



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

**Tuesday, November 20, 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 opinion that there might be a conflict of interest in the board approving the Stantec contract. The Flag Pole in the cemetery looks to be in bad shape. As the Water/Sewer and Cemetery Commissioners how many of the Board of Selectmen have taken a trip to visit these sites? He believes a visit might be informative.

### 2. Acceptance of Minutes

**A motion was made by Mr. DiSilva and seconded by Ms. Levine-Piro** to accept and approve the November 7, 2018 Meeting Minutes, as presented. Voted: ***Motion carried unanimously.***

**A motion was made by Mr. DiSilva and seconded by Mr. Gavin** to accept and approve, but not release the executive November 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 three (A thru C), Correspondence items, as presented.

- A. Economic Development Committee Funding Request FY2020  
B. Department of Environmental Protection notice  
C. Notice Town Hall Hours for Thanksgiving week

Mr. Gavin had a question about item (B, DEP) with the extension on this project and is there a financial issue for the town. Mr. Johnson said it would be best for DPW Aaron Miklosko to answer. Mr. Miklosko had many action items to complete and the process to complete each was timely for the process upgrades. It has no additional costs.

Mr. Diarbekirian noticed that item A, is asking to hire a director and a clerk, halftime. Mr. Johnson said this is a request only.

Voted: *Motion carried unanimously.*

#### 4. Consent Agenda

**A motion was made by Mr. DiSilva and seconded by Ms. Levine-Piro** to accept and approve the list of Five Consent Agenda items A thru E, as presented:

- A. Liquor License renewals
- B. Incident Report – Blue Coyote – October 27, 2018
- C. Grant Contract – for Fire Department
- D. N. Granese & Sons, Inc. – amendment to contract
- E. Notice of Winter Parking Enforcement

Mr. Gavin asked about Item A, the list of license holders that are closed (River Rock, The Brook Kitchen and Tab, and Willies Philly). Mr. Gavin requested the incident report B, next time should be its own agenda item for Board to review. Item D, Amendment contract, the change order for work for the 129 Parker Street work. He asked if the pipes on Powdermill Road are beside each other Water/Sewer so that the contractor needs to move one set of pipes to the other side of the road.

Mr. Johnson said that it would be best for DPW Director, Aaron Miklosko to answer those questions.

DPW Director, Aaron Miklosko said part of the money is from the Developer and the balance of money is from the grant the town received from the state.

Voted: *Motion carried unanimously.*

#### 5. Host Community Agreement

**A motion was made by Mr. DiSilva and seconded by Ms. Levine-Piro** to approve the Host Community Agreement between Town of Maynard, MA. and Mass Wellspring as shown.

Mr. Gavin inquired about any changes since the last meeting.

Ms. Feodoroff, Legal Counsel, indicated that she incorporated the Board's requests.

Ms. St. John asked about the hours of operation if the town has opportunity to make the hours shorter than the liquor licenses.

Ms. Feodoroff said yes the hours could be rolled back and done by the application with the town once they have a license from the state.

Mary Brannelly Vose Hill Rd. wondering about the tax implication for the licenses for the towns. Is it a 20% tax with a 2 % for the town? How many licenses will we have to give out in Maynard?

Ms. Feodoroff replied that we have six full Liquor licenses so the number would be 2 or 20% of the liquor licenses.

Ms. Feodoroff indicated that the town would need to pass a By-Law at town meeting to limit the number of retailers in town.

Voted: *Motion carried unanimously.*

#### 6. Water and Sewer Regulation Adoption

**A motion was made by Mr. DiSilva and seconded by Ms. St. John to adopt and approve the new sewer rules and regulations governing connections and use for the Town of Maynard.**

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

**A motion was made by Mr. DiSilva and seconded by Ms. Levine-Piro to accept and approve the new water rules and regulations governing connections and use for the Town of Maynard.**

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

Mr. Miklosko said both water and sewer documents have been viewed by the previous board. The documents have been cleaned up and per the Special Town Meeting we just went through we had an additional amendment to the rules and regulations.

Mr. Gavin thanked Mr. Miklosko for his work on the water and sewer rules and regulation documents.

## **7. Public Hearing 7:20 PM**

As required by Massachusetts General Law Chapter 40, Section 56, the Maynard Board of Selectmen will hold their annual fiscal year 2019 Tax Classification Hearings on Tuesday, November 20, 2018 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.

