

OFFICE OF THE
BOARD OF SELECTMEN

Selectmen's Meeting Minutes

Tuesday, October 20, 2015

Room 201, Town Hall

Time: 7:00 pm

Present: Chairman, Chris DiSilva, Clerk, Jason Kreil, Selectman David Gavin, Selectman Terrence Donovan, 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, October 6, 2015

A motion was made by Selectman DiSilva to approve the minutes of October 6, 2015 as shown. Second by Selectman Donovan. Vote 5-0. Motion approved.

List of Correspondences (mail to the Selectmen's Office for October 20, 2015). A-Y

TE; The letters from residents – Do we have any updates on the Mill & Main project in the upper parking lot. CD – no paperwork yet at this time.

CD; COA, Minuteman services funding source for from? TA – State funds most and town has a small budget with line item for this cost. Cable contracts with Comcast and Verizon – do we need to set up Cable Advisory Committee? TA – Yes – this process ends with a 10-year contract for the Town.

A motion was made by Selectman DiSilva to accept the list of correspondences **A-Y** as shown. Second by Selectman Gavin. Vote 5-0. Motion approved.

Consent Agenda:

- Proclamation B & G Club Youth of the Year 2015
- 4th Annual Request for Special Permit Sip & Stroll, Dec. 5, 2015

- Appointments, Special Police Officers, Mary McCue and Emmanuel Avril

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

Board Opening Interview:

- Conservation Commission Board (1 opening):
 - James Bullis

New to Maynard, a Neurobiologist, has children in schools, wants to make Maynard a permanent home. Likes the area and wants to give back to his community.

JK; asked if Jamie had attended any meetings – attended 3, and is recommended by ConsCom.

DG; Thanked JB for stepping up. Question; can you talk a little about conservation; JB; to balance our new developments and make sure it takes place.

TE; Thank you for volunteering. To bring your professional acumen to this board.

TD; Asked JB what he goes by for a name, Jamie. Thanked him for his service.

CD; Thank you for your interest.

A motion was made by Selectman DiSilva to approve the appointment of James Bullis to the Conservation Commission with a term ending June 30 2018. Second by Selectman Donovan. Vote 5-0. Motion approved.

Noted Lorne Bell withdrew application.

Request for Common Victualler and Carry-In License: GiGi Restaurant, LLC 177 Main Street Owners, Gaochi (GiGi) Cao and Phan Nguyen.

DG, Welcome to Maynard, What attracted you to Maynard. Phan; the downtown and the other restaurants as we live in Acton. 2nd question, is this your 1st restaurant. Phan, no we had a catering business in Miami FL.

TE; Thank you for adding a restaurant to our downtown

TD; so you are requesting a carry-in, do you plan to go for a full liquor license? Yes, it is scheduled for a hearing with Board on Nov. 17, 2015.

CD; Carry in liquor license. Tips trained.

- GiGi Restaurant, LLC 177 Main Street

A motion was made by Selectman DiSilva to approve the request for a Common Victualler license for 177 Main Street Maynard LLC d/b/a GiGi's Restaurant 177 Main Street Maynard, MA. Second by Selectman Donovan. Vote 5-0. Motion approved.

A motion was made by Selectman DiSilva to approve the request for a Carry-In Alcohol license for GiGi's Restaurant at 177 Main Street, Maynard. Second by Selectman Egan. Vote 5-0. Motion approved.

Phan, working with Board of Health, will plan to open once all permits are received.

Request Special Permit, Road Race: The Greg Hill Foundation (Jingle All The Way) Dec. 12, 2015. Starting at 10:00 am

Kaitlyn Montagna, we plan to have a road race, TA commented that we come up with the route with Chief DuBois. Race to start and end at Sudbury Street parking lot of Mill & Main. They expect minimal impact and notify residents on streets running route.

A motion was made by Selectman DiSilva to accept and approve the request for a fundraiser road race to start and end at 5 Clock Tower Place, Maynard the New Mill and Main, for the Greg Hill Foundation on December 12, 2015 at 10:00 am. Second by Selectman Donovan. Vote 5-0. Motion approved.

Request For One-Day Liquor License – Whole House Group: December 12, 2015

Ashley Hanson, we plan to host the runners and guest over to Amory Maynard's after the race.

JK: Is there an age limit on event? A Hanson, no, tips trained servers from 29 Sudbury.

Function open to all.

DG; how many people to you think will attend this portion of the event? Ashley – around a 100 or so people. Do you plan to have entertainment? Yes – ok then you need an entertainment permit.

Do you plan to have walkers in this race also? Yes.

