



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, February 18, 2020**  
 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, absent

Justine St. John, Selectman  
 Gregory W. Johnson, Town Administrator  
 Megan Zammuto, Assistant Town Administrator  
 Becky Mosca, Administrative Assistant, absent

**1. Meeting Opening**

A motion was made by Mr. DiSilva and seconded by Mr. Gavin to enter executive session to conduct strategy session in negotiations with collective bargaining and non-union personnel, as an open session may have detrimental effects on the bargaining position of the town.

Voted: **Motion 4-0-1 (M. Levine-Piro absent)**

**2. Executive Session**

A motion was made by Mr. DiSilva and seconded by Ms. St. John to adjourn to executive session to discuss strategy with respect to collective bargaining or litigation as an open meeting may have a detrimental effect on the bargaining or litigating position of the public body.

Roll Call:	In favor	Opposed	Abstain	Absent
Diarbekirian	✓			
DiSilva	✓			
Gavin	✓			
Levine-Piro				X
St. John	✓			

Voted: **Motion 4-0-1 (M. Levine-Piro absent)**

Closed Executive Session at 6:56 pm

**3. Re-Convene Open Session**

- A. Pledge of Allegiance
- B. Public Comments – none

#### **4. Acceptance of Minutes**

**A motion was made by Mr. DiSilva and seconded by Mr. Diarbekirian to accept and approve the February 4, 2020 Meeting Minutes, as shown.**

**Voted: Motion 4-0-1 (M. Levine-Piro absent)**

**A motion was made by Mr. DiSilva and seconded by Mr. Diarbekirian to accept and approve the February 8, 2020 Meeting Minutes, as shown.**

**Voted: Motion 4-0-1 (M. Levine-Piro absent)**

#### **5. Correspondence**

**A motion was made by Mr. DiSilva and seconded by Ms. St. John to accept the list of nine correspondence items (A thru I), as presented.**

- A. Minuteman Senior Services March for Meals
- B. Comments from Resident regarding Downtown
- C. Save the Date, Maynard Sesquicentennial Committee Event at the Sanctuary April 19, 2020
- D. MMA outreach regarding Marijuana Bill
- E. Notice of Third Community Compact
- F. MMA Legislative Breakfasts announcement
- G. Comcast Form 500 Annual Filing Report
- H. Planning Board Memo- Maynard Water Capacity
- I. Minuteman Senior Services "News You Can Use"

The Board discussed Item B. A. Diarbekirian noted that the letter had valid points, including the concerns around speed limits. He also mentioned that downtown housing has been proven to strengthen the economy of town centers.

The Board also discussed Item D. D. Gavin discussed his concerns regarding H. 4367 and the potential impact it would have on communities to negotiate Host Community Agreements.

**Voted: Motion 4-0-1 (M. Levine-Piro absent)**

#### **6. Consent Agenda**

**A motion was made by Mr. DiSilva and seconded by Ms. St. John to accept and approve the list of the three Consent Agenda items (A thru C), as shown.**

- A. Proclamation for Zachary St. John
- B. One-Day Permit- Parade, Assabet Valley Little League, Sunday, April 26, 2020
- C. Special permit for Crowe Park Maynard Baseball Charitable Corp.

**Voted: Motion 4-0-1 (M. Levine-Piro absent)**

## **7. Fire Station Building Committee**

**A motion was made by Mr. DiSilva and seconded by Ms. St. John** to appoint Fire Chief Anthony Stowers, residents Phil McCully, Sidney Boardman, and Elliot Bruce, to the Fire Station Building Committee with terms to expire June 30, 2022.

Voted: **Motion 4-0-1 (M. Levine-Piro absent)**

A. Diarbekirian volunteered to be the Board's liaison to the committee.

**A motion was made by Mr. DiSilva and seconded by Ms. St. John** to approve charge, as presented.

Voted: **Motion 4-0-1 (M. Levine-Piro absent)**

## **8. Discuss Gifted Curfew Bell**

Ellen Duggen represented the Historical Commission and discussed an opportunity for the Town to accept a bell that has an interesting place in Maynard's history. The bell was cast in England in 1856 and for many years it rung every evening at 9:00PM as a curfew notification for employees of the mill. The Historical Society applied for Community Preservation Commission (CPC) funds to pay for the project which will include removing the bell from its Walnut Street location and finding a temporary and permanent home.

**A motion was made by Mr. DiSilva and seconded by Mr. Gavin** to accept the Historic Curfew Bell, pending award of community Preservation Act (CPA) funding to transfer and install the bell.

Voted: **Motion 4-0-1 (M. Levine-Piro absent)**

**A motion was made by Mr. DiSilva and seconded by Mr. Gavin** to authorize the Town Administrator's Office to coordinate temporary install of the donated bell on to town property.

