



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

MAYNARD, MASSACHUSETTS 01754

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**Selectmen's Meeting Minutes**  
**Tuesday, April 18, 2017**  
**Room 201, Town Hall**  
**Time: 7:00 pm**

**Present: Chairman, Chris DiSilva, Selectman Jason Kreil, Selectman David Gavin, Selectman Tim Egan, Town Administrator Kevin Sweet, and Administrative Assistant Becky Mosca. Absent, Selectman Terrence Donovan**

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

**Public Comments:**

Chairman Chris DiSilva thanks the Maynard Fire & Police Departments for their quick response & efforts to fight the fire and safely secure the area at the Nick Lane Fire, Saturday, April 15, 2017.

Maynard Fire was assisted by:

Acton Fire, Stow Fire and their Chief Joe Landry, Concord Fire and their Assistant Chief Tom Judge and their Fire Chief Mark Cotreau, Sudbury Fire, Professional Ambulance Company, and the Boxborough Fire Department, which provided station coverage. In addition, we had fire investigators from Maynard, Northborough, and Wayland. Chief Steve Carter from Lincoln (Maynard resident) also helped at the fire.

Vic Tomyl commented about our utility company, Eversource, They charge to cover work to remove double poles, fix manhole issues and other such work. Mr. Tomyl thinks Eversource should work to complete the list of items stated in a timelier manner.

**Acceptance of Minutes, February 7, 2017, March 21, 2017 and April 4, 2017**

**A motion was made** by Selectman DiSilva to amend the previously approved minutes of February 7, 2017 as shown. Seconded by Selectman Gavin. Vote 4-0. Motion approved.

**A motion was made** by Selectman DiSilva to accept and approve the meeting minutes of March 21, 2017. Seconded by Selectman Gavin. Vote 4-0. Motion approved.

**A motion was made** by Selectman DiSilva to accept and approve the meeting minutes of April 4, 2017. Seconded by Selectman Egan. Vote 4-0. Motion approved.

**List of Correspondence (mail to the Selectmen's Office for April 18, 2017), A- F.**

**A motion was made** by Selectman DiSilva to accept the list of correspondences as shown, A thru F. Seconded by Selectman Egan. Vote 4-0. Motion approved.

**Consent Agenda**

- A) Junk Dealer Licenses
- B) Pool Table Licenses
- C) Block Party, Sarah Lane

Sel. Gavin commented that the BOS had authorized the TA, Kevin Sweet to approve the repeat Block Parties.

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

**New License application, Celia T's Music Hall**

Richard Curtin, the applicant, commented the business would be mostly for fundraisers.

**A motion was made by** Selectman DiSilva to accept and approve the application for Diana Demetri Curtin and Richard Curtin d/b/a Celia T's Music Hall at 40 Summer Street, Maynard MA. Seconded by Selectman Gavin. Vote 4-0. Motion approved.

**Proposed Development: Powder Mill Place – on the Acton/Maynard Line route 62.**

Joel Kahn, Equity Alliance, and a 40B Consultant, for Powder Mill Place and Lou Levine, attorney for the project.

Mr. Kahn is presenting the conceptual design of a 254-unit apartment complex on Powder mill Road at the Acton line. Parcel(s) total over 12 acres, with less than 3 acres in Maynard. The proposal calls for 254 units, mixed 1 bedroom, 2 bedrooms, and 3 bedroom, with 81 units in Maynard and the balance in Acton. The property will have modern amenities in both interior finishes and in external amenities – garages, pool, fitness area, etc.

As 25% of the property will be affordable to those under 80% of the median income, the Town would receive 'safe harbor' from unwanted 40B projects for two years.

The developer is proposing that two existing houses on the site be moved and provided to the Town/Historical Society for their needs.

Preliminary discussions with Acton and Maynard officials indicate interest in the project. Water can be supplied by Acton Water District and Maynard has capacity for sewer

A traffic study will be conducted and the financial impact will be analyzed.

Sel. Gavin asked if the property met the height restrictions in the proposed zone. J. Kahn, will need to follow up on this and need zoning/planning approval request.

Board requests that Deer Run be part of the process.

J. Kahn will have a company look at the water sewer lines via cameras to see conditions of the pipes and if town needs upgrades for this project. In addition, they are willing to meet with Maynard Police & Fire to work out any issues they might see arise.

Sel. Egan asked about the children that might live in this area, would they have a choice of schools Acton/Maynard. J. Kahn responded that Massachusetts law requires students to enroll in the school system in the town in which they live.

