

**Board of Selectmen's Meeting
October 25, 2010, 7:00 PM
Sanford Hall, Town Hall
155 Village Street**

Present: Chairman Crowley, Selectmen John Foresto, Andrew Espinosa, Glenn Trindade, Richard Dunne, and Town Administrator Suzanne Kennedy.

At 7:03 PM Chairman Crowley called the meeting to order and the Board recited the Pledge of Allegiance.

Public Comment:

Missy Dziczek, Director, Medway Council on Aging, invited all military veterans to the Senior Center on Wednesday, November 11, for lunch. She encouraged veterans to phone in to sign up and announced the menu would consist of pasta and meatballs.

Community Preservation Committee (CPC):

Mark Cerel, Chairman, reviewed three items related to warrant articles at Town Meeting, specifically, a budget allocation for the CPC, receipt of recommendations for the Thayer property and a request concerning the community farm with respect to the house at 50 Winthrop Street.

Mr. Cerel stated that Article 1 is merely a housekeeping matter involving allocations within the CPA fund, not any actual disbursement.

Town Administrator Suzanne Kennedy asked how the Town should handle CPC articles in the future.

Mr. Cerel responded that some communities do the allocations in the fall as the matching funds from the Commonwealth would be known by then, but noted that the amount is never truly accurate and up to date due to the fact funds are continually being collected.

General discussion followed regarding possible uses for funds, how money gets moved (via Town Meeting article), how funds are earmarked, etc. Ms. Kennedy stated that once funds are transferred to a particular group, that group can disburse it as they choose and the Community Preservation Committee no longer has control.

MassDevelopment – Oak Grove Bottle Cap Area:

The Board was in receipt of a Letter of Agreement, dated September 22, 2010, from Richard Henderson, MassDevelopment, outlining the proposed services involved with performing a feasibility study in the Oak Grove area, including exhibits A-C.

Planning and Economic Development Board Chairman Andy Rodenhiser stated the group has been working with MassDevelopment to find a consultant who could specifically make a recommendation for the highest and best use of the property for the purposes of generating an agreement and RFP. The

group would like to work in partnership with present landowners to determine a viable project for development.

Ms. Mike Mitchell, MassDevelopment, stated this is a terrific project for economic development, noting that MassDevelopment offers development programs to communities to assist them with problematic areas. A feasibility study is one of the options available to the Town, looking at development potential with consultants and then working with the Town to determine a plan. Once the property is sold, MassDevelopment then gets its fee. There is no time limit on the payment. Town Administrator Kennedy likened it to a long term loan.

Mr. Rodenhiser stated a campus-like atmosphere may eventually come into being where other area business owners will work together for a cohesive clustering of entities. Once the study has been completed, the Oak Grove Development Group will begin to meet on a regular basis, and reach out to area businesses to keep them informed about the project.

Selectman Trindade moved and seconded by Selectman Espinosa that the Board authorize the Chairman to execute the letter of agreement for pre-development services related to a Mixed Use Feasibility Analysis of the Medway Oak Grove Bottle Cap Area; Selectman Espinosa seconded. No discussion. All ayes, 5-0.

Middle School Renovation Project:

Mr. Robert Tucker, Chairman, Middle School Building Committee and Mr. Tim Bonfatti, Compass Development, answered questions from the Board involving adherence to the Statement of Interest, more presentations to the public, identification of “soft costs”, blending new constructions areas with existing ones, etc.

Chairman Crowley stated the Board has met on several occasions to discuss this project, noted a wide range of opinions and a lack of consensus on funding. He wanted to know if all financial information would be available in time for Town Meeting and suggested using numbers already publicized with a caveat that funding sources are still uncertain.

Selectman Trindade suggested additional public sessions should begin later than 6 PM as parents are busy getting from home from work and eating dinner with family; getting to a meeting by 6 PM is nearly impossible.

2010 Fall Town Meeting Warrant Articles:

Article 1 – Chairman Crowley summarized the article by the Community Preservation Committee regarding the Community Preservation Fund.

Selectman Trindade moved that the Board accept Article 1 as written; Selectman Espinosa seconded. No discussion. All ayes, 5-0.

Article 2 – Chairman Crowley read aloud this article regarding the Thayer property at 2B Oak Street. Dan Hooper, Thayer Development Committee, updated the Board on the group’s work thus far, noting the article is for funding design services to renovate the house’s interior. The actual construction article would be put forward at Town Meeting in May 2011. There was concern that the article seemed to be limited to only the house, and did not include the barn or landscape. Mark Cerel, Community Preservation Committee, stated the article could not be amended to specify barn and landscape without the approval of the CPC. Mr. Hooper stated that the barn was inspected, reported to be stable at this time, and the intent of the article is to provide design services for the whole property. Mr. Cerel clarified that the actual improvements at this time would be to the house. He opined the house could be used for functions. Mr. Cerel indicated the Community Preservation Committee plans to meet one more time prior to Town Meeting. Discussion followed.

A motion was by Selectman Dunne and seconded by Selectman Trindade to amend the wording of the Article as follows “. . . preliminary plans for improvements to the Town-owned Thayer property at 2B Oak Street . . .” Discussion followed. 4 ayes, 1 oppose; 4-1.

Ms. Kennedy expressed concern about the scope of the article and that an amount was not included, and suggested the following wording for the motion on this article on Town Meeting night: “. . . To see if the Town will vote to appropriate up to \$30,000 from the Community Preservation Fund Account for the purposes set forth in the warrant.” Discussion followed.

Selectman Trindade moved that the Board approved the motion for Town Meeting as read; Selectman Foresto seconded. Selectman Dunne suggested changing the wording from “up to \$30,000” to “ not to exceed \$30,000.” Discussion followed. Selectman Trindade amended his motion that the Town Meeting motion should read “To see if the Town will vote to appropriate a sum of money not to exceed \$30,000 from the Community Preservation Fund Account for the purposes set forth in the warrant.” Selectman Espinosa seconded. 4 ayes, 1 oppose; 4-1.

After brief discussion, Selectmen Trindade moved that the Board accept the article as read; Selectman Dunne seconded. All ayes, 5-0.

Article 3 – Chairman Crowley read the article. Mark Cerel, Jeremy Barstow, and Heather Scott were available for questions. The Board was in receipt of an outline dated October 25, 2010 entitled “Material Costs for Necessary Repairs” from the Medway Community Farm.

After brief discussion, Selectmen Trindade moved that the Board accept the article as follows: “To see if the Town will vote to appropriate a sum of money not to exceed \$50,000 from the Community Preservation Fund Account for the purpose of replacing the roof and performing other structural or systemic repairs or replacements to the house located on the Town-owned property at 50 Winthrop Road and to authorize the Board of Selectmen, with the Community Preservation Committee, to enter into contracts for services and materials to perform said work, or to take any other action relative thereto; Selectman Dunne seconded. All ayes, 5-0.

Article 4 – Chairman Crowley read the article. Ms. Kennedy suggested dismissing the article and proposed a replacement article for Article 5. Melanie Phillips stated the proposed Article 5 facilitates the transfer of money at a later date.

Selectman Trindade moved that the Board dismiss Article 4 in the proposed warrant; Selectman Dunne seconded. No discussion. All ayes, 5-0.

The Board was in receipt of the following documents: (1) Memo, dated October 21, 2010, from Thomas Holder, Director, Medway Department of Public Services, with attachments; (2) Emails from/to Thomas Holder regarding construction elements; and (3) Letter, dated October 8, 2010, to Director Holder from Weston & Sampson containing cost estimates

Selectman Trindade moved, seconded by Selectman Dunne, that the Board accept a redraft of Article 5 (new Article 4) which reads: *To see if the Town will vote to transfer from the Water Enterprise Retained Earnings the sum of \$165,000 for all of the work related to the design, including engineering, personnel and legal services, of the replacement of water mains on Route 109/Main Street and West Street, or to take any other action relative thereto.* No further discussion. All ayes, 5-0.

Article 5 (old 6) – Chairman Crowley read the article aloud. Selectman Foresto stated the “Stretch Code” public forum will be on Tuesday, October 26.

Selectman Trindade moved that the Board accept Article 6 as read; Selectman Foresto seconded. No discussion. All ayes, 5-0.

Article 6 (old 7) – Chairman Crowley read the article aloud.

Selectman Trindade moved that the Board accept Article 7 as read; Selectman Foresto seconded. No discussion. All ayes, 5-0.

Article 7 (old 8) – Chairman Crowley read the article aloud.

Selectman Trindade moved that the Board accept Article 8 as read; Selectman Dunne seconded. No discussion. All ayes, 5-0.

Article 8 (old 9) – Chairman Crowley read the article aloud. There was brief discussion. Melanie Phillips stated specific amounts will be included in the motion at Town Meeting. The MSBA requires the article’s language, while the Town Meeting motion eliminates or includes as necessary. Chairman Crowley stated the Board will continue to meet on this issue before making a final decision to ensure that funding will be adequate and responsive to the needs of the Town.

Selectman Trindade moved that the Board accept Article 9 as read; Selectman Foresto seconded. No discussion. All ayes, 5-0.

After brief discussion, Selectman Trindade moved that, in the event Article 8 referencing the Middle School Repair Project passes at Town Meeting, a Special Election would be scheduled for January 18, 2011; Selectman Dunne seconded. All ayes, 5-0.

Article 9 (old 10) – Chairman Crowley read the article aloud. Selectman Dunne clarified that the amount will be specified in the motion at Town Meeting.

Selectman Trindade moved that the Board accept Article 9 as read; Selectman Foresto seconded. Chairman Crowley reiterated that the Board has not yet come to a consensus regarding this funding. All ayes; 5-0.

Chairman Crowley stated that due to the dismissal of Warrant Article 4, remaining Articles will be renumbered appropriately.

Board Recommendations on Warrant Article:

Selectman Trindade moved that the Board of Selectmen supports with positive recommendation all articles as written or amended. It was suggested that each article (renumbered) should be given a specific recommendation. Selectman Trindade withdrew the motion.

