

Board of Selectmen

Dennis P. Crowley, Chair

John A. Foresto, Vice-Chair

Richard A. D'Innocenzo, Clerk

Glenn D. Trindade

Maryjane White



Medway Town Hall
155 Village Street
Medway, MA 02053
Phone (508) 533-3264
Fax (508) 321-4988

TOWN OF MEDWAY

COMMONWEALTH OF MASSACHUSETTS

Board of Selectmen's Meeting

May 18, 2015, 6:30 PM

Sanford Hall, Town Hall

155 Village Street

Agenda

6:30-7:00 PM Informal Gathering with Dept. of Public Services Staff

7:00 PM

- Call to order; Recitation of the Pledge of Allegiance
- Public Comments

Other Business

1. Recognition of Department of Public Services – Winter 2015 Snow Removal Operations
2. Approval – Water Main Replacement for Highland and Winthrop Streets – Gravity Construction - \$1,519,119.60
3. Discussion/Vote – Millstone Village Request for Affordable Unit Price Amendment
4. Approval – One-Day Liquor License Applications
 - a. Shanna Hoffman – Thayer Homestead – June 5, 2015
 - b. Paul Martin – Thayer Homestead – June 6, 2015
 - c. Warren Davis – Thayer Homestead – June 20, 2015
 - d. Jaime Hodges – Thayer Homestead – July 12, 2015
5. Approval – Closure of Portion of Clover Ln – May 30, 2015, 1:00 to 8:00 PM
6. Approval of Warrants
7. Town Administrator's Report
8. Selectmen's Reports

Upcoming Meetings, Agenda and Reminders

June 1, 2015 ---- Regular Meeting

June 15, 2015 ---- Regular Meeting

AGENDA

ITEM #1

Recognition of DPS Staff – Winter 2015 Snow Removal Operations

Associated back up materials attached.

- List of DPS staff to be recognized

I. RECOGNITION OF DEPARTMENT OF PUBLIC SERVICES

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

AGENDA

ITEM #2

Approval – Water Main Replacement for Highland and Winthrop Streets – Gravity Construction - \$1,519,119.60 *

*1,510,119.60 (corrected amount)

Associated back up materials attached.

- Contract

Note: The bid document is available in hard copy for review and will be available at the meeting. The contract, which is incorporated into the bid document, has been signed by Town Counsel and the Town Accountant.

Proposed motion: I move that the Board authorize the Chairman to execute the contract with Gravity Construction in the amount of \$1,519,119.60 for the replacement of water main on Highland and Winthrop Streets.

SECTION 00520

AGREEMENT

THIS AGREEMENT, made this _____ day of _____, 2015, by and between The Town of Medway, Massachusetts hereinafter called "OWNER," acting herein through its Board of Selectmen and Gravity Construction, Inc. doing business as (a corporation) (~~a limited liability company~~) (~~a partnership~~) (~~a joint venture~~) (~~an individual~~)* located in the (~~City~~) (Town)* of Plainville, County of Norfolk, and State of Massachusetts, hereinafter called "CONTRACTOR."

WITNESSETH: That for and in consideration of the payments and agreements hereinafter mentioned, to be made and performed by the OWNER, the CONTRACTOR hereby agrees with the OWNER to commence and complete the project described as follows:

**WATER MAIN REPLACEMENT FY15, CONTRACT 15-1
(DWSRF NO. 3768)
BASE BID ONLY**

hereinafter called the project, for the sum of **One Million Five Hundred Ten Thousand, One Hundred and Nineteen Dollars and Sixty Cents (\$1,510,119.60)** and all extra work in connection therewith, under the terms as stated in the General and Supplementary Conditions; and at its own proper cost and expense to furnish superintendence, labor, services, materials, equipment, plant, machinery, apparatus, appliances, tools, supplies, bailing, shoring, removal, and all other things necessary to complete the said project in accordance with the conditions and prices stated in Section 00410, FORM OF GENERAL BID, Section 00700, GENERAL CONDITIONS, Section 00800, SUPPLEMENTARY CONDITIONS, Section 00830, STATE REGULATIONS, the plans, which include all maps, plates, drawings, blue prints, and the specifications and all other contract documents therefor as prepared by Weston & Sampson Engineers, Inc., including all bid documents

The CONTRACTOR hereby agrees to commence work under this contract on or before a date to be fixed in the written Notice to Proceed given by the OWNER to the CONTRACTOR and to fully complete the project within 250 consecutive days of the start date fixed in the Notice to Proceed. The CONTRACTOR further agrees to pay as liquidated damages the sum of \$1,000 for each consecutive calendar day thereafter during which the work has not been fully completed, as provided in the Liquidated Damages provisions of Section 00800 SUPPLEMENTARY CONDITIONS.

The fair share goals for disadvantaged business enterprise (DBE) participation for this contract are a minimum of three point four zero percent (3.40 %) Disadvantaged Minority Business Enterprise D/MBE participation and three point eight zero percent (3.80 %) Disadvantaged Women Business Enterprise D/WBE participation, applicable to the total dollar amount paid for the construction contract. The CONTRACTOR shall take all affirmative steps necessary to achieve this goal, and shall provide reports documenting the portion of contract and subcontract dollars paid to DBEs, and its efforts to achieve the goals, with each invoice submitted or at such greater intervals as specified by the (municipality). The CONTRACTOR shall require similar reports from its subcontractors.

