- *Improvements*
- *Infrastructure*
- *Funding*

TOWN OF MAYNARD
MEETING NOTICE

POSTED IN ACCORDANCE WITH THE PROVISIONS OF MGL 30A §§18-25

Maynard Conservation Commission

Maynard Town Hall
Municipal Services Conference Room
TUESDAY, January 6, 2015 at 6:30 PM

Agenda or Topics to be discussed listed below (That the chair reasonably anticipates will be discussed)

ADMINISTRATIVE BUSINESS:

- Review minutes from 12/16/2014.

PUBLIC HEARING:

- Notice of Intent (7:00)
3 Shore Ave.
Elizabeth Drury
Control of aquatic invasive plants

WETLANDS/STORMWATER ISSUES:

- Keene Ave subdivision stormwater management violation update

LAND MANAGEMENT:

- Encroachment at Dix Road

BUSINESS:

- Review Draft Stormwater Management Bylaw regulations

Mail of note:

- Amended NOI for 49-51 Waltham Street

Upcoming Meetings:

- Next Conservation Commission meeting, **January 20, 2014.**
- MSMCP brown bag lunch meeting, **January 28, 2015, Westboro, 11-1**

THIS AGENDA IS SUBJECT TO CHANGE

Chairperson: Mr. Fred King

Posted by: Linda Hansen, agent

Becky Mosca

From: Matt Johann <mj3779@yahoo.com>
Sent: Thursday, December 18, 2014 8:12 AM
To: William Cranshaw; Becky Mosca; Jason Kreil; Kevin Sweet; WGKohlman@comcast.net; amyrebeccagay@gmail.com; jtdevita@hotmail.com
Cc: Cathy Johann
Subject: Green Meadow School Parking Lot Conditions

Good morning,

I'm writing to bring to your attention a recurring hazardous condition at the Green Meadow School. Parents who drive their children to school and choose to accompany them for the walk to the building are instructed to park in the outer lot near Great Road, adjacent to the baseball field. This lot is very poorly maintained during winter weather. It and the sloping sidewalk leading to the school are frequently covered in ice at drop-off and pick-up times.

I have two children in the first grade, and we choose to drive them to school. Recently, my wife slipped on ice and fell hard as she was getting out of our car. We are very lucky that she was not carrying our 3-year-old at the time - he was still in the car. We have personally seen small children fall on ice at least a dozen different times since the beginning of last winter, as well as several adults in addition to my wife. There is no effort made to treat ice conditions in this lot.

We have brought this up to school administrators several times. They either do not respond, as in the case of our most recent request, or they dismissively indicate that the outer parking lot is not the school's responsibility (despite the fact that they specifically instruct parents to park there).

I feel strongly that it is the town's responsibility to provide for the wellbeing of its children in all ways reasonably practical. The conditions of this parking lot are routinely dangerous in the winter, and either the school facilities staff should be directed to address the issue, or the town DPW should place a higher priority on treating the surfaces prior to the start of the school day.

We are lucky that a serious injury has not yet occurred, but I think it is just a matter of time before one does if this problem is not addressed. It is my hope that you share my concern.

Thank you for your time and consideration.

Respectfully,
Matthew Johann
1 Fletcher St.
978-897-0837

Becky Mosca

From: William <wgkohlman@comcast.net>
Sent: Thursday, December 18, 2014 12:43 PM
To: William Cranshaw; Becky Mosca; Jason Kreil; amyrebeccagay@gmail.com; jtdevita@hotmail.com
Subject: Fwd: Re: Crowe Field Parking Lot Safety

FYI - I forwarded the recent message to Bob and this is his reply.

----- Forwarded Message -----

From: Robert Gerardi <rgerardi@maynard.k12.ma.us>
To: Cathy Johann <cjohann@gmail.com>, mj3779@yahoo.com
Cc: Donna Dankner <ddankner@maynard.k12.ma.us>, twiesner@maynard.k12.ma.us, Jill Greene <jgreene@maynard.k12.ma.us>, Karen Kanter <kkanter@maynard.k12.ma.us>, Maynard School Committee <WGKohlman@comcast.net>, Kevin Sweet <ksweet@townofmaynard.net>, Christopher Okafor <cokafor@townofmaynard.net>, Colleen Moore <cmoore@maynard.k12.ma.us>, Peter DiCicco <pdicicco@maynard.k12.ma.us>
Sent: Thu, 18 Dec 2014 16:05:10 -0000 (UTC)
Subject: Re: Crowe Field Parking Lot Safety
Dear Mrs. and Mr. Johann,

I am sorry that I have not responded sooner. I had this stomach bug that has been going around and uncharacteristically even took 3 sick days in a row out of work because I was so ill. I have been dragging myself to work to catch up even though I still do not feel well. Consequently, I have gotten behind on my correspondence.

In regard to your concerns expressed in the email below, we are equally concerned. We have done a lot in the past two years to improve weather related issues and there are still more improvements necessary. I am including the Town Administrator in this email because he and I have worked very closely with the DPW employees and School Department Custodians to eliminate the old responses that it's not my job it's the other town agencies job. That being said certain responsibilities fall on each department based on the resources of those departments in regard to the Crowe Park parking lot and the walkways. We have made a concerted effort to coordinate the quality of care of those areas. Three years ago no agency was icing the walkway from Crowe Park to Green Meadow declaring it was the other departments responsibility. One of the first things that the previous Town Administrator and I did was reassign the walkways to the Maynard Schools custodial staff. Now it is being addressed.