A motion was made by Selectman DiSilva to accept and approve a One-Day All Alcohol license at Amory Maynard Café, 8 Clock Tower Place (Mill and Main) after road race event / ceremony for the Greg Hill Foundation, December 12, 2015. License to pick up alcohol on December 11, sell on December 12, and return on Monday, December 14, 2015. Second by Selectman Gavin. Vote 5-0. Motion approved.

CDBG request from homeowner: 00-60

ATA to provide an overview and homeowner to be present Ted Lowney.

ATA, ASM; Mr. Lowney has lived at 6 Hazelwood Drive for many years. In 2003, he received a CDBG grant for \$24400.00 for 4 projects at this property. A condition of the grant includes a 20-year lien on the property. If the property is sold prior to the 20-year period, all or some of the grant is repaid to the Town. ASM; commented that he reviewed Mr. Lowney's records documenting issues with construction, contractors and lack of response by project administrators. Work was procured by low bid with some of the work then subbed out to other vendors/contractors.

All agreed it was not managed with the best of care by the Commonwealth and local liaison. This request is to waive the lean on the work on his roof valued at \$14,200.00. The roof has been repaired again at Mr. Lowney's cost.

A motion was made by Selectman DiSilva to approve the request to waive the lien for the CDBG grant at 6 Hazelwood Road, Maynard for \$14,200.00 under the CDBG from 2003 case # 00-60. Second by Selectman Donovan. Vote 5-0. Motion approved.

Winter Parking Ban: December 1, 2015 thru March 15, 2016

TA, this is the annual winter parking ban.

Chief DuBois spoke about the times during storms and current signs around time with notices of parking and times. Note the 1st couple of weeks- Police will give out warnings. Parking issue with Town not having a lot that the downtown area has during storms and overnight parking. It is a bigger issue for town. Storm clean up issues with people not moving cars fast enough. It is a limited amount of cars downtown that need to find parking during storms and overnight.

TD; we need to think about the parking issue from a different way. Resident parking – Main Street. The Property Owners need to think about parking for their tenants also.

DG; Tenants before could park up on Walnut Street across from Mill & Main. That is a problem, for those cars.

Chief is open to ideas for parking.

CD; Offer the Maynard Golf course as option to park cars during storms or to move cars to while storms are coming. Use Town Van for moving people to and from that parking lot. Work on solutions as we go.

A motion was made by Selectman DiSilva to accept and approve the Winter Parking Ban starting December 1, 2015 thru March 15, 2016. During all snowstorms and snow removal events, we have additional parking bans. Second by Selectman Gavin. Vote 5-0. Motion approved.

A motion was made by Selectman DiSilva to accept and approve the Holiday Parking meters downtown- from November 27 thru December 31, 2015, with a 2-hour limit, the first 2 hours is free parking. Second by Selectman Gavin. Vote 5-0. Motion approved.

495/MetroWest Partnership Discussion: Paul Matthews, Executive Director

Discussion with Paul Matthews, Executive Director to provide an overview of who the Partnership is; TA, Welcomes Paul Matthews to our Board It is a Partnership that we have been working with of the region to utilize our competitive advantages to leverage both public and private sector investment, ensuring continued economic prosperity for years to come.

TD; great information we are on track to bring back businesses – model to bring businesses – busy Route 117. Growth in the area. (Location- location- location) That this area is between 495 //128

CD; MetroWest Biz by monthly magazine do you work with them.

TE; Amount of people with 495/MetroWest Partnership, PM; we have over 100 members not that all attended the meeting this morning but all will receive a copy of the presentation from Mill & Main. It is the network and partnership which we can and do share information.

DG; Thank you for coming in and sharing this information and partnership.

JK; Thank you for coming in, I did attend a meeting about a month ago with Bill Nemser regarding water quality challenges and meeting with the Commissioner and other members of the MassDEP. P. Matthews thanked JK for mentioning that meeting.

Abatement: ID# 2380 repeat BOS requested more details

Note repeat request for abatement.

TA, no written or formal request from the DPW regarding the details other than the DPW is recommending this rebate. There is a pool on site as well. No other issue was found other than the computer error.

CD; has a problem with the process on this one. Now we find out that there is a pool. Do we choose which ones we go out and visit? I guess this is as good as we are going to get for an answer.

A motion was made by Selectman DiSilva to approve and accept the request ID # 2380 for \$333.95 computer error. Second by Selectman Kreil. Vote 5-0. Motion approved.

Update: Records Management and Archive System – Cancelled per TA

129 Parker Street Updates

TA, not a lot of update from Thursday to now – Email from DG regarding the SHI and 10% affordable threshold, spoke to Jon Witten regarding NBOD; By-law comments awaiting clarifications from Hawthorn Presentation.