During the performance of this contract, the contractor agrees as follows:

1. The contractor will not discriminate against any employee or applicant for employment because of race, color, religion, sex, or national origin. The contractor will take affirmative action to ensure that applicants are employed, and that employees are treated during employment, without regard to their race, color, religion, sex or national origin. Such action shall include, but not be limited to the following: employment, upgrading, demotion, or transfer; recruitment or recruitment advertising; layoff or termination; rates of pay or other forms of compensation; and selection for training, including apprenticeship. The contractor agrees to post in conspicuous places, available to employees and applicants for employment, notices to be provided by the contracting officer setting forth the provisions of this nondiscrimination clause.
2. The contractor will, in all solicitations or advancements for employees placed by or on behalf of the contractor, state that all qualified applicants will receive consideration for employment without regard to race, color, religion, sex or national origin.
3. The contractor will send to each labor union or representative of workers with which he has a collective bargaining agreement or other contract or understanding, a notice, to be provided by the agency contracting officer, advising the labor union or workers' representative of the contractor's commitments under Section 202 of Executive Order No. 11246 of September 24, 1965, and shall post copies of the notice in conspicuous places available to employees and applicants for employment.
4. The contractor will comply with all provisions of Executive Order No. 11246 of Sept. 24, 1965, and of the rules, regulations, and relevant orders of the Secretary of Labor.
5. The contractor will furnish all information and reports required by Executive Order No. 11246 of September 24, 1965, and by the rules, regulations, and orders of the Secretary of Labor, or pursuant thereto, and will permit access to his books, records, and accounts by the contracting agency and the Secretary of Labor for purposes of investigation to ascertain compliance with such rules, regulations, and orders. Comp., p. 684, EO 12086 of Oct. 5, 1978, 43 FR 46501, 3 CFR, 1978 Comp., p. 230]
6. In the event of the contractor's noncompliance with the nondiscrimination clauses of this contract or with any of such rules, regulations, or orders, this contract may be cancelled, terminated, or suspended in whole or in part and the contractor may be declared ineligible for further Government contracts in accordance with procedures authorized in Executive Order No. 11246 of Sept. 24, 1965, and such other sanctions may be imposed and remedies invoked as provided in Executive Order No. 11246 of September 24, 1965,

or by rule, regulation, or order of the Secretary of Labor, or as otherwise provided by law.

7. The contractor will include the provisions of paragraphs (1) through (7) in every subcontract or purchase order unless exempted by rules, regulations, or orders of the Secretary of Labor issued pursuant to Section 204 of Executive Order No. 11246 of September 24, 1965, so that such provisions will be binding upon each subcontractor or vendor. The contractor will take such action with respect to any subcontract or purchase order as may be directed by the Secretary of Labor as a means of enforcing such provisions including sanctions for noncompliance: Provided, however, that in the event the contractor becomes involved in, or is threatened with, litigation with a subcontractor or vendor as a result of such direction, the contractor may request the United States to enter into such litigation to protect the interests of the United States." [Sec. 202 amended by EO 11375 of Oct. 13, 1967, 32 FR 14303, 3 CFR, 1966-1970

The CONTRACTOR shall not discriminate against or exclude any person from participation herein on grounds of race, color, religious creed, national origin, sex, sexual orientation, ancestry, or age; and that it shall take affirmative actions to insure that applicants are employed, and that employees are treated during their employment, without regard to race, color, religious creed, national origin, sex, sexual orientation, ancestry, age, or handicapped status.

The CONTRACTOR shall not participate in or cooperate with an international boycott, as defined in Section 999 (b)(3) and (4) of the Internal Revenue Code of 1986, as amended, or engage in conduct declared to be unlawful by Section 2 of Chapter 151E of the Massachusetts General Laws.

Applicable provisions of Massachusetts General Laws and Regulations and/or the United States Code and Code of Federal Regulations govern this Agreement and any provision in violation of the foregoing shall be deemed null, void and of no effect. Where conflict between Federal and State Laws and Regulations exists, the more stringent requirement shall apply.

Subject to G.L. c.30, sec. 39K and/or sec. 39G and G.L. c.30, sec. 39F, as applicable, the OWNER agrees to pay the CONTRACTOR in current funds for the performance of the Agreement, subject to additions and deductions, as provided in Section 00700, GENERAL CONDITIONS, and to make payments on account thereof as provided in Section 00700, GENERAL CONDITIONS and Section 00800, SUPPLEMENTARY CONDITIONS

In accordance with the requirements of G.L. c.149, §27B, the Contractor shall submit, and shall require all of its subcontractors required to keep a record of hours and wages paid to laborers employed on the project to submit, to the awarding authority on a weekly basis, copies of such records. All such weekly submissions shall be accompanied by the following certification:

The undersigned contractor hereby certifies, under the pains and penalties of perjury, that the foregoing payroll records are true and accurate records of the wages paid to laborers employed on the project for the period stated and said wages are in an amount no less than the prevailing wage rates established for the project by the Massachusetts Department of Labor and Workforce Development.

The undersigned contractor agrees, in addition to any other remedies available to the awarding authority, to indemnify the awarding authority for, from and against any loss, expense, damages, actions or claims, including any expense incurred in connection with any delay or stoppage of the project work, arising out of or as a result of (1) the contractor's failure to pay laborers employed on the project the said applicable prevailing wage rates; (2) the failure of the foregoing payroll records to accurately state the said applicable prevailing wage rates; or (3) the failure of the foregoing payroll records to accurately represent the wages actually paid to laborers employed on the project.

As per DEP's Policy Memorandum #10 - the Agreed upon DIRECT LABOR MARKUP (percentage) for Change Orders on this project shall be _____ percent.

The Contractor agrees that it will fully comply with Subpart C of 2 CFR Part 180 and 2 CFR Part 1532, entitled Responsibilities of Participants Regarding Transactions (Doing Business with Other Persons). The Contractor shall not award any subcontracts or purchase any materials from suppliers that appear on the Excluded Parties List System. The Contractor shall include this requirement in each subcontract and require it to be included in all subcontracts regardless of tier. The Contractor shall maintain reasonable records to demonstrate compliance with these requirements.