Sel. Kreil asked TA Sweet if we have received wastewater volume numbers – TA: K. Sweet said this information was provided to DPW and our engineering consultant Stantec is reviewing capacity for this project and other development in Town.

Sel. Kreil asked if units with dens have any limitations. J. Kahn responded that some units will have dens, a room with no door and no walk in closets.

Sel. Kreil asked if this location has its own address. J Kahn, not at this time.

How tall are the units? Note: the buildings along the river are five stories; buildings near road are three story and 51 feet. Sel. Kreil indicated that a 3 story buildings at 51 feet with 15-foot setbacks will need Maynard approval.

C. DiSilva stated that we have many questions and we would like a summary of this project from J. Kahn with the number of unit and other data for an easy to understand grounding of information so we can begin to understand what this project is and might do to all of this area. We have many questions and will have more questions as this will play out.

J. Kahn indicated the timeline is as follows: the Board of Selectmen will submit The Local Initiative Program (LIP) for consideration. This needs a hearing within 45 days. The process for a ‘friendly 40B’ then goes to DHCD in Boston. Once approved, the development proceeds through the planning board processes. They hope to begin building in the spring of 2018 and the buildout will last about 11-18 months.

J. Kahn will get TA. K Sweet any demo plans and the summary for the board.

C. DiSilva closed the presentation by stating that we have other projects that the town is working on and we are a long way from this project at this time. With so many questions yet to be answered - Schools, public safety, money and the drive for this project – at the banks of the lovely Assabet River, there are many important considerations.

### **Voluntary Donations**

Mary Brannelly requested this be included with the town bills – either real estate taxes or excise tax bills. Board thinks this is an idea to try. Chair asked to have on the next Board agenda to vote on.

### **One-Day Liquor License: Maynard Cultural Council**

Tim Hess, Chairman MCC, Requests to use the basin municipal lot in the center of the parking lot for a BBQ.

C. DiSilva wants to know how we can contain this site. We need the feedback from Police, Fire and DPW before it is ok to approve that area.

T. Hess thinks that we would be able to get vehicles in and around this area without a problem.

C. DiSilva stated that families with children - might not be able to contain kids as easily.

T. Hess commented that if we have planters and borrow horses to block off it should be safe. Want to work this out and really wants this event to be in the center. Will reach out and talk to Police, Fire, and DPW.

C. DiSilva stated that his opinion is to support the event, just not that area. Thinks it would be better near the wall of the parking lot. It is an area that we can contain and he wants everyone's buy in.

D. Gavin stated he is in support as long as it is safe and can be worked out.

J. Kreil questions the amount of parking spaces that will be lost for a Saturday night downtown. Did the Cultural Council talk to the businesses and let them know they are planning this event. T. Hess answered "No, but will plan to let them know about this event."

C. DiSilva commented this is a parking starved area and will support the idea if it is in the corner at the wall.

**A motion was made by** Selectman DiSilva to accept and approve the One-day liquor license using the same area as the last event in corner of lot and the request to use the Basin Municipal lot for a BBQ to celebrate the Town of Maynard receiving the Commonwealth's recognition of Maynard's Assabet Village Cultural District. Seconded by Selectman Gavin. Vote 4-0 Motion approved.

### **Downtown Enhancement Funds**

TA K. Sweet supports the approval of funding to help get the Cultural District programming going. He reminded the Board that this was discussed in December 2016 after submitting the CD application.

Cultural Council Chair, T. Hess has planned other events and hopes that this money would be available to move the Cultural Council events forward with these funds. The events should help drive economic investment in the Town but the CC receives just \$4700 from the state. The CC's goal is to sponsor local artists. We are scheduling events around the calendar with the just discussed BBQ, the River Moon (August 2017) and an artworks display in October 2017. A mural project is planned for the Murphy - Snyder Building.

**A motion was made by** Selectman DiSilva to authorize the Town Administrator to review and approve expenditure of funds from the Downtown Enhancement Fund to support the Maynard Cultural Council and Assabet Village District annual events and initiatives not to exceed \$20,000 per fiscal year. Seconded by Selectman Gavin. Vote 2-2 (DiSilva & Egan against) motion failed.

Sel. Kreil commented that if we give \$20,000.00 from the Downtown Enhancement Fund and we add \$40,000.00 per year to this fund than that is 50% of the funds and that does not add up to the 10% the

TA said this would be. TA said that we have not spent the money for a few years and it now has prior year's balances built up.