Voted: **Motion 4-0-1 (M. Levine-Piro absent)**

## **9. Conservation Commission Land Swap Request**

Assistant Town Planner/Conservation Agent Kaitlin Young and Conservation Commission member John Dwyer summarized the land swap request. When the capped landfill on Waltham Street was acquired by the Town, it was dedicated as open space, and therefore under Article 97 protections. Article 97 provides that property taken or acquired for conservation or open space purposes shall not be used for other purposes without approval by a two-thirds vote of each branch of the state legislature. The state policy is that there should be "no net loss" of open space or conservation land, requiring a municipality to dedicate another area of land equal or greater in size and natural resource value to compensate for the area lost.

In 2012, Legislature approved the transfer of the Waltham Street parcel for the solar farm, requiring two specific conditions: that a portion of the property is used to build a public dog park; and that the Town transfers a piece of land to the Conservation Commission (anything owned by the Conservation Commission is protected by Article 97). After some research, it appears that the Town never acquired nor transferred property to the Conservation Commission. The Office of Municipal Services has

recently begun looking into the state Parkland Acquisitions and Renovations for Communities (PARC) Grant Program. After reviewing the eligibility requirements, it seems that the Town must resolve this outstanding issue to be eligible for PARC and other state grant programs.

At the February 11th Conservation Commission meeting, a motion was made to request that the Board of Selectmen transfer a group of parcels between Mocking Bird Lane, Blue Jay Way, Dix Road, and Summer Street (identified in the property to the care and custody of the Conservation Commission. Since this property was not originally acquired for open space and conservation, the transfer will require a Town Meeting vote.

D. Gavin asked staff to research if this parcel was included in affordable housing calculations, and if this would have any impact on our subsidized housing inventory.

**A motion was made by Mr. DiSilva and seconded by Ms. St. John** to authorize the Town Administrator's Office to draft a town meeting article to execute the transfer of ownership of "Mocking Bird Lot" as shown in Exhibit A attached, from the Board of Selectmen to the Conservation Commission.

Voted: **Motion 4-0-1 (M. Levine-Piro absent)**

#### **10. Discuss and Review draft controls and approve as articles**

Assistant Town Planner/Conservation Agent Kaitlin Young and Conservation Commission member John Dwyer discussed draft control DD, Amend By-Law 34 Stormwater management. The majority of the proposed changes are requirements of the federal Municipal Separate Storm Sewer System (MS4) permit.

Since the Bylaw Committee had not yet commented on the draft by-law amendment, the Board decided to withdraw the motion and vote on accepting this draft control on the March 4<sup>th</sup> meeting.

**A motion was made by Mr. DiSilva and seconded by Ms. St. John** to accept and approve draft control DD, Amend By-Law Chapter 34 Stormwater management

**Motion was withdrawn.**

#### **11. Budget submission for Fiscal Year 2021**

TA G. Johnson discussed a proposed funding plan to repair the 1954 and 1974 section of the Green Meadow Room, and selected steel panels which includes appropriating \$650,000 through a debt exclusion. The plan also included a commitment of operational funds required and appropriation for a feasibility study for a new school. Funds for a feasibility study would be split between the general stabilization and the capital override, officially known as a capital outlay expenditure exclusion.

The Board discussed this proposal and the impact on the residential tax bill. D. Gavin mentioned that there will also be other increases next year, and community outreach to explain these increases is critical. The Board recommended that staff move forward with drafting the debt exclusion article for conversation at a future meeting.

**12. Town Administrator Report**

TA G. Johnson discussed the Town Administrators report. He highlighted early voting the week of February 24<sup>th</sup> – February 28<sup>th</sup>.

**13. Chairman's Report**

DiSilva discussed the February 11<sup>th</sup> Planning Board meeting where Capital Group attended to discuss the recent construction hours violations. The Planning Board encouraged Capital Group to ask for permission for extenuating circumstances, instead of violating the special permit conditions and asking for forgiveness.

**14. Board Member Reports**

A. Diarbekirian discussed the recent Economic Development Committee (EDC) meeting in which Maynard Crossing Leasing Manager Jim Vazza attended. J. Vazza outlined a collaborative approach which was well received by the EDC. A. Diarbekirian also suggested the Board consider changing their name to the Select Board. The Board and staff discussed steps to change the name at Town Meeting, and in the Charter.

D. Gavin discussed the recent Recreation Commission/BOS meeting where the groups discussed the maintenance of athletic fields.

J. St. John shared that the next Budget Subcommittee meeting will be held on February 27<sup>th</sup>. She noted the flag light in the 129 Parker project, noted that it is shining into residents windows across the street.

**15. Adjournment**

**A motion was made by Mr. DiSilva and seconded by Mr. Gavin to adjourn the meeting at 8:50 p.m. Voted: Motion 4-0-1 (M. Levine-Piro absent)**

Approved: 7:18 pm

Date: 3/4/20



*Melissa Levine-Piro, Clerk/Selectman*

Initials: mjz