The Contractor acknowledges to and for the benefit of the Town of Medway ("Purchaser") and the Commonwealth of Massachusetts (the "State") that it understands the goods and services under this Agreement are being funded with monies made available by the Clean Water State Revolving Fund and/or Drinking Water State Revolving Fund that have statutory requirements commonly known as "American Iron and Steel;" that requires all of the iron and steel products used in the project to be produced in the United States ("American Iron and Steel Requirement") including iron and steel products provided by the Contractor pursuant to this Agreement. The Contractor hereby represents and warrants to and for the benefit of the Purchaser and the State that (a) the Contractor has reviewed and understands the American Iron and Steel Requirement, (b) all of the iron and steel products used in the project will be and/or have been produced in the United States in a manner that complies with the American Iron and Steel Requirement, unless a waiver of the requirement is approved, and (c) the Contractor will provide any further verified information, certification or assurance of compliance with this paragraph, or information necessary to support a waiver of the American Iron and Steel Requirement, as may be requested by the Purchaser or the State. Notwithstanding any other provision of this Agreement, any failure to comply with this paragraph by the Contractor shall permit the Purchaser or State to recover as damages against the Contractor any loss, expense, or cost (including without limitation attorney's fees) incurred by the Purchaser or State resulting from any such failure (including without limitation any impairment or loss of funding, whether in whole or in part, from the State or any damages owed to the State by the Purchaser). While the Contractor has no direct contractual privity with the State, as a lender to the Purchaser for the funding of its project, the Purchaser and the Contractor agree that the State is a third-party beneficiary and neither this paragraph (nor any other provision of this Agreement necessary to give this paragraph force or effect) shall be amended or waived without the prior written consent of the State.

IN WITNESS WHEREOF, the parties to these presents have executed this Agreement in six (6) counterparts, each of which shall be deemed an original, in the year and day first above mentioned.

AGREED:

Town of Medway, Massachusetts
(Owner)

By _____

Tom Holder
(Name)
Director, Department of Public Services
(Title)

(Contractor)

By _____

(Name)

(Title)

(Address)

(City and State)

Approved as to Form:

By _____
(Owner's Counsel)

(Name)

In accordance with M.G.L. C.44, Section 31C, this is to certify that an appropriation in the amount of this Contract is available therefor and that the _____ has been authorized to execute the Contract and approve all requisitions and change orders.

By _____
(Owner's Accountant)

(Name)

CERTIFICATE OF VOTE
(to be filed if Contractor is a Corporation)

I, _____, hereby certify that I am the duly qualified and acting Secretary of
(Secretary of Corporation)
_____ and I further certify that a meeting of the Directors of said
company,
(Name of Corporation)
duly called and held on _____, at which all members were present and voting, the
(Date of Meeting)
following vote was unanimously passed:

VOTED: To authorize and empower

Anyone acting singly, to execute Forms of General Bid, Contracts or Bonds on behalf of the Corporation.

I further certify that the above vote is still in effect and has not been changed or modified in any respect.

By: _____
(Secretary of Corporation)

A True Copy:

Attest: _____
(Notary Public)

My Commission Expires: _____
(Date)

Contractor's Certification

A Contractor will not be eligible for award of a contract unless such Contractor has submitted the following certification, which is deemed a part of the resulting contract:

CONTRACTOR'S CERTIFICATION

Name of the General Contractor

certifies that it:

1. Will not discriminate in their employment practices;
2. Intends to use the following listed construction trades in the work under the contract:

and

3. Will make good faith efforts to comply with the minority employee and women employee workforce participation ratio goals and specific affirmative action steps contained herein; and
4. Is in compliance with all applicable federal and state laws, rules, and regulations governing fair labor and employment practices; and
5. Will provide the provisions of the "Supplemental Equal Employment Opportunity, Non-Discrimination and Affirmative Action Program" to each and every subcontractor employed on the Project and will incorporate the terms of this Section into all subcontracts and work orders entered into on the Project.
6. Agrees to comply with all provisions contained herein.

Signature of authorized representative of Contractor

Date

Printed name of authorized representative of Contractor

DEP-DMS-P&S-17

Subcontractor's Certification

Prior to the award of any subcontract, regardless of tier, the prospective subcontractor must execute and submit to the General Contractor the following certification, which will be deemed a part of the resulting subcontract:

SUBCONTRACTOR'S CERTIFICATION

Name of the Subcontractor

certifies that it:

- 7. Will not discriminate in their employment practices;
- 8. Intends to use the following listed construction trades in the work under the contract:

and _____

- 9. Will make good faith efforts to comply with the minority employee and women employee workforce participation ratio goals and specific affirmative action steps contained herein; and
- 10. Is in compliance with all applicable federal and state laws, rules, and regulations governing fair labor and employment practices; and
- 11. Will provide the provisions of the "Supplemental Equal Employment Opportunity, Non-Discrimination and Affirmative Action Program" to each and every subcontractor employed on the Project and will incorporate the terms of this Section into all subcontracts and work orders entered into on the Project.
- 12. Agrees to comply with all provisions contained herein.

Signature of authorized representative of Subcontractor Date

Printed name of authorized representative of Subcontractor

END OF SECTION

AGENDA

ITEM #3

Discussion/Vote - Millstone Village Request for Affordable Housing Unit Price Amendment

Associated back up materials attached.

- Memo from Doug Havens re: Millstone request and exhibits

Note: The Affordable Housing Trust and the Affordable Housing Committee each voted to recommend that the Board of Selectmen decline the request to amend the current agreement.



Medway Community Housing Coordinator

Date: May 14, 2015
To: Dennis Crowley, Chair – Medway Board of Selectmen
From: J. Douglas Havens
Affordable Housing Trust
(774)292-1456 dhavens@townofmedway.org
RE: 4/22/15 Millstone Village Request for AH Price Increase: AHT/AHC Recommendations

UNDER CONSIDERATION: Whether to agree to the developer's request to sanction a \$4,700 increase in the Maximum Sale Price for each of the project's 8 affordable units.