**Annual/Special Town meeting Presentation**

<u>Article</u>	<u>Title</u>	<u>Department</u>	<u>Name</u>
1	Town Report Acceptance - <b>CONSENT</b>	Board of Selectmen	C DiSilva
2	Obsolete Equipment, Material - <b>CONSENT</b>	Board of Selectmen	C DiSilva
3	Adopt General By-Law Authorizing Revolving Funds Chapter 44, Section 53E1/2	Board of Selectmen	J Kreil
4	Authorize Revolving Funds Chapter 44, Section 53E1/2	Board of Selectmen	J Kreil
5	Application of Bond Premium	Board of Selectmen	D Gavin
6	Fiscal Year 2018 Salary Administration Plan	Board of Selectmen	D Gavin
7	Finance Committee Reserve Fund	Finance Committee	D Gavin
8	Town General Fund Budget Fiscal Year 2018	Board of Selectmen	C DiSilva
9	Community Preservation Fund Budget Fiscal Year 2018	Community Preservation Committee	T Egan
10	Sewer Enterprise Fund Budget Fiscal Year 2018	Board of Selectmen	T Donovan
11	Water Enterprise Fund Budget Fiscal Year 2018	Board of Selectmen	T Donovan
12	Declaration of Affordable Housing Trust	Board of Selectmen	D Gavin
13	Amend By-Law Chapter VIII - Junk Dealers	By-Law Committee	W Kohlman
14	Amend By-Law Headings and Table of Contents	By-Law Committee	W Kohlman
15	Amend By-Law Format	By-Law Committee	W Kohlman
16	Citizens Petition – To Allow Firefighters to Purchase Previous Service Time	Citizens Petition	
<u>Article</u>	<u>Title</u>	<u>Department</u>	<u>Name</u>

<b>S-1</b>	Certified Free Cash Appropriation	Board of Selectmen	<b>C DiSilva</b>
<b>S-2</b>	Sewer Stabilization Fund Appropriation – Sewer Direct	Board of Selectmen	<b>C DiSilva</b>
<b>S-3</b>	Community Preservation Reserve Fund Appropriation	Community Preservation Committee	<b>T Egan</b>
<b>S-4</b>	Wastewater Treatment Facility Contract	Board of Selectmen	<b>J Kreil</b>
<b>S-5</b>	Amend Protective Zoning By-law - Use Table and Definitions: Farmer Brewery, Microdistillery and Cocktail Lounge	Planning Board	
<b>S-6</b>	Amend Protective Zoning By-law - Use Table and Definitions: Manufactured Homes	Planning Board	
<b>S-7</b>	Amend Protective Zoning By-law - Water Supply Protective Zone	Planning Board	
<b>S-8</b>	Water Protection District Map	Planning Board	
<b>S-9</b>	Transfer from Capital Stabilization - Fire Station Building Project	Board of Selectmen	<b>C DiSilva</b>
<b>S-10</b>	Transfer from Capital Stabilization – Fire Department Vehicle Storage Facility	Board of Selectmen	<b>D Gavin</b>

### **Town Administrator Report:**

#### **Chair Report;**

Dr. Gerardi sent a letter on 4/12/17 to meet with BOS and reconnect to have open meeting regarding the School Department FY18 Budget updates. I have asked the TA to set up meeting for 4/25/17 please find space large enough for the group to attend meeting.

### **Board Member Reports**

**Selectman Egan:** All Set

#### **Selectman Kreil:**

Asked TA K. Sweet for update for our next meeting on the trash stickers – when was the last time we changed the price?

Asked if we can have someone check the parking meters downtown, it looks like we have many meters out of order.

**Selectman Gavin;**

Correspondence item from DEP recycling grant, does Maynard qualify for any of those grants for this round? TA, no we have already used up those grants.

Re-Appointment list for June 30, 2017 terms. TA, we will have those reappointments for the June 6<sup>th</sup>, 2017 BOS agenda.

MMA headline – Future – Locals advised to act now on marijuana law. We need to start talking about this and get a plan and action ready to make any adoptions and ballot plans.

**Selectmen Donovan:** Absent from meeting 4/18/17

**A motion** to adjourn the meeting was made by Selectman Gavin. Seconded by Selectman Kreil. Vote 4-0. Motion approved

Meeting ended at 9:25 pm

Next Meeting: April 25, 2017 Joint Meeting with School Committee, Fowler School Library at 7:00 pm

Approved: 7:04 PM

Date: 5/3/2017

  
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Selectman, Jason Kreil, Clerk

Initials: BJM