Article 1 – Selectman Trindade moved that the Board of Selectman support Article 1; Selectman Espinosa seconded. No discussion. All ayes, 5-0.

Article 2 – Selectman Trindade moved that the Board of Selectman support Article 2; Selectman Espinosa seconded. No discussion. All ayes, 5-0.

Article 3 – Selectman Trindade moved that the Board of Selectman support Article 3; Selectman Espinosa seconded. No discussion. All ayes, 5-0.

Article 4 – Selectman Trindade moved that the Board of Selectman support Article 4; Selectman Espinosa seconded. No discussion. All ayes, 5-0.

Article 5 – Selectman Trindade moved that the Board of Selectman support Article 5; Selectman Espinosa seconded. No discussion. All ayes, 5-0.

Article 6 – Selectman Trindade moved that the Board of Selectman support Article 6; Selectman Espinosa seconded. No discussion. All ayes, 5-0.

Article 7 – Selectman Trindade moved that the Board of Selectman support Article 7; Selectman Espinosa seconded. No discussion. All ayes, 5-0.

Article 8 – Selectman Trindade moved that the Board of Selectman put forth a To Be Determined (TBD) recommendation for Article 8; Selectman Espinosa seconded. No discussion. 3 ayes, 2 oppose; 3-2.



Article 9 -- S Selectman Trindade moved that the Board of Selectman support Article 9; Selectman Espinosa seconded. No discussion. All ayes, 5-0.

St. Joseph’s Parish – Approval of One-Day Liquor License:

The Board was in receipt of the following documents: Memo, dated October 21, 2010, from Allison Potter, Assistant to the Town Administrator, referencing request, and including : Application for special One-Day Liquor License, dated October 15, 2010, and Memo, dated October 20, 2010, from the Chief of Police stating no issues or concerns with the request.

Selectman Trindade moved that the Board approve a one-day, all alcohol license for St. Joseph’s Parish for its annual dinner to be held on October 30 at its parish center conditioned upon the granting of a one-day catering permit by the Board of Health; Selectman Espinosa seconded. No discussion. All ayes, 5-0.

Request to Hunt at 50 Winthrop Street:

Selectman Dunne put forth a motion regarding no hunting on Town-owned land. After discussion, Chairman Crowley asked Selectman Dunne to repeat his motion. Selectman Dunne moved that, at this time, the Town will not allow anyone the right to hunt on Town-owned land; Selectman Foresto seconded. Concern was expressed for liability. 4 ayes, 1 oppose; 4-1.

There was brief discussion regarding parking access on Town-owned property for hunting on privately-owned property. The Chief of Police stated such parking is acceptable as long as the department is notified of the vehicle’s registration information prior to parking on the Town-owned land.

Selectman Trindade moved that the Board allow parking on Town-owned property between the hours of 5:00 and 8:30 AM with notice to the Police Department and not infringing on property leased by the community farm; Chairman Crowley seconded. Ayes 4, Abstain 1, 4-0-1.

Approval of Warrants:

11-17S – School Bills -- \$345,781.68
11-17P – Payroll Town -- \$257,804.09
11-17SP – Payroll School -- \$755.596.43
TOTAL \$1,359,182.20

Selectman Trindade moved that the Board approve warrants as read for a total of \$1,359,182.20; Selectman Dunne seconded. No discussion. All ayes, 5-0.

Town Administrator’s Report:

1 – A reminder that a public meeting on the Stretch Code would take place on Tuesday, October 26, at 7:30 pm.

2-- Notification that the Town of Medway received a COPS grant in the amount of \$23,041 to install security devices at the High School, and that this grant would be matched with funds via the school as appropriate.

3—Received correspondence from Gino Carlucci regarding a grant for the establishment of a walking trail allowing public access to the Charles River and asked if the Board would sign a letter to this effect.

Selectman Trindade moved that the Board authorize Chairman Crowley to sign said letter on the Board's behalf; Selectman Foresto seconded. No discussion. All ayes, 5-0.

Approval of Board of Selectman Minutes:

Selectman Trindade moved that the Board accept the public session minutes of September 7, 2010, as drafted; Selectman Espinosa seconded. No discussion. All ayes, 5-0.

Selectman Trindade moved that the Board accept the public session minutes of September 20, 2010, as drafted; Selectman Espinosa seconded. No discussion. All ayes, 5-0.

Selectman Trindade moved that the Board accept the public session minutes of September 27, 2010, as drafted; Selectman Espinosa seconded. No discussion. All ayes, 5-0.

Selectman Reports:

Foresto - nothing

Trindade --nothing

Espinosa -- nothing

Dunne -- nothing

Crowley – Suggested the Board meet again to discuss the Middle School repair project. After brief discussion, it was agreed to meet at 7:00 AM, Friday, October 29.

At 9:26 PM Selectman Trindade moved to adjourn the meeting; Selectman Foresto seconded. No discussion; All ayes, 5-0.

Respectfully submitted,
Jeanette Galliardt
Board Secretary