On April 22, 2015, MCO Housing Services, representing Millstone Village, emailed me a proposal to revise "Exhibit B" of the project's Regulatory Agreement, and thereby increase the sale price of the 8 affordable units required as a condition of ARCPUD Special Permit. As proposed, the current price of \$170,000 for the 2-bedroom units would increase to \$174,700. The new price, was calculated by DHCD to accommodate the increased income limits in HUD's Boston-Quincy-Cambridge AMI and the change in Medway's property tax rate.

AHT/AHC RECOMMENDATION: At a duly convened joint meeting of the AHT and AHC on May 5, 2015, each body voted separately and unanimously to recommend that the Board of Selectmen decline the request to amend the current agreement.

Based on longstanding concerns about the scarcity of qualified buyers, and on the likelihood that ARCPUD/age-restricted households will consist of 2 persons (even though prices are set for 3 person households due to the number of bedrooms), the increase is no more warranted than if the Town were to seek a subsequent rollback to \$153,000.

RELATED MATERIAL and documentation is attached. Specifically:

- 4/29/15 JDH Memo to File;
- Original "Exhibit B" to Regulatory Agreement;
- Amended "Exhibit B";
- Calculation of Percentage Interest;
- DHCD Sale Price Calculation for Household of 3;
- DHCD Sale Price Calculation for Household of 2.

REQUIRED ACTION: If the Board were to vote in favor of the request to raise sales prices, a letter stating such would need to be executed and delivered to Maureen OHagan of MCO Housing Services for her submission to DHCD. A vote denying the request would require no further action.



Medway Community Housing Coordinator

Date: April 29, 2015
To: FILE; Medway Affordable Housing Committee /Trust
From: J. Douglas Havens
RE: Millstone Village Price Adjustment

On 4/22 Maureen OHagan, Marketing Agent for Millstone Village, emailed a request to update the Maximum Sale Price (MSP) of the project's 8 affordable units as currently appended to the Regulatory Agreement as Exhibit B. Recast to reflect current Income Limits and Property Tax Rate, prices would rise from \$170,000 to \$174,700+/- (Documentation attached.) Since DHCD has yet to sign the agreement due to incomplete documentation from Millstone, the process is simpler than a formal amendment and requires only the agreement of our Selectman. BoS Chair has requested recommendation from Town's AH groups.

At the 4/23 AHT/AHC meeting the topic was presented off-agenda as New Business without possible determination. The appropriateness of basing Ah price on 3 person household when restrictions would almost always indicate a 2 person household was raised and I was requested to ascertain official policy. This point could reduce the price of the units to \$153 k.

DHCD responded:

"No, we do not have a separate pricing policy for age-restricted units, although the higher asset limit of \$275,000 does apply to ownership units in age-restricted projects....The current maximum affordable price for a 2BR -in Medway with a 100/mo condo fee at 18.24 tax rate and 4.5% interest rate would be \$174,800."

MHP responded:

Municipalities don't have to accept Max Sale Price as a floor. Could make the case for basing MSP on smaller household size.

In subsequent conversation with Maureen she argued for her client's position, noting:

- As per DHCD, all 2 bedrooms are priced for 3 person households;
- The pricing calculator already discounts the Maximum Sale Price by using inflated interest rates for lending. (JDH Note: MSP also discounted by being in HUD's Boston Statistical Area and by 10% margin built into the calculator);
- There is planned to be a single marketing period which will tie the AH price permanently to the one amount, regardless of the length of time it takes to build/sell the units;
- Failure to use current rates, fails to reflect continual rise in construction and carrying costs, unduly burdening the developer.

I asked her to bring the proposition of not requesting the increase as a "compromise" to the developer. As an alternative, the case can be discussed at the 5/7 AHT/C Meeting and if necessary at the 5/18 BoS Meeting.

AS ORIGINALLY FILED

EXHIBIT B

Re:

Millstone Village
(Project name)

Medway, MA
(City/Town)

Millstone Builders LLC
(Project Sponsor)

Maximum Selling Prices, Initial Condominium Fees, and Percentage Interest Assigned to Low and Moderate Income Units

	Sale Price	Condo Fee	% Interest
One bedroom units	\$ _____	\$ _____	_____
Two bedroom units	\$ <u>170,000</u>	\$100__	_____
Three bedroom units	\$ _____	\$ _____	_____
Four bedroom units	\$ _____	\$ _____	_____

Location of Low and Moderate Income Units

The housing units which are Low and Moderate Income Units are those designated as lot/unit numbers _____ on:

- a plan of land entitled _____ recorded with the _____ Registry of Deeds in Book ____, Page ____.
- floor plans recorded with the Master Deed of the Condominium recorded with the _____ Registry of Deeds in Book ____, Page ____.

AS AMENDED

EXHIBIT B

Re:

Millstone Village
(Project name)

Medway, MA
(City/Town)

Millstone Builders LLC
(Project Sponsor)

Maximum Selling Prices, Initial Condominium Fees, and Percentage Interest Assigned to Low and Moderate Income Units

	Sale Price	Condo Fee	% Interest
One bedroom units	\$ _____	\$ _____	_____
Two bedroom units	\$ <u>174,700</u>	\$100__	.50__
Three bedroom units	\$ _____	\$ _____	_____
Four bedroom units	\$ _____	\$ _____	_____

Location of Low and Moderate Income Units

The housing units which are Low and Moderate Income Units are those designated as lot/unit numbers _____ on:

- a plan of land entitled _____ recorded with the _____ Registry of Deeds in Book ____, Page ____.
- floor plans recorded with the Master Deed of the Condominium recorded with the _____ Registry of Deeds in Book ____, Page ____.