Part of the problem that you reported is that this particular incident was the first icing of the season. For some reason the first ice storm of the year seems to always catch us by surprise. I am not sure why since we live in New England, but maybe because icing conditions are less obvious to predict that snow storms. As a result of the surprise and our lack of ice melt inventory due to storage requirements, each year we need to run to the supplier and get additional ice melt on the day that the first icing occurs. At the building level, the Principal and head custodian may be able to improve this by ordering the ice melt in September. In an effort to improve the quality of the service, the central office bought a special ice melt spreader for the custodians at Green Meadow to more efficiently improve the spreading of ice melt in future storms.

I want to assure you that this issue is very concerning to the school and town. We are doing our best to improve our performance.

CATANZARO AND ALLEN

ATTORNEYS AT LAW

100 Waverly Street
Ashland, Massachusetts 01721

Telephone: (508) 881-4566

Facsimile: (508) 231-0975

Angelo P. Catanzaro
Jennifer M. D. Allen

Ronald M. Stone*
Of Counsel

Rosemary A. Bosselait

*Also admitted in Maine

December 18, 2014

Via Electronic and First Class Mail

William Cranshaw, Chairman
Board of Selectmen
195 Main Street
Maynard, MA 01754

DEC 19 2014

Re: 129 Parker Street, Maynard, MA

Dear Chairman Cranshaw and Members of the Board:

Reference is made to my letter to you dated October 29, 2014 a copy of which is attached for your reference. Although a response was not required, we had anticipated, given the cooperative spirit in which the 129 Parker Street project has been proceeding, that a reply to so much of my correspondence which requested explanation and validation of the Town's conclusion that it had attained satisfaction of the General Land Area Minimum set forth in 760 CMR 31:04(2), (the regulations which govern c. 40B) would have been forthcoming. The fact that we have not been provided a response or any data supporting that conclusion is somewhat unsettling as one would assume that the data is readily available. Please accept this letter as a second request for that information as it is extremely difficult to continue with meaningful planning without it. We shall look forward to your response. Thank you

Very truly yours,

CATANZARO AND ALLEN

Angelo P. Catanzaro

APC/kmm

cc: Kevin Sweet, Town Administrator
Andrew Scribner-MacLean, Assistant Town Administrator
Bill Nemser, Town Planner
Jon Witten, Esq.
William Depietri

CATANZARO AND ALLEN

ATTORNEYS AT LAW

100 Waverly Street
Ashland, Massachusetts 01721

Telephone: (508) 881-4566

Facsimile: (508) 231-0975

Angelo P. Catanzaro
Jennifer M. D. Allen

Ronald M. Stone*
Of Counsel

Rosemary A. Bossclait

*Also admitted in Maine

October 29, 2014

Via Electronic and First Class Mail

William Cranshaw, Chairman
Board of Selectmen
195 Main Street
Maynard, MA 01754

Re: 129 Parker Street, Maynard, MA

Dear Chairman Cranshaw and Members of the Board:

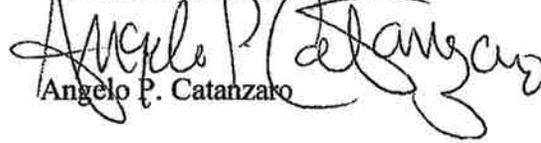
As the Board likely appreciates, my client and I were disappointed with the outcome of the zoning amendment vote at Town Meeting on October 27, 2014. Particularly disturbing was that, despite appearing at your request and the request of the Planning Board so we could be available to answer questions and demonstrate to the voters, with specificity, why the amendment was in the best interest of the Town, neither the Selectmen nor the Planning Board recognized us or invited us to address Town Meeting. Given that the amendment failed by a mere six (6) votes, our input may very well have carried the day. Frustrating to say the least. Notwithstanding, we will proceed with a 65,000 square foot supermarket. Unfortunately this will prevent the tenant (Price Chopper) from constructing the state of the art facility which they felt was ideally suited for the location and would best serve the community.

On Monday evening, Chairman Cranshaw also provided us with a copy of a letter from the Board of Selectmen to the Department of Housing and Community Development ("DHCD") "acknowledging" that the Town's current housing inventory was consistent with local needs. Chairman Cranshaw explained to Town Meeting that the basis for this proclamation was satisfaction of the General Land Area Minimum set forth in 760 CMR 31:04(2), the regulations which govern c. 40B. As you are likely aware, calculation of the 1.5% land area minimum is subject to strict compliance with the requirements of the regulations. I note that your letter neither provided data or information regarding the Town's calculations or that DHCD had accepted same. As my client is preparing an application for Comprehensive Permit for the 129 Parker Street site for filing with the Zoning Board of Appeals, I need to have formal verification that the Town has, in fact, met the Land Area Minimum as it bears directly on our application. 760 CMR31.06: (5) provides that in the event of the denial of a Comprehensive Permit, or the granting of one with uneconomic conditions, the burden is on the Town "to show conclusively that its decision was consistent with local needs by proving that one of the statutory minima" has been satisfied. Given the magnitude of the Comprehensive Permit process and the effort that is required on the part of the applicant and the Town, I think it prudent and logical that the issue of

satisfaction of the land area minimum be resolved before either of us devotes time and resources on a project that, perhaps, should be addressed in a different fashion. To this end please accept this correspondence as my formal request for the data and information upon which the Town based its determination as well as any and all communication regarding same between the Town and DHCD. Thank you.

