



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

## **Meeting Minutes**

**Wednesday, November 7, 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  
Becky Mosca, Administrative Assistant

### **1. Meeting Opening**

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

B. Public Comments

- a) Vic Tomyl (Powdermill Road) repeated his suggestion that there is a conflict of interest in the board approving the Stantec contract. He is concerned with the way the Finance Committee voted and made recommendation at their public hearing on October 22, 2018 for the Citizens Petition.

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

**A motion was made by Mr. DiSilva and seconded by Ms. Levine-Piro** to accept and approve the October 16, 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 eight A thru H, Correspondence items, as presented.

Ms. Levine-Piro referenced the report of the golf course management and requested a list of items that the \$40,000.00 paid for and what the roll over amount will cover.

Mr. Diarbekirian asked about the two (2) historical homes on Powdermill Road referenced in the Historical Commission's correspondence. Mr. Johnson responded the proposed plan by the developer to move the homes on site, unless appropriately warranted for demolition.

Voted: ***Motion carried unanimously.***

### **4. Consent Agenda**

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

A. Cemetery Deed # 2051

- B. Appoint Special Officer, Jordan Blackington
- C. Proposed Draft Amendment – Zoning By-Laws to allow a hotel use in the central business district
- D. Proposed Draft Amendment – Zoning By-Laws request for referral to Planning Board
- E. Form Approval for Disabled and Elderly Property Tax Aid Fund (DEPTF) and Scholarship Fund
- F. Contract-Lease Agreement Insite Wireless Group LLC.

Voted: *Motion carried unanimously.*

**5. Verizon Contract Public Hearing**

**A motion was made by Mr. DiSilva and seconded by Mr. Gavin** to approve the Verizon New England Inc. Cable Television Renewal License Application and Proposed Renewal License to the Town of Maynard, term November 25, 2018 thru November 24, 2023 as shown.

Attorney Solomon, Town of Maynard's Counsel for this contract along with Attorney Harrington representing Verizon, pointed out that this contract had some premiums for Maynard because of the shorten terms for five (5) years. The capital commitment is based on seven years (a premium was committed, not a precise payment).

Voted: *Motion carried unanimously.*

**Closed Public hearing 7:42 P.M.**

**6. Change of Directors – Maynard Lodge of Elks**

**A motion was made by Mr. DiSilva and seconded by Ms. Levine-Piro** to approve the amendments to the license at Maynard Lodge of Elks for the following, change of directors, for the liquor license at 34 Powder Mill Road Maynard, MA.

Manager of the Maynard Lodge of Elks, Flo Huminik provided the updates to the change in directors.

Voted: *Motion carried unanimously.*

**7. DPW Paving Management Presentation**

DPW Director, Aaron Miklosko and Conrad Ledger from BETA Engineering presented the Town of Maynard Pavement Management Program. Maynard has been working with BETA since 2014.

The report provides for internal review and public presentation in advance of free cash use discussions and FY2020 budget planning.

Ms. St. John inquired as to the balance of roadway maintenance and repair in relation to funding.

Mr. Ledger replied that is town officials to consider what is affordable in addressing with roadway condition ratings. He added that decisions should attempt to make the right repair at the

right time. Road Surface Rating (RSR) pavement conditions are determined through inspection based on existing distresses. Ratings are 0 to 100 worst to best.

#### **8. Development of a Host Community Agreement**

Board provided direction for a 5-year term for the recreational marijuana retailers' host community agreements and for financial audits on revenues after 90 days. Mr. Johnson will send the information to legal to have the HCA updated for another review by board.

#### **9. Comcast Cable Contract Public Hearing**

**A motion was made by Mr. DiSilva, seconded by Ms. St. John** to accept and approve the Comcast Contract, Cable Television Renewal License Application, and proposed Renewal License to the Town of Maynard along with adding the two side letters, term November 25, 2018 thru November 24, 2028 as shown.

**Close Public hearing at 8:56 p.m.**

Attorney Solomon, Town of Maynard's Counsel for this contract noted that Comcast did not have a representative for this meeting tonight. This contract provides 4.85% of gross cable revenues to the town. In addition, this contract provides a capital assessment to help the town maintain related equipment and services, notably at WAVM and in Town Hall.

Voted: ***Motion carried unanimously.***

#### **10. Continuance of Local Initiative Petition for Affordable Housing – Powder Mill Place**

Joel Kahn, representative for the proposed development of Powder Mill Place, and Lou Levine, attorney for the developer, fielded questions from the Board relative to a newly proposed Memorandum of Agreement as part of a mitigation package with a proposed Local Initiative program. Provide the Board requested details from the development team at a later date. The Board's directions were to schedule a special Board of Selectmen meeting to continue to deliberation of the proposed MOA in consideration of endorsing the LIP. The Board requested thorough input and attendance from town counsel.

#### **11. Approval of Town Budget Message**

**A motion was made by Mr. DiSilva and seconded by Mr. Gavin** to approve the Fiscal Year 2020 Budget Message as shown. Voted: ***Motion carried unanimously.***

#### **12. Town Administrator Report**

Mr. Johnson proposed organization changes with his staff in reflection of budget message just approved, noting that the proposal is not to add staff.

Mr. Gavin noted that the proposed creation of an HR Coordinator will have long term financial impacts. Mr. Johnson replied that the position of Executive Assistant will be vacated, and the

costs of an HR Coordinator is expected to be offset by the salary of the Assistant Town Administrator to be hired at a lower salary than the recently departed outgoing ATA.

Ms. Levine-Piro commented on the Jack-O-Lantern at Town Hall has a lot of buzz around town.

**13. Chairman's Report**

Sunday, November 11, 2018 Veteran's Day Parade. If anyone wants to speak at this event, he would let Marge Iannuzzo know. Mr. DiSilva volunteered.

Regarding a past project, the town worked out with 129 Parker Street the Board worked extra meetings with only the 129 Parker project on the agenda to get this done. It helped to work out the project and better use of time for all members.

Had question for Aaron Miklosko, Director of Public Works, regarding road work.

**14. Board Member Reports**

Ms. Levine-Piro commended the town and its staff with the recent mid-term elections.

Ms. St. John commented that she attended the recent Casino night as a fundraiser for the high school's band.

Mr. Gavin commented that we are still waiting for the sign at 129 Acton Street from a past developer.

Mr. Diarbekirian commented on the Bike launch (Zagster) and ride with group at this event.

**15. Adjournment**

**A motion was made by Mr. DiSilva and seconded by Mr. Gavin to adjourn the meeting at 10:45 p.m. Voted: *Motion carried unanimously.***

Approved: 7:13 pm

Date: 11/20/2018

Initials: bjm

  
\_\_\_\_\_  
Melissa Levine-Piro, Clerk/Selectman