Recast 4/2015
Daniels Village Medway
Calculation of Percentage interest at full Build Out

Base Price Assumptions:

Singles: \$475,000
Duplex: \$399,000
Triple: \$379,000
Affordable: \$174,700

UNIT TYPE	BASE	X	# UNITS (of that style)	=	TOTAL
Single	475	X	35	=	16,625
Duplex	399	X	18	=	7,182
Triple	379	X	19	=	7,201
Affordable	175	X	8	=	1,400
S(sum of all)			80	S=	32,408

Step 2: Calculation of Percentages:

UNIT Type	100	x	BASE	÷	"S" (sum)	=	Unit %
Single	100	x	475	÷	32,408	=	1.47
Duplex	100	x	399	÷	32,408	=	1.23
Triple	100	x	379	÷	32,408	=	1.17
Affordable	100	X	166	÷	32,408	=	0.54

Step 3: My rounding and confirmation of totals:

UNIT TYPE	ROUNDED PERCENTAGE	x	# of Units	=	TOTAL
Single	1.47	x	35	=	51.45
Duplex	1.24	x	18	=	22.32
Triple	1.17	x	19	=	22.23
Affordable	0.50*	x	8	=	4.00
TOTAL					100.0000%

*Discretionary rounding

DHCD'S PRICE CALCULATOR – THREE PERSON HOUSHOLD INCOME LIMIT

Purchase Price Limit	
Housing Cost:	
Sales Price	\$174,700
5% Down payment	\$8,735
Mortgage	\$165,965
Interest rate	4.50%
Amortization	30
Monthly P&I Payments	\$840.92
Tax Rate	\$18.24
monthly property tax	\$266
Hazard insurance	\$58
PMI	\$108
Condo/HOA fees (if applicable)	\$100
Monthly Housing Cost	\$1,373
Necessary Income:	\$54,903
Household Income:	
# of Bedrooms	2
Sample Household size	3
80% AMI/"Low-Income" Limit	\$62,750
Target Housing Cost (80%AMI)	\$1,569
10% Window	\$54,906
Target Housing Cost (70%AMI)	\$1,373

Max. Sale Price @ 3

Max. % allowed

3 Person Income limit

Additional Affordability Cushion

Comments:
Sample affordable sale price for a 2-BR condo in Medway, MA using the applicable (Bst-CA-Quincy HMFA-MSA) regional 2015 income limit adjusted to the appropriate target household size (i.e., 3-person) and assuming the local 2015 tax rate of \$18.24 and a time-sensitive interest rate of 4.5% (minimum of a quarter percent above the latest prevailing fixed 30-year rate as listed on Freddie Mac's interest rate survey). Please be aware that this is only an estimate being provided for planning/feasibility purposes and that actual affordable sale price limits must be reviewed and approved by the applicable subsidy program.

The goal is to get the monthly housing cost below the target housing cost. Change the orange box until the two yellow boxes align. You may also change the assumptions made in the blue boxes if appropriate. Use the income limit that corresponds to the applicable MSA and household size (1 greater than the units per bedroom).

DHCD'S PRICE CALCULATOR – TWO PERSON HOUSHOLD INCOME LIMIT

Purchase Price Limit	
Housing Cost:	
Sales Price	\$153,750
5% Down payment	\$7,688
Mortgage	\$146,063
Interest rate	4.50%
Amortization	30
Monthly P&I Payments	\$740.08
Tax Rate	\$18.24
monthly property tax	\$234
Hazard insurance	\$51
PMI	\$95
Condo/HOA fees (if applicable)	\$100
Monthly Housing Cost	\$1,220
Necessary Income:	\$48,799
Household Income:	
# of Bedrooms	2
Sample Household size	2
80% AMI/"Low-Income" Limit	\$55,800
Target Housing Cost (80%AMI)	\$1,395
10% Window	\$48,825
Target Housing Cost (70%AMI)	\$1,221

Max. Sale Price @ 2 person

Max. % allowed

2 Person Income limit

Additional Affordability Cushion

Comments:

Sample affordable sale price for a 2-BR condo in Medway, MA using the applicable (Bst-CA-Quincy HMFA-MSA) regional 2015 income limit adjusted to the appropriate target household size (i.e., 3-person) and assuming the local 2015 tax rate of \$18.24 and a time-sensitive interest rate of 4.5% (minimum of a quarter percent above the latest prevailing fixed 30-year rate as listed on Freddie Mac's interest rate survey). Please be aware that this is only an estimate being provided for planning/feasibility purposes and that actual affordable sale price limits must be reviewed and approved by the applicable subsidy program.

The goal is to get the monthly housing cost below the target housing cost. Change the orange box until the two yellow boxes align. You may also change the assumptions made in the blue boxes if appropriate. Use the income limit that corresponds to the applicable MSA and household size (1 greater than the units per bedroom).

AGENDA

ITEM #4

Approval – One-Day Liquor License Applications

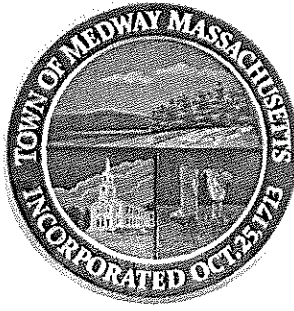
Associated back up materials attached.

- a. Shanna Hoffman – Thayer Homestead – June 5, 2015
- b. Paul Martin – Thayer Homestead – June 6, 2015
- c. Warren Davis – Thayer Homestead – June 20, 2015
- d. Jaime Hodges – Thayer Homestead – July 12, 2015

Proposed motion: I move 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.

Board of Selectmen

Dennis P. Crowley, Chair
John A. Foresto, Vice-Chair
Richard A. D'Innocenzo, Clerk
Glenn D. Trindade
Maryjane White



Medway Town Hall
155 Village Street
Medway, MA 02053
Phone (508) 533-3264
Fax (508) 321-4988

TOWN OF MEDWAY
COMMONWEALTH OF MASSACHUSETTS

APPLICATION FOR SPECIAL ONE-DAY LIQUOR LICENSE

MGL c.138, §14

Application for the purpose of selling or dispensing the following beverages permitted by law. A Section 12 license holder may not also be granted a Section 14 (one-day) license unless event is held at a separate location. A person holding a Section 14 license cannot purchase alcoholic beverages from a package store. Purchase must be made from a licensed wholesaler/importer, manufacturer, farmer-winery/brewery, or special permit holder.