Very truly yours,

CATANZARO AND ALLEN



Angelo P. Catanzaro

APC/kmm

cc: Kevin Sweet, Town Administrator
Andrew Scribner-MacLean, Assistant Town Administrator
Bill Nemser, Town Planner
Jon Witten, Esq.
William Depietri

HUGGINS AND WITTEN, LLC

156 Duck Hill Road

Duxbury, Massachusetts 02332 and

132 Adams Street, Suite 7

Newton, Massachusetts 02458

781-934-0084

781-934-2666 (facsimile)

jon@hugginsandwitten.com

BY ELECTRONIC MAIL

December 31, 2014

Angelo Catanzaro, Esq.

Catanzaro and Allen

100 Waverly Street

Ashland, MA 01721

RE: Your Letter of December 18, 2014

Dear Angelo:

On behalf of the Maynard Board of Selectmen, please accept this letter as a response to your December 18, 2014 letter wherein you requested, in relevant part, support for the Board's claim that the Town of Maynard is "consistent with local needs" as that term is defined in G.L. c.40B, s.20.

Respectfully, as stated previously in response to your October 29, 2014 letter inquiring of the same matter, the Board of Selectmen declines your request.

The Town of Maynard is "consistent with local needs" due to the fact that more than 1.5% of the Town's qualifying land area contains subsidized housing as the Department of Housing and Community Development defines the same.

The Town remains willing to work with you and your client as you develop plans for the 129 Parker Street project and to that end, restate our willingness to discuss this matter at any time.

Respectfully submitted on behalf of the Maynard Board of Selectmen, acting as special town counsel,

HUGGINS AND WITTEN, LLC

/s/ Jonathan D. Witten

Jonathan D. Witten

cc: Kevin Sweet, Maynard Town Administrator



IMPORTANT CHANGES TO THE MASSACHUSETTS MINIMUM WAGE

In accordance with An Act Restoring the Minimum Wage and Providing Unemployment Insurance Reforms [Chapter 144 of the Acts of 2014](#)

Effective January 1, 2015

MINIMUM WAGE: \$9.00 PER HOUR

The minimum wage law applies to all employees except those being rehabilitated or trained in charitable, educational, or religious institutions; members of religious orders; agricultural, floricultural, and horticultural workers; those in professional service; and outside salespersons not reporting to or visiting their office daily. See [M.G.L. chapter 151, §§1 and 2](#). For further information regarding the Massachusetts state minimum wage, contact the Massachusetts Department of Labor Standards at (617) 626-6952 or visit www.mass.gov/dols.

In no case shall the Massachusetts minimum wage rate be less than \$0.50 higher than the effective federal minimum rate.

SERVICE RATE: \$3.00 PER HOUR

Wait staff, service employees and service bartenders may be paid the service rate if they regularly receive tips of more than \$20 a month, and if their average hourly tips, when added to the service rate, are equal to or exceed the basic minimum wage. See [M.G.L. chapter 151, §7](#).

AGRICULTURAL RATE: \$8.00 PER HOUR

Work on a farm and the growing and harvesting of agricultural, floricultural and horticultural commodities requires payment of no less than the above-listed rate per hour, except when such wage is paid to a child seventeen years of age or under, or to a parent, spouse, child or other member of the employer's immediate family. See [M.G.L. chapter 151, §2A](#).

Effective January 1, 2016:

- Minimum Wage shall be \$10.00 per hour
- Service Rate shall be \$3.35 per hour (provided service employee receives tips of more than \$20 per month and if his/her average hourly tips, when added to the service rate, equals \$10.00 per hour).

Effective January 1, 2017:

- Minimum Wage shall be \$11.00 per hour
- Service Rate shall be \$3.75 per hour (provided service employee receives tips of more than \$20 per month and if his/her average hourly tips, when added to the service rate, equals \$11.00 per hour).

Becky Mosca

From: OARS <office@oars3rivers.org>
Sent: Monday, December 29, 2014 7:02 PM
To: Becky Mosca
Subject: There's still time to make a difference!

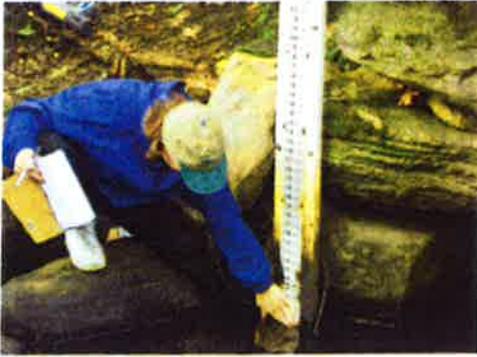


FOR THE ASSABET SUDBURY & CONCORD RIVERS

Help us start the New Year strong!

Wednesday, Dec. 31 is the last day to make a tax-deductible contribution in 2014.