CD; potentials additional meeting on Thursday, November 12, 2015.

Positive feedback on the Hawthorne Presentation from last Thursday.

KS received email sent today from Capital Group to the Grant opening /Ribbon cutting for the new Market 32 store in Sutton. This is expected to be a model of what may be requested by Capital Group at 129 Parker Street.

Economic Development updates

- Mill & Main is hoping to have their new office open in building 3 for their new leasing office.
- Spoke with CBRE (Ryan Minnehan) about the Walgreen's site and potential uses. Connecting them with Emerson Hospital (Christine Gallery) which is interested in Maynard medical clinic about 5000 square feet.
- Spoke with Fine Arts Theatre Owner (Steve Trumble) about his current plans at Fine Arts Theatre and on Main Street. Fine Arts Theatre adjacent space is in negotiations. Mill St. is cleaned up and will be available for undetermined business or residential use in near future.
- GiGi's is set to open in November in the former Cast Iron Kitchen location, Vietnamese / Sushi
- To Die for Dips and Spreads' a wholesale distributor and on-line retailer of high-end cheese products is moving from their current location in Acton to Maynard. Moving Halloween weekend and opening in Maynard on November 2, 2015. No retail but 4+ employees. 24 Main Street. (Margaret Hamill and Dick Schroder)
- REIT Property Management (Kristina Perkins) is doing a complete renovation of the Powder Mill property for future office sub-division. Open to changing/adding the mix on the parcel but no specific plans.
- Housing Production Plan Phase II October 21, 2015.
- Keene Ave. – Infrastructure instillation in process. Paving anticipated first week of November.

- M & M Phase 1A: Site Plan, Special Permit schedule for Nov. 10. Planning Board Meeting.

Town Administrator Report.

Improve Communications

- New Town Hall sign has been installed. Messages are managed through OMS.
- Spoke with a Concord business owner about parking meters.
- Housing Production Plan Phase II (October 21, 2015).

Strengthen Fiscal Policies

- Joint Meeting between members of FinCom, School Dept., School Board, BOS, and Town Officials to sketch out consensus on policies.
- Looking at single tax rate / new growth caps; Stabilization funding – capital, OPEB, other; Accommodated costs – health insurance, etc.; Use of Free Cash, others. Sharing of Chapter 70 to accommodate healthcare costs for school employees.

Other – Code Enforcement

- 35 River Street – contacted owner (Margie Cocco) reported to her that the property has been vandalized – at least two broken windows. The lull parked there is with permission. It belongs to a local developer (Jimmy McDonald). Turns out her husband died last week. Awkward.
- 13 Parker is asking for a special permit from the ZBA for storage of construction vehicles on site.
- 7 Parker Street is being sent a letter outlining violations, expectations, and next steps.

Other – Conservation Restriction

- Sudbury Valley Trustees are considering taking on the CR but want to make changes to our draft.
- Oct. 24, AVRTHS – Ribbon cutting Selectmen are invited.
- Request for Photo with new LRTA van.
- Legislative meeting in Concord discussed Solar credit cap, alcohol licenses, narcans issues, Chapter 70 formula.
- No Civil Service update.

Chair Report –

- The presentation from the Hawthorn Group from Oct. 15, 2015 seems to be getting good feedback from community and outsiders alike. All good news.
- We have 12 Board openings on our Boards and Committees – We need people to help step up and take on these rolls.
- Request a copy of the Time line for the STM.
- Add the Board Goals on the next agenda.

Board Member Reports

Selectman Kreil

- none

Selectman Gavin:

- Survey of license fees – please add to agenda so back can make some recommendations
- Drop box item with alcohol incident. TA spoke about that happened with the current owner. License transfer to new owner should be final within a few days. Board could potentially vote to bar the current owner from holding a license in the future.

Selectman Egan

- Commented on the Boards and Committees – We still have openings.
- CPC has received (4) applications for new project.
- Question for ATA – What is the Sel. “I” drive. It is where we store information on our computers.
- Draft of the Maynard Golf Course – Trust – it is in process – we have questions and they are being worked out.

Selectman Donovan:

- Property Owner of building that Morey’s was in needs to be fixed. We have many that need to step up and take care of their buildings. Babico’s had a problem and fixed it the next day – we need to thank those that take care of their property.

Executive Session – Land Purchase

Roll Call

Selectman Donovan yea
 Selectman Egan yea
 Selectman Gavin yea
 Selectman Kreil yea
 Selectman DiSilva yea

Will not reconvene in open session

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

Time: 9.45 pm

Approved: _____

Date:

 Selectman, _____, Clerk

Initials: BJM