For Profit Businesses are eligible for wine and malt license only.

Application must be submitted at least two weeks prior to event.

There is no fee for this license.

All Alcohol _____ Wine and Malt

Event _____

Name of Organization/Applicant Shanna Hoffman & Diane Smith

Address Medway Ma. 02053

SS# or FID# _____

Phone Shan Fax () N/A Email _____

Non-Profit Organization Y _____ N

Attach non-profit certificate of exemption

Event Location Thayer Homestead

Event Date June 5, 2015

Event Hours (No later than 1:00 AM; Last call 12:30 AM) 6-11pm

Is event open to the general public? Y _____ N

Estimated attendance 50 persons

Will there be an age restriction? Y _____ N
Minimum age allowed: _____

How, where and by whom will ID's be checked? Diane Smith & Shanna Hoffman
Hoffman will verify legal age of 21 prior to serving all individuals.

Is there a charge for the beverages? Y _____ N
Price structure: _____

Alcohol server(s) _____
Attach Proof of Alcohol Server Training
N/A

Provisions for Security, Detail Officer _____

Does the applicant have knowledge of State liquor laws? Y N _____

Experience Diane & Shanna have read and understood the laws regulating the distribution of alcoholic beverages distributed by the Alcoholic Beverage Control Commission as they pertain to this event.
The following may be required: Alcoholic Beverage Control Commission as they pertain to this event.
Police Dept. – Detail; Fire Dept. – Detail; Board of Health – Food Permit; Building Dept. – Tent Permit

Date of Application April 28, 2015

Applicant's Signature Shanna Hoffman

Applicant's Name Shanna Hoffman

Address Boston, Ma. 02114

Phone _____ Fax () _____ Email _____

The Board of Selectmen's Office will forward this application to the Police, Fire, and Building Departments and the Board of Health for approval and recommendations.

Police Department _____
315 Village St _____ Date _____

Fire Department _____
44 Milford St _____ Date _____

Board of Health _____
Town Hall, 2nd Fl _____ Date _____

Building Department _____
Town Hall, 1st Fl _____ Date _____



Medway Police Department

315 Village Street
Medway, MA 02053

Phone: 508-533-3212
FAX: 508-533-3216
Emergency: 911

Allen M. Tingley
Chief of Police

May 5, 2015

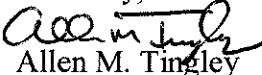
To: Michael Boynton
Town Administrator

From: Allen M. Tingley
Chief of Police

Re: One day liquor license- Thayer Property- Graduation party

I have reviewed the request from Shannon Hoffman for a one day liquor license for a graduation party, to be held at the Thayer House, 2B Oak Street, on June 5, 2015. I approve of the issuance of this one day liquor license with the stipulation that the alcoholic beverages are purchased from a licensed alcohol wholesale distributor, as indicated on the license application and the Town of Medway's Alcohol Policy, there will be no on-street parking on Mechanic Street and Oak Street and that a responsible adult will be checking ID's of individuals being served alcohol at the party.

Sincerely,


Allen M. Tingley
Chief of Police



Town of Medway

BOARD OF SELECTMEN

155 Village Street, Medway MA 02053
Ph. (508) 533-3264 Fax: (508) 321-4899

APPLICATION FOR SPECIAL ONE-DAY LIQUOR LICENSE

MGL c.138, §14

Application for the purpose of selling or dispensing the following beverages permitted by law. A Section 12 license holder may not also be granted a Section 14 (one-day) license unless event is held at a separate location. A person holding a Section 14 license cannot purchase alcoholic beverages from a package store. Purchase must be made from a licensed wholesaler/importer, manufacturer, farmer-winery/brewery, or special permit holder.

For Profit Businesses are eligible for wine and malt license only.

Application must be submitted at least two weeks prior to event.

Fee: \$50 (May be waived at Board of Selectmen's discretion)

All Alcohol _____ Wine and Malt

Event Graduation Party

Name of Organization/Applicant Paul Martin

Address Medway, MA 02053

FID# _____

Phone _____ Fax () _____ Email _____

Non-Profit Organization Y _____ N

Attach non-profit certificate of exemption

Event Location Thayer Hall

Event Date Saturday, 6/6/15

Event Hours (No later than 1:00 AM; Last call 12:30 AM)

Is event open to the general public? Y _____ N

Estimated attendance 100

Will there be an age restriction? Y _____ N

Minimum age allowed:

How, where and by whom will ID's be checked? _____

Is there a charge for the beverages? Y _____ N

Price structure: _____

Alcohol server(s) _____

Attach Proof of Alcohol Server Training _____

Provisions for Security, Detail Officer _____

Does the applicant have knowledge of State liquor laws? Y N _____

Experience _____

The following may be required:

Police Dept. – Detail; Fire Dept. – Detail; Board of Health – Food Permit; Building Dept. – Tent Permit

Date of Application 5/2/15

Applicant's Signature *Paul Martin*

Applicant's Name Paul Martin

Address _____, Medway, MA 02053

Phone () _____ Email _____

The Board of Selectmen's Office will forward this application to the Police, Fire, and Building Departments and the Board of Health for approval and recommendations.