Together we can:



Make Sound Science Count

2,400 acres of invasive water chestnut mapped, 169 water quality samples taken to measure pollutants, and 350,000 temperature readings taken to assess climate change



Educate the Next Generation

Twenty-four Water Wise Workshops, Junior River Rangers program



Engage the Public

River cleanups in 11 communities, pulling 660 bushels of water chestnuts, watershed roundtable



Advocate Successfully

Developing solutions based on science to meet the clean water needs of our communities

How to Give:

[Donate Online](#)

or send a check to:
OARS

23 Bradford Street
Concord, MA 01742

If you've already made your year-end contribution to OARS, please accept our sincere thanks. A formal acknowledgement of your donation will be on the way to you shortly.

Forward email



This email was sent to bmosca@townofmaynard.net by office@oars3rivers.org
[Update Profile/Email Address](#) Rapid removal with [SafeUnsubscribe™](#) · [Privacy Policy](#).



OARS 23 Bradford Street Concord MA 01742

Becky Mosca

From: MAPC <mdraisen@mapc.org>
Sent: Tuesday, December 30, 2014 7:03 AM
To: Becky Mosca
Subject: Happy New Year!

HAPPY NEW YEAR

Wishing you health and happiness this holiday season and in the New Year. Thank you for joining us to make a Greater Boston Region in 2014. We can't wait to see what 2015 has in store!

THE METROPOLITAN AREA PLANNING COUNCIL



Save the Date: MAPC Open House

Tuesday, January 27, 2015 from 4 p.m. to 7 p.m.

Meet our staff, tour our offices, and learn about our projects and new strategic plan

mapc.org/openhouse2015

STAY CONNECTED



[Forward this email](#)

✓ Safe

This email was sent to bmosca@townofmaynard.net by mdraisen@mapc.org
[Update Profile/Email Address](#) Rapid removal with [SafeUnsubscribe™](#) [Privacy Policy](#).



Metropolitan Area Planning Council 60 Temple Place Boston MA 02111

VETERANS AND WIDOWS

You may be entitled to REIMBURSEMENT OF YOUR MEDICAL EXPENSES*

IF:

You are an unmarried veteran, or un-remarried widow or widower of a veteran with an income of less than \$1,951.00 per month and combined assets of less than \$5000.00 (with no whole life insurance policy;)

-Or -

You are a married veteran, or are married to a veteran, and your combined household income is less than \$2,585.00 per month, with combined household assets of less than \$9800.00 (with no whole life insurance policy.)

You may also be entitled to FINANCIAL ASSISTANCE*

IF:

You are an unmarried senior citizen veteran, or un-remarried widow or widower of a veteran, with a monthly income less than \$1,632.00 and combined assets less than \$5000.00 (with no whole life insurance policy;)

-Or-

You are a married senior citizen veteran with a combined household income of less than \$2155.00 per month and combined household assets of less than \$9800.00 (with no whole life insurance policy.)

Note: The home you live in and one vehicle are not counted as assets.

***This is an entitlement of benefits based on your', or your spouse's, military service.**

Call the Veterans' Services Officer at (978) 897-1361 or your town hall to arrange an interview to see if you qualify for benefits.

The law requires the Veterans' Services Officer take your application and forward it to the Massachusetts Department of Veterans' Services.

If you need more information or cannot contact your Veterans' Services Officer, please call the Massachusetts Department of Veterans' Services at 617-210-5482.



Date: January 6, 2015

Justin Hemm

School Committee

You are hereby appointed

Town's School Building Committee

Term expires: December 31, 2015

FOR THE

TOWN OF MAYNARD

PLEASE BE SWORN IN AT THE TOWN CLERK'S OFFICE.

Board of Selectmen

Sworn: _____

Town Clerk

Becky Mosca

From: William <wgkohlman@comcast.net>
Sent: Friday, December 19, 2014 11:15 AM
To: Becky Mosca
Cc: Robert Gerardi
Subject: RE: Towns School Building Committee reappointments for Dec 16, 2014 with BOS

Becky,

Justin Hemm will serve on the HS Building Committee.

Bill Kohlman

----- Original Message -----

From: Becky Mosca <BMosca@TownofMaynard.net>
To: William <wgkohlman@comcast.net>
Cc: Robert Gerardi <rgerardi@maynard.k12.ma.us>
Sent: Wed, 10 Dec 2014 14:03:08 -0000 (UTC)
Subject: RE: Towns School Building Committee reappointments for Dec 16, 2014 with BOS

Bill,

I'm ok with that, I can scan in the slip and request my Board to approve me using their signature stamps.

Becky

From: William [<mailto:wgkohlman@comcast.net>]
Sent: Wednesday, December 10, 2014 8:55 AM
To: Becky Mosca
Cc: Robert Gerardi
Subject: RE: Towns School Building Committee reappointments for Dec 16, 2014 with BOS

Well I don't want to just unilaterally name someone to it and we don't meet again until the 18th. Can the SC member wait until then? If everyone else is appointed, the committee can still meet as long as they have a quorum.

----- Original Message -----

From: Becky Mosca <BMosca@TownofMaynard.net>

On Tue, Dec 9, 2014 at 8:28 AM, William <wgkohlman@comcast.net> wrote:

I asked about this at our first meeting this year. I was told that the committee was finished and had their last meeting. Was I misinformed?

