



OFFICE OF THE
BOARD OF SELECTMEN
TOWN OF MAYNARD
 MUNICIPAL BUILDING
 195 MAIN STREET

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Selectmen's Meeting Minutes
Tuesday, November 21, 2017
Room 201, Town Hall
Time: 6:30 pm

Present: Chairman Chris DiSilva, Selectman Melissa Levine-Piro, Selectman Cheryl Steele, Selectman Terrence Donovan. Selectman David Gavin, Town Administrator Kevin Sweet, and Administrative Assistant Becky Mosca. Absent, Assistant Town Administrator Andrew Scribner-MacLean

(This public meeting was recorded).

Public Comments:

Ellen Duggan sent letter to be added in public comments (Thanks) "There may be a lot to like about the Powder mill Road Project. There may be considerable economic benefits to Maynard. There may be opportunities to increase revenues and affordable housing for the town. There may be many things good about this development But town's people won't know any of this unless you tell us And before any Development Agreement is signed, please hold both Public meetings and Public hearings so citizens can know what is being proposed and its impact on our aging sewer system, traffic, public safety and other services as well as our taxes and sewer rates. If this is a good thing for Maynard then public hearings will not only enhance support for project but provide selectmen and town officials with important issues and concerns when negotiating with the developer. Open meetings will allow for citizen education and input. Any decisions before such meetings should not be made by two selectmen negotiating for the town with no opportunity for input by citizens. Please slow this process down, educate us now about the pros and cons of this project. Thanks for all your efforts on our behalf", Ellen Duggan Maynard resident.

Ron Calabria, comment on the sewer rate hearing regarding the unplanned amount of money town spent on repairs. He requests that the town do a survey on all the town trunk lines / sewer lines.

Joe Graham resident, had questions regarding the scoping of working with Developer and if the town would have public meetings – who made up the working group.

Chuck from (Deer Path) also wanted to know public hearing date.

Public Meeting scheduled with Developer on December 7, 2017 at 7:00 pm Maynard Public Library.

Acceptance of Minutes: November 7, 2017 and November 13, 2017

A motion was made by Selectman DiSilva to accept and approved minutes of November 7, 2017 as shown. Seconded by Selectman Levine-Piro. Vote 4-0-1 (Donovan abstained) motion approved.

A motion was made by Selectman DiSilva to accept and approved minutes of November 13, 2017 as shown. Seconded by Selectman Levine-Piro. Vote 5-0 motion approved.

List of Correspondences (mail to the Selectmen's Office for November 21, 2017). A- O.

Sel. Steele liked the level of detail K Sweet has in the Town Budget message for the Fiscal Year 2019 Budget.

Board requested we pull out items N and O and add as line item for next meeting, 12/5/17.

A motion was made by Selectman DiSilva to accept the list of correspondences as amended A thru M. Second by Selectman Levine-Piro. Vote 5-0 Motion approve

Consent Agenda

- A. Amendment to Start Time of Christmas Parade
- B. Amendment to Ending Time of Sip and Stroll
- C. 2018 Liquor License Renewals
- D. Cemetery Deed 2040

A motion was made Selectman DiSilva to accept and approve the consent agenda as shown. Seconded by Selectman Levine-Piro. Vote 5-0 motion approved.

Special Police Officer Appointment

Appointment: James Banatoski

A motion was made Selectman DiSilva to approve James Banatoski to the Maynard Police Department as a Special Officer term June 30, 2018. Seconded by Selectman Donovan. Vote 5-0. Motion approved.

One-Day Liquor License – 12-17-17

A motion was made Selectman DiSilva to accept and approve the One-Day Liquor License for Xanadu Development LLC. Owner, William Doyle. Event at the Former Congregational Church at 82 Main Street, Maynard on Sunday, December 17, 2017 from 4:30 to 8:00 pm. The 27th Maynard Community Band Christmas Concert. All Staff TIPS trained. Seconded by Selectman Steele. Vote 5-0.

Motion approved.

Public Hearing: Tax Classification: 7:20 pm

As required by Massachusetts General Law Chapter 40, Section 56, the Maynard Board of Selectmen will hold their annual fiscal year 2018 Tax Classification Hearings on Tuesday, November 21, 2017 at 7:20 PM in the Michael J. Gianotis meeting Room (No. 201) at the Maynard Town Building. The purpose of the hearing is to determine the percentages of the local tax levy to be borne by each class of real property. The Public is welcome to attend

Discussion with Assessor – Angie Marrama

Handout copies of the Fiscal Year 2018 Tax Classification Hearing

The Board of Selectmen are asked to approve (3) parts for this tax hearing, 1) CIP and residential Tax Rates with a split shift of _____ (unknown) until voted, 2) the residential exemption, 3) the small commercial exemption.