Police Department _____
315 Village St _____ Date _____

Fire Department _____
44 Milford St _____ Date _____

Board of Health _____
Town Hall, 2nd Fl _____ Date _____

Building Department _____
Town Hall, 1st Fl _____ Date _____



Medway Police Department

315 Village Street
Medway, MA 02053

Phone: 508-533-3212
FAX: 508-533-3216
Emergency: 911

Allen M. Tingley
Chief of Police

May 5, 2015

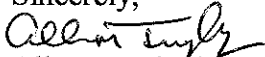
To: Michael Boynton
Town Administrator

From: Allen M. Tingley
Chief of Police

Re: One day liquor license- Thayer Property- Martin graduation party

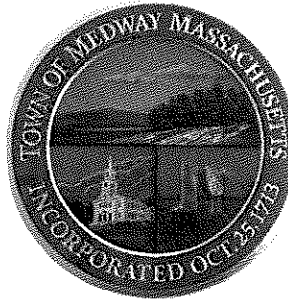
I have reviewed the request from Paul Martin for a one day liquor license for a graduation party, to be held at the Thayer House, 2B Oak Street, on June 6, 2015. I approve of the issuance of this one day liquor license with the stipulation that the alcoholic beverages are purchased from a licensed alcohol wholesale distributor, as indicated on the license application and the Town of Medway's Alcohol Policy, there will be no on-street parking on Mechanic Street and Oak Street and that a responsible adult will be checking ID's of individuals being served alcohol at the party.

Sincerely,


Allen M. Tingley
Chief of Police

Board of Selectmen

Dennis P. Crowley, Chair
John A. Foresto, Vice-Chair
Richard A. D'Innocenzo, Clerk
Glenn D. Trindade
Maryjane White



Medway Town Hall
155 Village Street
Medway, MA 02053
Phone (508) 533-3264
Fax (508) 321-4988

TOWN OF MEDWAY
COMMONWEALTH OF MASSACHUSETTS

APPLICATION FOR SPECIAL ONE-DAY LIQUOR LICENSE

MGL c.138, §14

Application for the purpose of selling or dispensing the following beverages permitted by law. A Section 12 license holder may not also be granted a Section 14 (one-day) license unless event is held at a separate location. A person holding a Section 14 license cannot purchase alcoholic beverages from a package store. Purchase must be made from a licensed wholesaler/importer, manufacturer, farmer-winery/brewery, or special permit holder.

For Profit Businesses are eligible for wine and malt license only.

Application must be submitted at least two weeks prior to event.

There is no fee for this license.

All Alcohol _____ Wine and Malt X

Event Surprise 40th Birthday Party

Name of Organization/Applicant Warren Davis

Address 6 Kimberly Drive Medway, MA

SS# or FID# _____

Phone _____ Fax () _____ Email 1

Non-Profit Organization Y _____ N X
Attach non-profit certificate of exemption

Event Location Thayer Homestead

Event Date June 29, 2015

Event Hours (No later than 1:00 AM; Last call 12:30 AM)
5:00 PM - 11:00 PM

Is event open to the general public? Y _____ N X

Estimated attendance 70

Will there be an age restriction? Y N

Minimum age allowed:

21

How, where and by whom will ID's be checked? All in attendance

all family & friends. Warren Davis will check ID's

Is there a charge for the beverages? Y N

Price structure:

Alcohol server(s)

Attach Proof of Alcohol Server Training

Provisions for Security, Detail Officer

Does the applicant have knowledge of State liquor laws? Y N

Experience Food/Banquet Server Experience/work Experience

The following may be required:

Police Dept. - Detail; Fire Dept. - Detail; Board of Health - Food Permit; Building Dept. - Tent Permit

Date of Application May 2nd, 2015

Applicant's Signature W. C. Davis

Applicant's Name Warren Davis

Address Modway, MA

Phone _____ Fax () _____ Email _____

The Board of Selectmen's Office will forward this application to the Police, Fire, and Building Departments and the Board of Health for approval and recommendations.

Police Department _____
315 Village St _____ Date _____

Fire Department _____
44 Milford St _____ Date _____

Board of Health _____
Town Hall, 2nd Fl _____ Date _____

Building Department _____
Town Hall, 1st Fl _____ Date _____



Medway Police Department

315 Village Street
Medway, MA 02053

Phone: 508-533-3212
FAX: 508-533-3216
Emergency: 911

Allen M. Tingley
Chief of Police

May 5, 2015

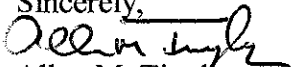
To: Michael Boynton
Town Administrator

From: Allen M. Tingley
Chief of Police

Re: One day liquor license- Thayer Property- Davis 40th birthday party (Surprise)

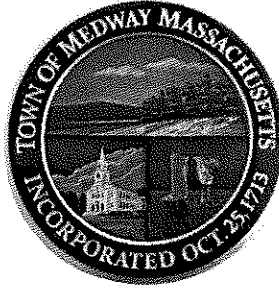
I have reviewed the request from Warren Davis for a one day liquor license for a birthday party, to be held at the Thayer House, 2B Oak Street, on June 20, 2015. I approve of the issuance of this one day liquor license with the stipulation that the alcoholic beverages are purchased from a licensed alcohol wholesale distributor, as indicated on the license application and the Town of Medway's Alcohol Policy, there will be no on-street parking on Mechanic Street and Oak Street and that a responsible adult will be checking ID's of individuals being served alcohol at the party.

Sincerely,


Allen M. Tingley
Chief of Police

Board of Selectmen

Dennis P. Crowley, Chair
John A. Foresto, Vice-Chair
Richard A. D'Innocenzo, Clerk
Glenn D. Trindade
Maryjane White



Medway Town Hall
155 Village Street
Medway, MA 02053
Phone (508) 533-3264
Fax (508) 321-4988

**TOWN OF MEDWAY
COMMONWEALTH OF MASSACHUSETTS**

APPLICATION FOR SPECIAL ONE-DAY LIQUOR LICENSE

MGL c.138, §14

Application for the purpose of selling or dispensing the following beverages permitted by law. A Section 12 license holder may not also be granted a Section 14 (one-day) license unless event is held at a separate location. A person holding a Section 14 license cannot purchase alcoholic beverages from a package store. Purchase must be made from a licensed wholesaler/importer, manufacturer, farmer-winery/brewery, or special permit holder.