----- Original Message -----

From: Robert Gerardi <rgerardi@maynard.k12.ma.us>

To: Becky Mosca <BMosca@townofmaynard.net>

Cc: Maynard School Committee <WGKohlman@comcast.net>

Sent: Tue, 09 Dec 2014 13:24:35 -0000 (UTC)

Subject: Re: Towns School Building Committee reappointments for Dec 16, 2014 with BOS

Hi Becky,

I am including Bill Kohlman in this email in his role as the chair. We did not re-appoint someone to replace Ed. Bill may want to pole the School Committee members to see who would like to serve on this committee.

Sincerely,

Bob

On Tue, Dec 9, 2014 at 8:13 AM, Becky Mosca <BMosca@townofmaynard.net> wrote:

Bob,

Question: Who is currently the School Committee Representative?

Becky

From: Robert Gerardi [mailto:rgerardi@maynard.k12.ma.us]

Sent: Monday, December 08, 2014 11:10

Marie Morando

Ken Neuhauser

Peter O'Callaghan

Bonnie Winokar

Kevin Sweet

Ed Mullin *** no longer on School Committee? Did he get replaced.

I need help to make up the appointment slips with correct names.

Thank you for your help,

Becky Mosca

Administrative Assistant

Maynard Board of Selectmen

195 Main Street

Maynard, MA. 01754

e-mail:

bmosca@townofmaynard.net

Voice: 978-897-1351

www.townofmaynard-ma.gov



Date: January 6, 2015

Heather Western
26 Fairfield Street

You are hereby appointed to the

Cultural Council

Term expires: June 30, 2017

FOR THE

TOWN OF MAYNARD

To hold office during our pleasure, or our term.

PLEASE BE SWORN IN AT THE TOWN CLERK'S OFFICE.

BOARD OF SELECTMEN

Sworn: _____

Town Clerk

Becky Mosca

From: Heather Western <heatherwestern@gmail.com>
Sent: Thursday, December 11, 2014 2:51 PM
To: Becky Mosca
Subject: Cultural council

Hi Becky,

I was told you were the person to contact if i wanted to be appointed to the cultural council by the BOS. Can we arrange the interview, etc...?

Thanks,
Heather Western
978-460-0544

Heather Western

26 Fairfield St. Maynard, MA 01754

Email: Heatherwestern@gmail.com

Phone: 978-460-0544

Experience

Boston Children's Hospital

August 2014 – Present

Registered Staff Nurse I in the Cardiac ICU. Provided nursing care for critically ill neonates and children with various cardiac deficiencies, especially post-operative care. Responsible for:

- Titration and safety monitoring of various drips; inotropic, insulin, antiarrhythmic, vasoactive and sedative/anesthetic.
- Interpretation of lab values, particularly blood gases and electrolytes, and interventions to correct abnormalities.
- Care of chest tubes, arterial, intracardiac and central venous lines
- Care of ventilated patients, suctioning, gas exchange monitoring and interventions related to gas exchange.
- Preparation for and management of emergency situations
- Preparation and post-care of bedside surgical operations and procedures

Rex Hospital UNC Health Care

July 2012 – July 2014

Registered Nurse on a Cardiac progressive care telemetry unit, specializing in management of arrhythmias, congestive heart failure, chest pain, MI and hemodynamic instability in patients with complicated comorbidities. Responsible for all aspects of direct patient care in addition to:

- EKG interpretation and safety monitoring for patients loading on antiarrhythmic medications
- Monitoring & titrating vasoactive drips (diltiazem, dobutamine, heparin, amiodarone, etc...)
- Preparation and post-procedure care of patients undergoing cardiac catheterization, pacemaker insertion and cardioversion.
- Managed patients undergoing ultrafiltration; cared for specialized IV access, monitored fluid status, chemistries, electrolytes and vital signs, and titrated treatment accordingly.
- Adept at IV insertion, PICC & central line care, foley insertions, complex wound care & wound vacs.

Charge Nurse: Coordinate staffing, admissions and discharges for a 22 bed unit with 5-6 nurses and 2-3 patient care technicians. Serve as a resource for staff and ensure a calm, safe environment for staff and patients.

Clinical Preceptor: Instruct student nurses and newly hired RN's in caring for patients with complex medical problems and provide appropriate support and feedback. Act as a role model by demonstrating leadership, effective and safe nursing skills, critical thinking and delegation. Establish learning goals and plan clinical experiences to accomplish student goals.

Becky Mosca

From: Joyce Dwyer <joycedwyer.artist@verizon.net>
Sent: Thursday, December 11, 2014 4:28 PM
To: Becky Mosca; Gail Erwin (gail@erwinarts.com); Tim Hess (tim@studioinsitu.com)
Cc: Reya Stevens
Subject: Re: FW: Cultural council

Hi Becky--

We, the Cultural Council or a subgroup of us, need to meet with Heather Western or talk with her on the phone and we have too much in our meeting tonight to meet with her tonight. The grant decisions have a very near deadline. And we have another Maynard resident who said she is also interested in being on the Maynard Cultural Council. Perhaps there is room for both, but our group needs to discuss and reread our guidelines.

We also need to clarify. Even though Heather says she's interested in joining the cultural council, I want to make sure that's what she wants and isn't responding to join Andrew Scribner-MacLean's group that is working on forming how the Cultural *District* will be. Probably I need to e-mail her on that question. And I need to review her resume more, which I can't do before tonight's meeting.

Thanks, Becky.

Joyce
Secretary, Maynard Cultural Council
joycedwyer.artist@verizon.net
c: 508-572-0707

On 12/11/2014 3:21 PM, Becky Mosca wrote:

Joyce,

Please get in contact with Heather and give us some feedback.
We have to have Heather at the BOS meeting on Jan 6, 2015.

Regards,

Becky Mosca
Administrative Assistant
Maynard Board of Selectmen
195 Main Street
Maynard, MA. 01754
e-mail: bmosca@townofmaynard.net
Voice: 978-897-1351
www.townofmaynard-ma.gov

From: Heather Western [<mailto:heatherwestern@gmail.com>]
Sent: Thursday, December 11, 2014 3:18 PM
To: Becky Mosca
Subject: Re: Cultural council

Sure. It's all nursing related and has nothing to do with this kind of thing!

Becky Mosca

From: Kevin Sweet
Sent: Friday, December 19, 2014 8:25 PM
To: jmackeen
Cc: Becky Mosca; Andrew Scribner-MacLean
Subject: Coolidge Task Force Members

Hi Jack,

List of proposed Coolidge School Re-Use Task Force members:

- Jack MacKeen (EDC)
- Ken Neuhauser (HistCom)
- Timothy Hess (Cultural Council)
- Rick Lefferts (CPC)
- Lee Acker (COA)
- Sally Bubier (At-Large)
- Vicki Brown Stevens (At-Large)

This will be on the January 6th Agenda.

Kevin

Kevin A. Sweet

Town Administrator

Town of Maynard

195 Main Street

Maynard, Massachusetts 01754

Tel: 978.897.1375

Fax: 978.897-8457

www.townofmaynard-ma.gov



Becky Mosca

From: Becky Mosca
Sent: Tuesday, December 30, 2014 6:10 PM
To: jmackeen (jmackeen@verizon.net); Tim Hess (tim@studioinsitu.com); (rtlefferts@aol.com); leeacker63@gmail.com; (salandcath@verizon.net); (k.neuhauser@comcast.net)
Cc: Kevin Sweet (ksweet@TownofMaynard.net)
Subject: RE: Coolidge Task Force Members

To All,

A request from the Board, Chair; Bill Cranshaw would like a paragraph from each of you about yourself. You don't have to come to the BOS meeting that night if we receive some information on you before the meeting.
P.S. Does anyone have email or phone number for Vicki Brown Stevens?

BOS meeting is Tuesday, January 6, 2015.

Thank you,

Becky Mosca
Administrative Assistant
Maynard Board of Selectmen
195 Main Street
Maynard, MA. 01754
e-mail: bmosca@townofmaynard.net
Voice: 978-897-1351
www.townofmaynard-ma.gov

From: Becky Mosca
Sent: Tuesday, December 30, 2014 3:54 PM
To: jmackeen (jmackeen@verizon.net)
Cc: Andrew Scribner-MacLean (AScribner@TownofMaynard.net); Tim Hess (tim@studioinsitu.com); (rtlefferts@aol.com); leeacker63@gmail.com; (salandcath@verizon.net); (k.neuhauser@comcast.net)
Subject: FW: Coolidge Task Force Members

Jack,

We have the Coolidge School Re-Use Task Force on the agenda for January 6, 2015.

We have a request from Board of Selectmen Chair, Bill Cranshaw to have a little bit of information on each person that is being appointed.

I don't know if you are the one that would like to put this together?

I don't have everyone's email either? If they want to attend the meeting that would work too.

Hope you can help with this request.

Thanks,

Draft - Coolidge School Re-use Task Force Charter

Expediently examine the alternatives available to return the Coolidge School building and property to productive use. Identify and propose solutions to any issues that must be addressed in the process. Recognize in the process the request of the Historical Commission that the building be preserved. Report a recommended course of action to BOS no later than (date certain).

Historical Commission would like to see the building preserved, wants to participate and will be a resource.

Describe the state of restrictions currently applicable, i.e., none.

Possible task force representation

- Historical Commission
- Historical Society
- Council on Aging--Seniors
- Veteran's agent/Social Service agency
- Revitalize Maynard Committee
- Economic Development Committee
- X At Large members
- Other??

Coolidge School Discussion

Goal—Town is proactive in preserving the building.

Historic Status—Discussions of “is it historic or just old?” Historic status determined by outside consultant as part of 1999 inventory of historic properties. Consultant identified Coolidge as eligible for listing on the National Register of Historic Properties. Historic status tied to architect Charles Bateman and architectural style (Classic Revival), plus the local connection of the first story having been built by Joe Mullin’s grandfather.

Future use --Potential future use seems to fall into two categories:

1. Can the town identify a use for the existing structure as a town owned or sponsored property?—Possibilities:

- Community Center—Probably not viable given cost to rehab (See below)
- Historical Society—Not viable, as they do not have financial resources
- Affordable Housing—Use the MAHT with its financial tools, including CPA. Involve the Maynard Housing Authority as appropriate.

2. If not town owned, are there other uses which would preserve the building while also potentially generating tax revenue?

