

**Board of Selectmen's Meeting
June 24, 2013, 7:00 PM
Sanford Hall
Town Hall, 155 Village Street**

Present: Glenn Trindade, Chairman; John Foresto, Clerk; Selectman Richard D'Innocenzo; and Selectman Maryjane White. It is noted that Suzanne Kennedy, Town Administrator, participated remotely.

Absent: Selectman Dennis Crowley.

Also Present: Melanie Phillips, Finance Director; Tom Holder, Director, Department of Public Services; David D'Amico, Deputy Director, Department of Public Services; Susy Affleck-Childs, Planning and Economic Development Coordinator.

At 7:00 PM Chairman Trindade called the meeting to order and led the Pledge of Allegiance.

Public Comments: None

Approval – Treasurer to Seek Dept. of Revenue Approval for GE Master Vehicle Lease - \$132,948:

The Board reviewed a copy of certified vote of Town Meeting and statement of authorization of Treasurer to execute lease.

Mr. Tom Holder reminded the Board that an article passed at 2012 Annual Town Meeting allowing the purchase of a vehicle by lease. The annual lease payment will be paid from Chapter 90 funds, which is acceptable as the equipment will be utilized for road maintenance. Ms. Melanie Phillips, Finance Director, explained that because it is lease financing, it is considered borrowing and needs Department of Revenue approval. Mr. Holder added that the vehicle (truck) has been approved by the Department of Transportation, as well. This is a special deal because the vehicle was built according to the department's specifications. The duration of the lease-to-own program is five (5) years.

Selectman Foresto moved that the Board authorize the Treasurer to execute and deliver the Lease Agreement and all related documents executed in connection with the lease-purchase of the equipment, but with such changes, modifications, additions or deletions therein as shall to her seem necessary, desirable or appropriate; Selectman D'Innocenzo seconded. No discussion. VOTE: 4-0-0.

Selectman Foresto thanked Mr. Holder and the Department of Public Services for their help in making Family Day a success, noting that he checked Choate Park this morning and it was completely cleaned up.

Discussion/Approval – Local Initiative Program – Regulatory Agreement and Declaration of Restrictive Covenants for Ownership Project – Williamsburg Condominium Corporation:

The Board reviewed the regulatory agreement.

Present: Paul Yorkis; Susy Affleck-Childs, Planning and Economic Development Coordinator; John Emidy, Building Inspector.

Selectman Foresto moved that the Board authorize the Chairman to execute the Regulatory Agreement and Declaration of Restrictive Covenants pertinent to the Williamsburg Condominiums, subject to Planning and Economic Development Board approval of the modification at its meeting on June 25, 2013 and subsequent DHCD approval and recording at the Registry of Deeds. Certificates of Occupancy will be held until these conditions are met; Selectman White seconded. No discussion. VOTE: 4-0-0.

Mr. Paul Yorkis expressed concern that waiting to collect all the signatures will delay the process. Ms. Kennedy advised the Chairman to sign off this evening, and Ms. Affleck-Childs can take the documents to the Planning Board's meeting on the 25th. If approved, Mr. Yorkis will collect the documents from her on Wednesday morning to have the documents recorded at the Registry and delivered to the Department of Housing and Community Development.

After leaving the meeting, Mr. Yorkis re-entered it to report that the Building Inspector has some concerns surrounding the Certificates of Occupancy and he would like to speak with Town Counsel. After discussion with the Town Administrator, it was determined the issue should be easily rectified.

Discussion/Vote – Mass. State Lottery Commission's Granting of a KENO License to NWG Automotive Repair:

The Board reviewed a letter, dated June 12, 2013, from the Massachusetts State Lottery Commission.

Ms. Karen Kisty, Operations Manager, stated NWG Automotive Repair is in good standing with the Town. Brief discussion followed on the business and its operation. Ms. Susy Affleck-Childs, Planning and Economic Development Coordinator, stated that a convenience store has been added to the location, noting that the Building Inspector has determined that such a store was an allowable use and approval by the Planning Board was not necessary. Selectman White asked if there were other Keno locations in Town. Selectman Foresto answered that Keno is available in some restaurants and bars. It was noted that this kind of Keno game may be the kind where tickets can be purchased and later checked online after leaving the premises.

Selectman Foresto moved that the Board not respond to the letter from the Lottery Commission which indicates that "no action" will be deemed an approval; Selectman D'Innocenzo seconded. No discussion. VOTE: 4-0-0.

Authorization of Chairman to Execute Contract with PGC Associates for Consulting Planning Services:

The Board reviewed a proposed contract.

Ms. Susy Affleck-Childs explained that the Planning and Economic Development Board and the Town Administrator would like to have a new three-year contract for grant writing services. Small increases in fees are outlined in the contract (\$90/hr to \$95/hr). She clarified that this contract is for "on call" services for several Town departments and boards, not just the Planning and Economic Development Board.

Selectman Foresto moved that the Board authorize the Chairman to execute a contract with PGC Associates for consulting planning services; Selectman White seconded. No discussion. VOTE: 4-0-0.

Authorization of Chairman to Execute Contract with Sundial/Second Generation for Solar Energy Services – System Installation at Fire Station #1 Roof:

The Board reviewed a proposed contract.

Ms. Susy Affleck-Childs explained that this is part of the SolarizeMass Program. This is a small rooftop system being donated to the Town. Several venues were considered before selecting the Fire Station. It is a licensing agreement, not a lease which would require Town Meeting approval. This solar installation is a way of demonstrating how these types of services work; it operates as a marketing tool, and the Town reaps the benefit.

Selectman Foresto moved that the Board authorize the Chairman to execute a contract with Sundial, LLC/Second Generation for the donation of electricity services to the Town which will be generated by a solar photovoltaic system to be installed, owned, operated and maintained by Sundial at certain Medway premises; Selectman White seconded. No discussion. VOTE: 4-0-0.

At the end of the 3-year agreement, the Town will own the system.

Selectman Foresto complimented Ms. Affleck-Childs for her efforts in chairing a meeting between the Energy Commission and the Planning Board to find ways to encourage energy-saving endeavors for both the Town and residents.

Approval of Warrants:

The Board reviewed Warrant 13-52, presented for approval.

Selectman D’Innocenzo, Clerk, read aloud Warrant 13-52, dated 6/27/13, presented for approval, as follows:

13-52	Town Bills	\$477,230.24
13-52S	School Bills	\$327,694.47
	TOTAL	\$804,924.71

Selectman Foresto moved to approve the Warrant as read; Selectman White seconded. No discussion. VOTE: 4-0-0.

Authorization of Chairman to Execute Contract with Briggs Engineering and Testing for Quality Assurance Services Related to the Thayer Construction Project

This matter was deleted from the agenda prior to the meeting.

At 7:28 PM Selectman Foresto moved to adjourn; Selectman D’Innocenzo seconded. No discussion. VOTE: 5-0-0.

Respectfully submitted,
Jeanette Galliardt
Night Board Secretary