For Profit Businesses are eligible for wine and malt license only.

Application must be submitted at least two weeks prior to event.

There is no fee for this license.

All Alcohol _____ Wine and Malt x

Event Bridal Shower

Name of Organization/Applicant Jaime Hodges

Address Medway

SS# or FID#

Phone _____ Fax () _____ Email _____

Non-Profit Organization Y _____ N x

Attach non-profit certificate of exemption

Event Location Thayer Homestead

Event Date July 12, 2015

Event Hours (No later than 1:00 AM; Last call 12:30 AM) 11am - 3pm

Is event open to the general public? Y _____ N x

Estimated attendance 35

Will there be an age restriction? Y N

Minimum age allowed: _____

How, where and by whom will ID's be checked? Event by Invitation - Adults Only

Is there a charge for the beverages? Y N

Price structure: _____

Alcohol server(s) _____

Attach Proof of Alcohol Server Training

Provisions for Security, Detail Officer _____

Does the applicant have knowledge of State liquor laws? Y N

Experience _____

The following may be required:

Police Dept. – Detail; Fire Dept. – Detail; Board of Health – Food Permit; Building Dept. – Tent Permit

Date of Application May 4, 2015

Applicant's Signature J. Hodges

Applicant's Name Jaime Hodges

Address _____, Medway

Phone _____ Fax () _____ Email _____

The Board of Selectmen's Office will forward this application to the Police, Fire, and Building Departments and the Board of Health for approval and recommendations.

Police Department _____
315 Village St _____ Date _____

Fire Department _____
44 Milford St _____ Date _____

Board of Health _____
Town Hall, 2nd Fl _____ Date _____

Building Department _____
Town Hall, 1st Fl _____ Date _____



Medway Police Department

315 Village Street
Medway, MA 02053

Phone: 508-533-3212
FAX: 508-533-3216
Emergency: 911

Allen M. Tingley
Chief of Police

May 11, 2015

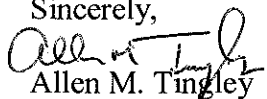
To: Michael Boynton
Town Administrator

From: Allen M. Tingley
Chief of Police

Re: One day liquor license- Thayer Property- Bridal Shower

I have reviewed the request from Jaime Hodges for a one day liquor license for a bridal shower, to be held at the Thayer House, 2B Oak Street, on July 12, 2015. I approve of the issuance of this one day liquor license with the stipulation that the wine/alcohol will be purchased from a licensed alcohol wholesale distributor, as indicated on the license application and the Town of Medway's Alcohol Policy and there will be no on-street parking on Mechanic Street and Oak Street and a responsible adult with some knowledge of Mass. liquor laws will be checking ID's of individuals being served alcohol at the party.

Sincerely,


Allen M. Tingley
Chief of Police

AGENDA

ITEM #5

Approval – Closure of a Portion of Clover Ln – May 30, 1-8PM

Associated back up materials attached.

- Resident's request to close portion of Clover Ln
- Police Chief's recommendation

Proposed motion: I move 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.

Request to Close Portion of Clover Ln

From: Gail Kadlik

Sent: Thursday, May 07, 2015 10:56 AM

To: Board of Selectmen

Subject: Good afternoon

My name is Gail Kadlik and I reside at 2 Clover Lane in Medway. I am writing to ask if it is possible to obtain a permit (if that is what I should call it) or rather request for our road from Winthrop Street to Hemlock Road be closed on May 30th from 1:00 pm to 8:00 pm. I ask this because my son Cory's graduation from college is happening and we are having a rather large event to celebrate his accomplishment of being the first blind student to graduate from Roger Williams University in Rhode Island. I want to make this as open and safe for those that are attending but also for those that might be visually impaired and perhaps use canes/assisted means to get around on their own. I have contacted all three neighbors that this will directly affect and they are in total agreement and support.

If you could let me know if this is possible and what else I might need to do to make this happen I would greatly appreciate it. We are so proud of him and want this to be memorable without someone having to worry about their surroundings.

Thank you in advance for your help.

Best regards,

Gail Kadlik

Medway, MA 02053



Medway Police Department

315 Village Street
Medway, MA 02053

Phone: 508-533-3212
FAX: 508-533-3216
Emergency: 911

Allen M. Tingley
Chief of Police

May 11, 2015

To: Michael Boynton
Town Administrator

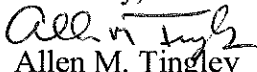
From: Allen M. Tingley
Chief of Police

Re: Clover Lane Road Closure 1PM-8PM

I have reviewed the road closure request from Gail Kadlik of 2 Clover Ln. Medway to close Clover Lane between Winthrop Street and Hemlock Drive on Saturday May 30, 2015 starting at 1:00 PM and ending by 8:00 PM. I have spoken with Mrs. Kadlik concerning this request and she indicated that she has spoken with her neighbors in the area of the closure and they are ok with the road being closed for the indicated period of time.

With the minimal impact this road closure will have on the traffic in the area, I would approve of the closing of Clover Lane between Winthrop Street and Hemlock Drive with the stipulation that Clover Lane will be open to allow for emergency access to any emergency vehicles, if needed, that proper road closure barricades and signage will be put in place at the intersection of Winthrop Street and Clover Lane and the intersection of Hemlock Drive and Clover Lane, warning approaching motorists of the road closures.

Sincerely,


Allen M. Tingley
Chief of Police

AGENDA

ITEM #6

Approval of Warrants

Warrants to be provided at meeting.

AGENDA ITEM #7

Town Administrator's Report

AGENDA

ITEM #8

Selectmen's Reports