In accordance with the Massachusetts General Laws, Chapter 59, Section 2A, “the Assessors of each city and town shall determine the fair cash valuation of such real property for the purposes of taxation on the first day of January of each year.”

The Assessor also prepares and submits the growth report, which will be certified by the Department of Revenue and used on the annual levy for setting of the tax rate.

Once values and growth are certified by the DOR, the classification hearing is held – so at this time the Board can act and vote on the property tax classification options and sign the LA5, Classification Tax Allocation form.

Once the Assessor receives certification of the new tax rate from the DOR the tax bill file is created and sent to the Treasurer/Collector to create the actual bills for third quarter.

Board would like the Assessor to get the number of apartments/homes in Maynard that the owner does not live in.

Bill Cranshaw thinks the apartment number is around 35%

Jim Fulton commented the split rate has impact on the market here – Thinks it is a hazard if we shift the rates moving forward. Would agree to vote no to residential.

Bill Cranshaw commented that (8) businesses might benefit to get this exemption. (Small Commercial exemption).

David Gavin would like the Town to use a lower new growth number.

M. Guzzo (Town Accountant) comment that part of what the town did this past year was to use a lower number or tax to limit or cope with what will happen

Small business member requested that the town lower the commercial rate.

Comments made about page 25 in the booklet regarding the lower numbers for the Industrial percent share. Any time the town changes zoning on property it shifts the tax rate. Property on Acton Street went from Industrial to residential. Also other properties removed on Main Street. Down Market value has effect.

Board asked for footnotes to be added to next year's tax booklet on large changes.

Close Public Hearing 8:49 pm.

A motion was made by Selectman DiSilva to approve the CIP and residential tax rates with a % of shift of 1.32. Second by Selectman Levine-Piro. Vote 4-1 (Donovan). Motion approved.

A motion was made by Selectman DiSilva to vote yes to the NO vote to the residential exemption. Second by Selectman Steele. Vote 5-0. Motion approved.

A motion was made by Selectman DiSilva to vote yes to the NO to the small commercial exemption. Second by Selectman Steele. Vote 5-0. Motion approved.

Veterans-Only Parking Space Designation – Add back to another agenda and have Wayne Stanley attend meeting.

Master Plan Steering Committee

K. Sweet added memo today updating the Board with the Master Plan Steering Committee that will serve Maynard and add some guidance role to move forward.

We will have the appointments ready for the next meeting.

FY2018 BOS Priorities

A motion was made by Selectman DiSilva to accept and approve the FY2018 Board priorities as shown. Second by Selectman Levine-Piro. Vote 5-0. Motion approved.

Assistant Town Administrator Employment Contract

A motion was made by Selectman DiSilva to accept and approve Assistant Town Administrator employment contract through June 30, 2020. Second by Selectman Steele. Vote 5-0. Motion approved.

Town Administrator Report

K. Sweet report as shown.

Commented on the Assabet Valley Regional High School Assessment and growth 34% – they have a large number of students from Maynard,

Chair Report; Request to see the budget sooner in the processing from the Town Administrator. School budget, commitment numbers.

Litigation issues.

Powder Mill Road project.

(Steele commented on the sewer, enterprise fund – scope of the work involved and fees beyond just the hook-ups to be charged as out of Town and not the in town rates for that project if and when it gets going.

Board Member Reports

Selectman Levine-Piro: The Powder Mill Project has a meeting scheduled at the library on December 7, 2017.

Would like us to join up with the Concord umbrella to work together on the next Earth Day in April along with Larry S and Michele Grenier.

Selectman Gavin: Wish everyone a Happy Thanksgiving.

Selectmen Donovan: Let members know he will not be at the next BOS meeting on 12/5/17. Also, let everyone know that he had a field trip with Lt. Noble on Brown Street / Acton Street along with DPW, Miklosko, they agreed to new crosswalk, and it is completed. Thank you. Would like to see the wish list of budget items from departments that do not make the cut.

Selectmen Steele: Will be attending the MASS M CCP on Tuesday, November 28, 2017.

A motion to adjourn the meeting was made by Selectman DiSilva. Seconded by Selectman Steele. Vote 5-0 motion approved

Meeting ended at 9:55 pm

Approved: _____

Date: 12/5/17



Selectman, Melissa Levine-Piro, Clerk

Initials: BJM