- Veterans Housing—Coolidge one of five sites in recent Vet Housing study, but may require involvement of a non-profit entity.
- Affordable Housing—see #1 above
- Assisted Living—Corcoran house example—1998 conversion of school to assisted living
- Conversion to rental units or condominiums—Sell but with affordable housing restrictions, potential use of CPA funds

Costs—Tappe study of 2008 identified \$2M just to remedy defects. The 2011 town buildings assessment provides details on what would have to be remedied, but does not include cost estimates. Full compliance or conversion to another use probably \$4M to \$6M.

Proposal—There is an opportunity to be creative with this building. Suggest Town Administration be tasked with examining public-private partnerships which would preserve the building while returning it to use

Needed—Once a direction is established, identifying a champion/leader would add to the chances of success.



Maynard Historical Commission

TOWN OF MAYNARD
MUNICIPAL BUILDING
195 MAIN STREET
MAYNARD, MASSACHUSETTS 01754

Date: October 15, 2014

To: Board of Selectmen
Cc: School Committee

Subject: Request to Create a Re-Use Task Force for the Coolidge School

The Maynard Historical Commission (MHC) respectfully requests that the Board of Selectmen appoint a Coolidge School Re-Use Task Force, and further, that the Commission be included in the dialogue on any interim plans for operation/disposition of the facility.

The expectation of the Commission is that the efforts of the Task Force will result in constructive re-use of the facility.

The Coolidge School building has been recognized as one of the last remaining town-owned building of significant historic value. The Maynard Historical Commission (MHC) is mandated by Massachusetts General Law (MGL) to "preserve, protect and develop the historic assets of our community". As stated in our letter of February 18, 2013 to the Selectmen and School Committee, a particular element of that mission is to ensure that the goals of historic preservation are considered in the planning and future development of the community. Further, in Maynard's CPA document entitled *Core Category-Historic Preservation*, we, as a community, have set goals to "preserve, rehabilitate and restore town-owned historic resources and landmarks-including buildings...in order to secure their future and maintain their beauty, usefulness and value". In recognition of these commitments, the MHC requests that the Board of Selectmen form and appoint members to a Coolidge Re-Use Task Force in a timely manner. The MHC is prepared to take a leadership role in this effort.

The practice of appointing a Re-use Committee has been used most recently for the Maynard Country Club and in the past for the old Fowler School. It would be appropriate that the task force include representatives from various town offices and other committees with interest and/or expertise pertinent to this issue.

As one of the most significant historic buildings in Maynard still under control of the Town government, the Coolidge School building is eminently worthy of careful and thorough discussion about both its stewardship and its future.

Thank you for your attention to this matter.

Sincerely,

Jack MacKeen, Chairman



Date: **January 6, 2015**

Jack MacKeen

You are hereby appointed to the

Coolidge School Re-Use Task Force

Term expires: June 30, 2015

FOR THE

TOWN OF MAYNARD

PLEASE BE SWORN IN AT THE TOWN CLERK'S OFFICE.

BOARD OF SELECTMEN

Sworn: _____

Town Clerk



Date: **January 6, 2015**

Ken Neuhauser
Historical Commission

You are hereby appointed to the

Coolidge School Re-Use Task Force

Term expires: June 30, 2015

FOR THE

TOWN OF MAYNARD

PLEASE BE SWORN IN AT THE TOWN CLERK'S OFFICE.

BOARD OF SELECTMEN

Sworn: _____

Town Clerk



Date: **January 6, 2015**

Timothy Hess
Cultural Council

You are hereby appointed to the

Coolidge School Re-Use Task Force

Term expires: June 30, 2015

FOR THE

TOWN OF MAYNARD

PLEASE BE SWORN IN AT THE TOWN CLERK'S OFFICE.

BOARD OF SELECTMEN

Sworn: _____

Town Clerk



Date: **January 6, 2015**

Rick Lefferts
Capital Planning Committee

You are hereby appointed to the

Coolidge School Re-Use Task Force

Term expires: June 30, 2015

FOR THE

TOWN OF MAYNARD

PLEASE BE SWORN IN AT THE TOWN CLERK'S OFFICE.

BOARD OF SELECTMEN

Sworn: _____

Town Clerk



Date: **January 6, 2015**

Lee Acker
Council on Aging

You are hereby appointed to the

Coolidge School Re-Use Task Force

Term expires: June 30, 2015

FOR THE

TOWN OF MAYNARD

PLEASE BE SWORN IN AT THE TOWN CLERK'S OFFICE.

BOARD OF SELECTMEN

Sworn: _____

Town Clerk



Date: **January 6, 2015**

Sally Bubier
At-Large

You are hereby appointed to the

Coolidge School Re-Use Task Force

Term expires: June 30, 2015

FOR THE

TOWN OF MAYNARD

PLEASE BE SWORN IN AT THE TOWN CLERK'S OFFICE.

BOARD OF SELECTMEN

Sworn: _____

Town Clerk



Date: **January 6, 2015**

Vicki Brown Stevens
At-Large

You are hereby appointed to the

Coolidge School Re-Use Task Force

Term expires: June 30, 2015

FOR THE

TOWN OF MAYNARD

PLEASE BE SWORN IN AT THE TOWN CLERK'S OFFICE.

