



OFFICE OF THE  
**BOARD OF SELECTMEN**  
**TOWN OF MAYNARD**  
MUNICIPAL BUILDING  
195 MAIN STREET  
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Tel: 978-897-1301 Fax: 978-897-8457

## Meeting Minutes

**Tuesday, September 18, 2018**

Town Hall, Room 201

*(This public meeting was recorded.)*

### **Present:**

Armand Diarbekirian, Selectman

Chris DiSilva, Chairman/Selectman

David Gavin, Selectman

Melissa Levine-Piro, Clerk/Selectman

Justine St. John, Selectman

Gregory W. Johnson, Town Administrator

Andrew Scribner-MacLean, Assistant Town  
Administrator

Becky Mosca, Administrative Assistant

### **1. Meeting Opening**

Mr. DiSilva called the meeting to order at 7:00 pm.

Public Comments: none

### **2. Acceptance of Minutes,**

**A motion was made by Mr. DiSilva and seconded by Ms. Levine-Piro to accept and approve the September 5, 2018 Meeting Minutes, as presented. Voted: Motion carried unanimously.**

### **3. Correspondences**

**A motion was made by Mr. DiSilva and seconded by Ms. St. John to accept the list of five correspondence items, as presented. Voted: Motion carried unanimously.**

Ms. St. John asked if they had set up any other meeting dates for the outreach regarding the marijuana. We do not have that information at this time.

### **4. Consent Agenda**

**A motion was made by Mr. DiSilva and seconded by Mr. Diarbekirian to accept and approve the list of three Consent Agenda items A thru C, as presented:**

- Special Permit for Three Day Carnival at the Sudbury Street parking lot at 5 Mill and Main. Thursday thru Saturday, September 27, 28, and 29, 2018.
- Special Permit for Crowe Park – Maynard Triple Play Baseball, On Wednesday and Saturdays, September 5, 2018 – thru October 18, 2018.
- Re-appointment to Maynard Affordable Housing Trust, David Gavin with a term expiring June 30, 2020.

**Voted: 4-0-1. (Mr. Gavin abstained).**

Mr. Gavin abstained due to his reappointment to the Maynard Affordable Housing Trust.

### 5. Appointment – Cultural Council Member

Cultural Council appointment for Ms. Lundberg, Chairman Jeffrey Swanberg is in support of this appointment.

**A motion was made by Mr. DiSilva and seconded by Ms. St. John** to appoint Ms. Lundberg to the Cultural Council with a term to expire on June 30, 2020. Voted: *Motion carried unanimously.*

Board commented that Ms. Lundberg's grant writing and accounting, experience would be a terrific addition to the Cultural Council.

### 6. ADA Transition Plan

**A motion was made by Mr. DiSilva and seconded by Ms. Levine-Piro** to approve the draft Americans with Disabilities Act (ADA) Transition Plan.

Ms. St. Johns commented "I will not be rushed into a decision on agenda items because something is due within the next week and we need the decision". As I've been getting my feet wet, talking to a lot of people, I'm repeatedly told that "well, that's what the Board voted on" or "that's what the town voted on", and I will not vote in favor of anything where I don't understand the implications.

Mr. Gavin had concerns with the policy. He listed pages and topics of items that he was concerned about. Mr. Scribner-MacLean agreed that this is a boilerplate and that once the new board for ADA gets to review the policy, changes and updates will be made at that time.

Voted: *Motion 4-1. Ms. St. John*

### 7. Water / Sewer Billing Abatement 1 Florida Court Discussion

Consider appeal of denial of water/sewer bill abatement for 1 Florida Court.

Eric Fannesbeck, one of the owners at 1 Florida court gave the board a handout. He requested that a resolution could be dividing the billing equally among the units and billing them separately.

They have looked into adding meters to each unit. The cost for the six units is near \$40,000.00. The Fannesbecks' stated that they were unaware of the account-billing situation when they purchased the condominium.

Board agrees that a meter at each unit would be the way to solve the issue going forward.

Board asks DPW Superintendent, Mr. Miklosko if he had any solutions.

