

**Board of Selectmen's Meeting  
May 18, 2015 – 7:00 PM  
Sanford Hall, Town Hall  
155 Village Street**

**Present: Dennis Crowley, Chair; John Foresto, Vice Chair; Richard D’Innocenzo, Clerk; Glenn Trindade, Member and Maryjane White, Member.**

Others present: Michael Boynton, Town Administrator; Tom Holder, Director, Department of Public Services.

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

**Recognition of Department of Public Services – Winter 2015 Snow Removal Operations:**

Mr. Boynton took this opportunity to publicly recognize Department of Public Services staff members for their outstanding efforts during this record breaking winter. Many of these people were present. He complimented office staff, the plow drivers, dispatchers, and others who contributed to keeping the streets passable and buildings open, and later clearing sidewalks. He said it was an honor to recognize the staff for their hard work and work ethic. Among those mentioned were:

Fred Sibley	Judi LaPan	Barry Smith
Jason Beksha	Tony Malmberg	Jim Smith
Daryl Blethen	Bobby McGee	Jack Tucker
Steve Carew	Rick Nickerson	Adrian Zufategui
Dave D’Amico	John Piccone	John Heinz
Richard Dennis	Jon Power	Nolan Lynch
Tom Holder	Daryl Ribao	Bill Scherer
Jill Karekeian	Jeff Roach	
Rich Kearnan	Ken Semergian	

Board members were equally complimentary, noting that it was an amazing winter that often took staff members away from their families or risking injury climbing of roofs to break ice dams, just to mention a couple of the tasks these folks handled in stride.

**Public Comment:**

Ms. Tracy Stewart, 21 Lovering Street, reported that her family suffered a house fire the morning after the Super Bowl, and the Department of Public Services was a great help. Ms. Stewart also expressed concern for the use of pesticides on natural turf athletic fields in Medway. She reported the availability of a grant available from the Toxics Use Reduction Institute with a deadline of June 30, 2015. The funds could be used for a systematic approach to use organic materials instead of pesticides. She distributed some information which included a letter from a local organic farmer urging officials to consider organic land care practices. Brief discussion followed.

Chairman Crowley asked that this matter be placed on the Action Item list. The Town Administrator will look into it to learn what is required to apply for the grant. Selectman Trindade suggested he touch base with Fred Sibley who may have already done some research into this subject.

**Approval – Water Main Replacement for Highland and Winthrop Streets:**

*The Board reviewed a contract, which was incorporated into the bid document, and has been signed by Town Counsel and the Town Accountant.*

Present: Tom Holder.

Mr. Holder reported that three companies applied, and this company was the low bidder. He added that this company has worked in Medway before with good results. Discussion followed on budget, appropriation and other financial matters. This particular project is fully funded.

Mr. Holder stated that work will begin on Highland Street tomorrow morning, noting that the school bus companies and schools have been notified. Selectman Trindade encouraged him to use all available means of alerting people including the schools. Mr. Holder emphasized that residents should always call the DPS office if there are issues. Mr. Boynton encouraged residents to follow the Town's Facebook page to stay informed. If a problem is after hours, residents were encouraged to call the police department (not via 911) who could then contact DPS staff. Discussion followed.

Regarding the replacement work, Mr. Holder stated the existing pipes are from 1921. They need to be replaced because they are made of cast iron and the natural iron buildup has become a significant problem over the years. The new ones are made of a polymer and more resistant to the natural iron buildup due to a cement lining. This work will facilitate improved flow for residents and fire use. The temporary street repair will remain over the winter with the final binder being put on next year.

**Selectman Trindade moved that the Board authorize the Chairman to execute the contract with Gravity Construction in the amount of \$1,510,119.60 for the replacement of water main on Highland and Winthrop Streets; Selectman D'Innocenzo seconded. No discussion. VOTE: 5-0-0.**

**Discussion/Vote – Millstone Village Request for Affordable Unit Price Amendment:**

*The Board reviewed a Memorandum, dated May 14, 2015, from J. Douglas Havens, Affordable Housing Trust. It is noted that both the Affordable Housing Trust and the Affordable Housing Committee voted to recommend that the Board of Selectmen decline the request to amend the current agreement.*

Present: – Maureen O'Hagan, MCO Housing Services; Steve Vennicasa, Millstone Village LLC; Doug Havens, Affordable Housing Trust.

Ms. O'Hagan briefly explained that the original regulatory agreement has not yet been signed so this request was submitted as an amendment. The request is to increase the maximum sale price of the eight (8) affordable housing units at the housing project known as Millstone Village. She reported that the income levels have gone up so the increase is justified. Responding to a question from the Board, she stated the income figures come from HUD.

Mr. Doug Havens, representing the Affordable Housing Trust, stated that both the Affordable Housing Trust and Affordable Housing Committee request that the Board deny the application for an increase due to the fact that the people buying these homes are age 55+ and they would typically be a household of two people, not three, which is the basis for the referenced income figures. He noted that the original pricing was higher than it should have been. Asset limits have not been increased, and after their home sells, they cannot have more than \$275K. He said the Affordable Housing Trust and

Affordable Housing Committee do not believe the increase is necessary. Selectman Trindade stated he was at the meeting and both groups were unanimous in their decision.