BOARD OF SELECTMEN

Sworn: _____

Town Clerk

Legal Notices

42 CRANE AVENUE, MAYNARD
LEGAL NOTICE
COMMONWEALTH OF
MASSACHUSETTS



LAND COURT
DEPARTMENT OF THE TRIAL
COURT

14 MISC 488209

ORDER OF NOTICE

TO:
John A. Gwozdz a/k/a John A.
Gwozdz, Jr.
Cheryl A. Gwozdz
and to all persons entitled to the bene-
fit of the Servicemembers Civil Relief
Act, 50 U.S.C. App. §501 et seq.

Bayview Loan Servicing, LLC claim-
ing to have an interest in a Mortgage
covering real property in Maynard,
numbered 42 Crane Avenue, given by
John A. Gwozdz and Cheryl A.
Gwozdz to "MERS", Mortgage
Electronic Registration Systems,
Inc., a separate corporation that is
acting solely as nominee for
AmeriSave Mortgage Corporation,
Lender, its successors and
assigns, dated April 14, 2008, and
recorded in Middlesex County
(Southern District) Registry of Deeds in
Book 51114, Page 328 and now held
by plaintiff by assignment, has/have
filed with this court a complaint for
determination of
Defendant's/Defendants'
Servicemembers status.

If you now are, or recently have been,
in the active military service of the
United States of America, then you
may be entitled to the benefits of the
Servicemembers Civil Relief Act. If
you object to a foreclosure of the
above-mentioned property on that
basis, then you or your attorney must
file a written appearance and answer
in this court at Three Pemberton
Square, Boston, MA 02108 on or
before January 5, 2015 or you will be
forever barred from claiming that you
are entitled to the benefits of said Act.

Witness, JUDITH C. CUTLER, Chief
Justice of this Court on November 20,
2014

Attest:

Deborah J. Patterson
Recorder

AD#13217149
Beacon Villager 12/11/14

AD PLACEMENT TIPS KEYWORDS

Start your ad with a word
that identifies the position/
service offered or item for
sale by name. In the case
of yardsales, real estate for
sale or rent or child care
needed, start with the
name of your town. This
allows readers to find your
ad more easily and will
contribute to faster results.

1-800-624-SELL

125 Main Street, Maynard
LEGAL NOTICE

Notice is hereby given, in accordance
with Mass. General Laws, Chapter
138, as amended that a Public Hearing
will be held on Tuesday, January 6,
2015 at 7:15 p.m. in the Michael J.
Glanotis Meeting Room (No. 201) of
the Maynard Town Building on the
Application of Transfer of a Wine and
Malt Alcohol as a Common Victualler
License from Thal Sura-Merai, LLC to
Maynard Spirits, LLC d/b/a Merai
Liquors at 125 Main Street,
Maynard, MA. A copy of the applica-
tion is on file in the Municipal
Services/Licensing Division office.

Selectman William Cranshaw
Selectman Christopher DiSilva
Selectman Timothy Egan
Selectman David Gavin
Selectman Jason Krell

AD#13216933
Beacon Villager 12/11, 12/18/14

To
place
a
legal
ad
call
Carol

(781)

433-7903

Becky Mosca

From: Mark Dubois <mdubois@maynardpolice.com>
Sent: Wednesday, December 31, 2014 7:32 AM
To: Becky Mosca
Subject: RE: Police Department Promotional Appointments:

Good Morning,
You can make the appointment slips.
They are:
Michael Noble – Lieutenant
William Duggan – Sergeant
Paul Maria – Sergeant

Thanks

From: Becky Mosca [<mailto:BMosca@TownofMaynard.net>]
Sent: Tuesday, December 30, 2014 3:23 PM
To: Mark Dubois
Cc: Andrew Scribner-MacLean
Subject: Police Department Promotional Appointments:

Chief,

A couple of questions from the Chair for next week's BOS meeting: (Tuesday Jan. 6, 2015).

We need the names and new titles for promotions.
Are we making the new appointment slips or is your department?

Thanks,

Becky Mosca
Administrative Assistant
Maynard Board of Selectmen
195 Main Street
Maynard, MA. 01754
e-mail: bmosca@townofmaynard.net
Voice: 978-897-1351
www.townofmaynard-ma.gov



Date: December 1, 2014

William Duggan

You are hereby appointed to

Maynard Police Department

At the rank of Sergeant

Term: Indefinite

FOR THE

TOWN OF MAYNARD

PLEASE BE SWORN IN AT THE TOWN CLERK'S OFFICE.

BOARD OF SELECTMEN

Sworn: _____



Date: January 6, 2015

Michael Noble

You are hereby appointed to

Maynard Police Department

At the rank of Lieutenant

Term: Indefinite

FOR THE

TOWN OF MAYNARD

PLEASE BE SWORN IN AT THE TOWN CLERK'S OFFICE.

BOARD OF SELECTMEN

Sworn: _____



Date: January 6, 2015

Paul Maria

You are hereby appointed to

Maynard Police Department

At the rank of Sergeant

Term: Indefinite

FOR THE

TOWN OF MAYNARD

PLEASE BE SWORN IN AT THE TOWN CLERK'S OFFICE.

BOARD OF SELECTMEN

Sworn: _____