- 1) DPW will send crew over to check out the metering situation and see if they can come up with cheaper solution.
- 2) Look back at the past interest this account acquired to see if town can waive any of the back interest.

**8. 495/MetroWest Partnership**

Paul Matthews, Executive Director 495/MetroWest Partnership. We have a nonprofit group, working with our communities, and region. We work with Representative Kate Hogan and Senator Jamie Eldridge to help in any way they can with regional transit authority and any other issue. We have data to show that this area is a leader for regional prosperity. Demographic data for the 495/MetroWest region is shown in packet. Paul commented on the restaurants in Maynard along with the redevelopment of Mill and Main. Noted that Secretary Ash has been to Maynard many times. He expressed concerns for more economic development and transportation for ongoing needs for our seniors.

Board thanked Paul Matthews for his visit, insight, and material in packet.

**9. Powdermill Place LIP process**

Mr. DiSilva opened the discussion for Powder Mill Place. Mr. DiSilva asked if any of the board members were ready and willing to vote. Should we have Mr. Kahn come back in and listen to some of the boards' questions or maybe before we have Mr. Kahn back we have our own discussions? We should request Mr. Kahn to get better graphics of the area. We have needs and know what is best for Maynard. Mr. DiSilva requests board to come to the next meeting ready to continue talking about the Powder Mill Place project. In addition, he hopes that Town Counsel has the information requested regarding the sewer opinion. Mr. Calabria provided a handout to public records.

Ms. St. John said that Monday night PMP board meeting went fairly well. We stayed until every citizen had a chance to be heard. Friendly 40B or not, the local Initiative Program (LIP) agreed to discuss in friendly terms? Commented that some folks still have distrust in the process. We need to talk and ask questions. Ms. St. John reminded the Board that people sometimes vote on passion and not on facts. That is why we are elected to be in the role as Selectmen and to handle these matters.

Mr. Gavin is ok with talking. He is concerned with Maynard. Thinks we should have a town meeting on this issue.

Mr. Diarbekirian questioned if it is the owner of the property or Mr. Kahn that we speak with. We need to know all cost for repairs and upgrades. In addition, what other developments are in process to be built. What capacity that will use in the sewer system.

Ms. Levine-Piro is ok to enter into negotiations with Mr. Kahn or whomever is at the table to accept the next steps.

Mr. Calabria, commented he was glad to hear the Board now having this type of conversation.

**10. Town Administrator Report**

Mr. Johnson let the Board know he will be out for the next two weeks or more.

**11. Chairman’s Report**

Mr. DiSilva asked for Mr. Miklosko for an update on the Green Meadow School – Issue with (Mold). One person had the concern. Mr. Miklosko’s response, we had the state inspector and our insurance company inspector in to validate the issue. The report found no mold. Report shows no mold found. One ceiling tile was found to be stained. We will have the written reports shortly and will make them available. We also had an air quality test completed with no findings in that area either. The School Administration knows they have some roof leakage in that part of the school. It will be addressed also some carpet is in process of being replaced.

Mr. DiSilva then asked what the story with the bleachers is. Mr. Miklosko’s response; We heard someone had an accident on the bleachers. We reached out to the insurance company. We are working with them and will have more information on the bleachers. In the meantime, we have a small set of bleachers on either side of the field to be used in the short term.

Can we find out about the School costs to use fields the pricing fees and policy.

**12. Board Member Report**

Mr. Gavin requests DPW look at the ramps again down at the former Walgreens.

Ms. St, John attended the sub-budget committee’s first meeting. Thanked the Police & Fire department for going up to Lawrence, Andover and North Andover to help with the gas fires.

Mr. Diarbekirian none

Ms. Levine-Piro None

**13. Adjournment**

**A motion was made by Mr. DiSilva and seconded by Mr. Gavin to adjourn the meeting at 9:30 pm. Voted: Motion carried unanimously.**

Approved: 7:02 pm  
Date: 10/2/18  
BJM



*Melissa Levine-Piro, Clerk/Selectman*

Initials: