



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, September 2, 2020
Held Remotely
(This public meeting was recorded.)

Present:

Armand Diarbekirian, Board of Selectmen
Chris DiSilva, Board of Selectmen
David Gavin, Board of Selectmen
Justine St. John, Chair, Board of Selectmen

Jeffrey Swanberg, Clerk, Board of Selectmen
Gregory W. Johnson, Town Administrator
Megan Zammuto, Assistant Town Administrator
Becky Mosca, Administrative Assistant

1. Meeting Opening

- A. Executive Session: To conduct strategy with respect to litigation, namely MacDonald Development, Inc. v. Town of Maynard Planning Board and its Members, Land Court No. Misc. 000344 (GHP), where an open meeting may have a detrimental effect on the litigating position of the Town.

A motion was made by Ms. St. John and seconded by Mr. Swanberg to enter into executive session for the stated purpose.

Voted: By roll call. **Motion carried unanimously.**

2. Executive Session

- A. Conducted.
- B. Executive Session Minutes considered for approval but not for release: June 25, 2020; and, August 4, 2020.

3. Re-Convene in Opening Session

- A. Ms. St. John called the open session of the meeting to order at 7:20 pm.
- B. Public Comments: Betsey Gardstein, 33 Concord Street, referenced a report describing the town's COVID-19 cases as classified as "yellow" due to recent up-tick in cases, as a ratio of population to contraction. She voiced her frustration observing the public not wearing masks or abiding by social distancing protocol. She requested the Board consider actions in response. She requested consideration of enforcement, but not immediately punitive.

4. Acceptance of Minutes

A motion was made by Ms. St. John and seconded by Mr. DiSilva to accept and approve the August 11, 2020 Meeting Minutes, as shown. Authorizing use of digital signatures if approved.

Voted: By roll call. **Motion carried unanimously.**

A motion was made by Ms. St. John and seconded by Mr. DiSilva to accept and approve the August 18, 2020 Meeting Minutes, as shown. Authorizing use of digital signatures if approved.

Voted: By roll call. **Motion carried unanimously.**

5. Correspondence

A motion was made by Ms. St. John and seconded by Mr. Diarbekirian to accept the list of five correspondence items (A thru E), as presented.

- A. Notice from the Alcoholic Beverages Control Commission regarding 2021 Annual Retail Renewal Process.
- B. 2020-2021 Revised School Calendar.
- C. Public Hearing Notice of Stow – Board of Appeals – Special Permit Request.
- D. Xfinity Programming Updates.
- E. Green Community Grant Award for Town of Maynard.

Mr. Gavin, in reference to item E, inquired as to the cumulative total of funds the town has been awarded from the Green Community Grant program. Mr. Johnson responded that he will research the answer.

Voted: By roll call. **Motion carried unanimously.**

6. Consent

A motion was made by Ms. St. John and seconded by Mr. Swanberg to approve the two Consent Agenda items as shown. Authorize use of digital signatures.

- A. Use of Town Property: Crowe Park – Repeat, Maynard Babe Ruth Baseball until Nov. 8, 2020, by Mike Chambers
- B. Use of Town Property: Reo Road Park – Repeat, Jam Time, until Nov. 2, 2020, by Mandy Sim

Voted: By roll call. **Motion carried unanimously.**

7. Use of Town Property

A motion was made by Ms. St. John and seconded by Mr. DiSilva to approve the use of Coolidge Field by Miss Tricia's Dance Studio during September and October 2020 per the following weekdays and times:

- Mondays 2:30 – 7:30 pm;
- Tuesdays 2:30 – 7:30 pm;
- Wednesdays 2:30 – 8:00 pm;
- Thursdays 2:30 – 7:30 pm;
- Fridays 9:00 -11:00 am and 2:30 – 5:30 pm; and,
- Saturdays 9:00 – 12:00 pm;

in accordance with all applicable federal, state and local public health and safety directives. Authorizing use of digital signatures if approved.

Voted: By roll call. **Motion carried unanimously.**

8. Appointments

A motion was made by Ms. St. John and seconded by Mr. Swanberg to appoint Richard Pepin to the Cultural Council for a term to expire June 30, 2022. Authorizing use of digital signatures if approved.

Voted: By roll call. **Motion carried unanimously.**

A motion was made by Ms. St. John and seconded by Mr. DiSilva to re-appoint Anita Dolan to the Board of Registrars, Jonathan Lenicheck to the Community Preservation Committee, Sara Lundberg to the Cultural Council and David Gavin to the Maynard Affordable Housing Trust, with terms to expire June 30, 2023. Authorizing use of digital signatures if approved.

Voted: By roll call. **Motion carried 4-0-1 (Mr. Gavin abstained).**

9. Maynard Police Department

A motion was made by Ms. St. John and seconded by Mr. Diarbekirian to appoint Alyssa King, Allison McCann and Shannon Dawson as Police Officers in the Maynard Police Department for an indefinite term. Authorizing use of digital signatures if approved.

Voted: By roll call. **Motion carried unanimously.**

10. Public Hearing: New Retail Package Store License

Notice of Public Hearing: Notice is hereby given, in accordance with Massachusetts General Laws Chapter 138, as amended, that a Public Hearing will be held on Wednesday, September 2, 2020 at 7:10 pm held remotely via zoom video on the application for a New Retail Package Store License off premise for Malt and Wine Alcohol Beverages as a Common Victualler license for Family Delicatessen d/b/a Family Delicatessen, Manager Janet Spinos at 129 Main Street, Maynard, MA. Copy of application is on file in the Office of the Board of Selectmen.

A motion was made by Ms. St. John and seconded by Mr. Diarbekirian to approve the application for retail package-store license of off-premise consumption for malt and wine alcohol beverages with the Common Victualler license for Family Delicatessen, doing business as (d/b/a) Family Delicatessen, Manager Janet Spinos at 129 Main Street. Authorizing use of digital signatures if approved.

Closed Public Hearing at 7:37 PM.

Voted: By roll call. **Motion carried unanimously.**

11. Maynard Historical Commission

A motion was made by Ms. St. John and seconded by Mr. Diarbekirian to approve the Interpretive Sign Permit for the installation of a Historical Marker at Mill & Main on Main Street, per request dated August 10, 2020 from the Maynard Historical Commission. Authorizing use of digital signatures if approved.

Mr. Jack MacKeen acknowledged the work that Ellen Duggan contributed to this project. Mr. MacKeen also recognized Director of Public Works (DPW) Justin DeMarco for his support, including meetings and on-site visits with the Maynard Historical Commission.

Voted: By roll call. **Motion carried unanimously.**

A motion was made by Ms. St. John and seconded by Mr. Diarbekirian to contribution \$500.00 from the Board of Selectmen's Community Events fund to support the production and install of the Maynard Historical Marker. Authorizing use of digital signatures if approved.

Voted: By roll call. **Motion carried unanimously.**

12. Boys and Girls Club of Assabet Valley

New Executive Director Annalisa Campanile was introduced. Ms. Campanile gave an overview of the Club and its programming.

A motion was made by Ms. St. John and seconded by Mr. Diarbekirian to approve the transfer of Community Development Block Grant (CDBG) discretionary funding to the Boys and Girls Club of Assabet Valley in the amount of \$75,000.00. Authorizing use of digital signatures if approved.

Voted: By roll call. **Motion carried unanimously.**

13. Review Special Town Meeting Warrant for October 3, 2020

A motion was made by Ms. St. John and seconded by Mr. Swanberg to accept and sign the Special Town Meeting Warrant for October 3, 2020. Authorizing use of digital signatures if approved.

Ms. St. John commented on the request that the School Committee brought to the Board at the August 11, 2020 meeting.

Mr. Johnson indicated that he removed two articles regarding Third Street's discontinuance and disposition, as the requesting developer had not provided adequate materials to recommend for Town Meeting approval.

Voted: By roll call. **Motion carried unanimously.**

14. Regulatory Agreement and Declaration of Restrictive Covenants for Rental Project Local Action Units

A motion was made by Ms. St. John and seconded by Mr. Diarbekirian to approve the Regulatory Agreement and Declaration of Restrictive Covenants for Rental Project Local Action

Units for Maynard Point located at 42 Summer Street as presented. Authorizing use of digital signatures if approved.

Voted: By roll call. **Motion carried unanimously.**

On July 11, 2019, the town entered into Development Agreement with MacDonald Development Incorporated, the property owner/developer of Maynard Point located at 42 Summer Street. The Development Agreement required dedication of no fewer than 6 affordable residential units to be dedicated within the project. After execution by the Board of Selectmen, this document will preserve the units as affordable.

15. Town Administrator Report

Mr. Johnson highlighted items from his publicly available report.

16. Board of Selectmen Goals for FY21

A workshop amongst the Board and Town Administrator's Office was scheduled for Saturday, September 12, 2020 at 9:00am at the park behind Town Hall (the north side).

17. Chairman's Report

Ms. St. John congratulated Vincent Boothroyd on completion of his Eagle Scout project that reconstructed the trail at Blue Jay Way.

Ms. St. John inquired as the operational and public access status of Town Hall. Mr. Johnson responded that Town Hall was not open to the public, but that plans were developed to allow for by-appointment only access per office. All operations of the town's departments were fully functional. He encouraged the public to contact Town Hall for inquiries or guidance via phone or email.

At the request of Ms. St. John, Ms. Zammuto spoke to her understanding of the COVID-19 case reporting state-wide, the town's comparative ranking, and the town's reporting via the town's website. Ms. Zammuto said she would request the Board of Health consider deliberating on increased mask-wearing requirements and enforcement.

Ms. St. John commended Town Clerk Michelle Jenkins, as well as the election workers and support staff, for their efforts resulting in successful state elections.

18. Board Member Reports

Mr. Gavin reported his observation that under-construction Market Basket grocery store is scheduling job openings.

Mr. Gavin reported that he participated in the initial meeting of the Request For Proposals (RFP) evaluation team of the proposed solar array project for the town.

Mr. Diarbekirian reported his observation of the progress of the art exhibition at Artspace Maynard, and complimented the progress and the venture as a whole.

Mr. Diarbekirian reported his observation of the progress of Maynard Crossing (129 Parker Street mixed-use development).

Mr. DiSilva reported his presence at the recent swearing in of new police officers for Maynard. Mr. DiSilva cited the actions listed in the Town Administrator’s Report concerning responses to the conditions of the housing units on Rail Road Street.

Mr. Swanberg reported that the Fine Arts Theatre intends to re-open soon. Mr. Swanberg invited public participation for the opening of the art exhibit “Metality” on September 19, 2020. Mr. Swanberg commended Town Clerk Jenkins and election workers and volunteers for the successful state election.

19. Adjournment

A motion was made by Ms. St. John and seconded by Mr. Diarbekirian to adjourn the meeting at 9:33 p.m. Voted: By roll call. Motion carried unanimously.

Approved: _____ pm
Date: 9/15/2020



Jeff Swanberg, Clerk/Selectman

Initials: bjm