Chairman Crowley stated he has looked at the units and was impressed with what is being done. He noted that the workmanship is good and the landscaping is going well. Mr. Vennicasa reported that the first building foundation will be going in within the month. He added that all that attention to detail comes at a price. He stated the builder is locked into the price and the price should go up now so that some of the costs on the affordable units can be recouped.

Chairman Crowley summarized that the increase is approximately \$37K on a property valued at \$32 million dollars. Both groups recommend denying the application. He noted that Medway is having problems selling affordable units now, and raising the prices makes it even more difficult to sell them. He recommended that the Board follow the recommendation of the housing groups. Ms. O'Hagan pointed out that the units are priced with a 10% window of eligibility. Discussion followed.

Answering a question from the Board, Mr. Vennicasa stated they did not meet with the Affordable Housing Committee as they thought the Board of Selectmen was the governing authority. Mr. Havens stated the next meeting will be held on June 4 at the Medway Senior Center.

Chairman Crowley suggested they should have the opportunity to attend that meeting and make a presentation. The Board agreed to take no action at this time.

**Approval – One-Day Liquor License Applications:**

*The Board reviewed liquor license applications for the Thayer Homestead from the following individuals: Shanna Hoffman (June 5, 2015), Paul Martin (June 6, 2015), Warren Davis (June 20, 2015) and Jaime Hodges (July 12, 2015) as well as Memorandums from Police Chief Tingley on each event.*

**Selectman Foresto moved that the Board approve one-day liquor licenses for Shanna Hoffman, Paul Martin, Warren Davis, and Jaime Hodges for the dates requested conditioned upon fulfillment of the Police Chief's recommendations for their respective events; Selectman Trindade seconded. No discussion. VOTE: 5-0-0.**

**Approval – Closure of Portion of Clover Lane – May 30, 2015, 1:00 to 8:00 PM:**

*The Board reviewed the following information: (1) Request from Gail Kadlik, 2 Clover Lane; and (2) Memo, dated May 11, 2015, from Police Chief Tingley.*

**Selectman Foresto moved that the Board approve the closure of a portion of Clover Lane between Winthrop Street and Hemlock Drive on May 30, 2015, from 1 to 8PM, conditioned upon the placement of proper temporary road closure barricades to keep the road accessible to emergency vehicles as necessary and signage at each intersection to warn motorists of the closure; Selectman Trindade seconded. No discussion. VOTE: 5-0-0.**

**Approval of Warrants:**

*The Board reviewed Warrants 15-47SP and 15-47P.*

Selectman D'Innocenzo, Clerk, read aloud Warrants 15-47SP and 15-47P presented for approval:

15-47P            Town Payroll    \$ 324,215.93

15-47SP	School Payroll	\$ 781,276.63
TOTAL		\$1,105,492.56

**Selectman Trindade moved that the Board approve Warrants 15-47SP and 15-47P, as read; Selectman Foresto seconded. No discussion. VOTE: 5-0-0.**

**Town Administrator's Report:**

Mr. Boynton reported briefly on the following topics:

- Chip Seal Program Update,
- FY16 State Budget Update,
- Paving Agenda discussion for future agenda,
- Update on Funding for Water Projects, and
- Memorial Day – Ceremony & Parade

At this time, Mr. Boynton thanked Chairman Crowley for his time as Chairman this year. The Board typically reorganizes following the Annual Town Election.

**Selectmen Reports:**

Selectman White reported she had some phone calls from residents on Oakview Circle about people using All Terrain Vehicles on private property behind them, often destroying landscaping and ripping up the area. She spoke with the Police Chief who indicated the Police Department will respond to calls when the activity is happening. Mr. Boynton noted that the both the Environmental Police and the Medway Police Department have ATVs to use in the wooded areas.

Selectman White reminded residents that tomorrow is the Annual Election. Chairman Crowley added that there is competition for seats on the Parks Commission and School Committee. He hoped to get 1,000 voters out to the polls.

Chairman Crowley congratulated the Medway Pride Day committee for an outstanding day.

On another topic, Mr. Crowley wanted to make Mr. Boynton aware of concerns over a proposed 40B project coming into Medway. Mr. Boynton responded that, as yet, the only activity is an ANRAD filing for the delineation of wetlands. However, if the site in question is determined to be suitable for a potential 40B development, a Comprehensive permit application will be filed with the ZBA. He noted that few local guidelines need to be followed for approval of a Comprehensive permit, as such permits adhere to state guidelines. Additionally, any conditions imposed by the ZBA are appealable. Brief discussion followed.

**At 7:58 PM Selectman Trindade moved to adjourn; Selectman White seconded. No discussion. VOTE: 5-0-0.**

Respectfully submitted,  
Jeanette Galliardt  
Night Board Secretary