## **CLASSIFICATION SHIFTS**

Mr. William Doyle presented the tax information with presentation for this year's data. Chief Assessor Ms. Marrama has a packet for review. The (3) items that are asked of the Board to vote on every year are as follows:

- Residential Exemption
- Small Commercial Exemption
- Single or Split Tax Rate

**A motion was made by Mr. Gavin, seconded by Mr. DiSilva to approve the Commercial Industrial Property (C.I.P.) and residential tax rates with a percent (percentage) of shift 1.32.**

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

## **RESIDENTIAL EXEMPTION**

**A motion was made by Mr. DiSilva, seconded by Ms. St. John to vote to reject the residential exemption.** Voted: ***Motion carried unanimously.***

## **SMALL COMMERCIAL EXEMPTION VOTE**

**A motion was made by Mr. DiSilva, seconded by Ms. St. John to vote to reject the small commercial exemption.** Voted: ***Motion carried unanimously.***

Mr. Gavin gave everyone the background from 1980, and Proposition 2 ½. On most years, the shift is not even and it becomes a burden to resident and commercial owners.

Ms. St. John commented that the rates we would be voting on tonight are based on the Town Budget that was voted in from last May Town Meeting.

Mr. Doyle indicated it is not a flat rate across the town. The budget was voted at Town Meeting. We continue every single year to spend the full budget. It is a tax burden with the spending and growth shifts.

Mr. Cranshaw mentioned that Maynard is decreasing the number of commercial properties compared to residential. In addition, he noted that the single-family count is slightly off on the parcel list count and that might change the numbers.

Mr. Gavin noted the impact going forward. Mr. Gavin thanked the Chief Assessor for getting out the packet information early. It is helpful to read and see the challenge.

Mr. Cranshaw commented on (5) things that could help change the tax burden some day:

- Have above average new growth.
- The value of commercial property to go up.
- Drop in debt obligation.
- New local receipt with extra money coming into town.
- Not to max out the budget.

**Close Public hearing at 8:25 p.m.**

**8. Maynard Fire Station Schematic Design Contract approval request**

**A motion was made by Mr. DiSilva, seconded by Ms. Levine-Piro** to approve contract with Dore & Whittier Architects, Inc. for design services for the new Maynard Fire Station at the Sudbury Street site for \$711,000.00 with Exhibit B and Exhibit C.

Mr. Johnson indicated take this was a technical oversight in that the past contract for the feasibility study was intended to be extended for the station's design. However, in order to adhere to prevalence law it needed to be re-bid. The Fire Station Building Committee team is still working on this project bi weekly and did not fall behind.

Ms. St. John questioned the costs and if this is all part of the funding budget per article.

Voted: **Motion carried unanimously.**

## 9. Town Administrator Report

Mr. Johnson thanked our DPW crew for the past snow storm work.

Ms. St. John asked about the well at Rockland. Mr. Miklosko commented that the Rockland well site had a new rigger come in that could drill down far enough to push away the old pump. We now have a new pump in place. The wiring at that site will be completed along with the testing it takes to possibly get the water ban removed soon. In addition, the Parker well site has (4) wells drilled and testing will begin soon.

## 10. Chairman's Report

Mr. DiSilva reminded the board and residents that the next board meeting is a special meeting on Tuesday, November 27, 2018 (Powder Mill Place, only agenda item) and the next regular meeting is scheduled on Tuesday, December 4, 2018.

## 11. Board Member Reports

Mr. Diarbekirian felt it was an honor to be in the Veteran's Day Parade.

Mr. Gavin wished everyone a Happy Thanksgiving.

Mr. DiSilva reminded everyone that the Maynard High School football game was moved to Wednesday, Nov. 21, 2018 at 4:00 pm due to the extreme cold weather.

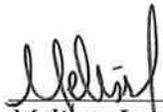
Ms. Levine-Piro reminded everyone about the Sip and Stroll on December 1, 2018.

## 12. Adjournment

**A motion was made by Mr. DiSilva and seconded by Ms. Levine-Piro to adjourn the meeting at 9:00 p.m. Voted: *Motion carried unanimously.***

Approved: 7:29 pm

Date: 12/4/18

  
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 Melissa Levine-Piro, Clerk/Selectman

Initials: bjm