

Stow Board of Selectmen
Town Building – Warren Room
August 22, 2017

Present were Selectmen, Brian Burke, Don Hawkes, Ingeborg Hegemann, Tom Ryan and James Salvie. Also present were Town Administrator Bill Wrigley and Administrative Assistant Maureen Trunfio.

At 7:00 p.m. Mr. Burke called the meeting to order.

Public input: None

Chair comments: Mr. Burke noted that Ari Danger Day, a benefit held for the Schultz Family was a well-attended success. He thanked all involved with the event held on August 19th. He reported that the Vet Ruck Breakfast, also on August 19th was a success and thanked Stow's Veterans' Agent, Joe Jacobs and all Selectmen who were present. The group was marching to raise funds for Warrior Thunder.org. Also, he said that the Conservation Coordinator thanked High Rock Church and others who were present to clean up property at 323 Great Road.

Correspondence: None

Minutes

Mr. Ryan moved to accept the meeting minutes of the July 10, 2017 meeting as amended. Mr. Hawkes seconded the motion and it was passed. Mr. Salvie abstained.

Public Hearing – Red Ginger Liquor License Transfer

At 7:10 p.m. Mr. Burke opened the public hearing regarding a liquor license transfer by reading the legal public hearing notice. Rong Bin Zeng, known as Mark, from Red Ginger was present ; No abutters were present; Mark said he had been working there for many years, that the original owner wants to retire and would like him to stay on and manage the facility. The Board closed the hearing and voted to approve the liquor license transfer.

Mr. Hawkes moved that the public hearing for transfer of liquor license for Red Ginger Restaurant be closed. Mr. Ryan seconded the motion and it was passed unanimously.

Mr. Hawkes moved to approve the transfer of the liquor license of MPY Restaurant/Red Ginger Restaurant to Red River Rock, Inc., dba Red Ginger Restaurant, as described in the application received July 21, 2017 and subject to final approval by the Massachusetts Alcoholic Beverages Control Commission (ABCC).

He further moved that the Board sign the Local Licensing Authority Review Record for submission to the ABCC with the application. Mr. Ryan seconded the motion and it was passed unanimously

MassCEC (Mass Clean Energy Center) HeatSmart pilot program

Sharon Brownfield, Rick Lent and George Peterman of the Stow Energy Group were present to

inform the Board of a new program and to request their support. The program, named the HeatSmart Pilot Program, has been established to introduce air-source heat pumps into homes of Massachusetts residents. These pumps provide small-scale, clean heating and cooling technology. Four towns will be chosen to implement the program and it would operate in a similar manner to the Stow Solar Challenge. The Town's application is due by September 15th.

Arnie Epstein would serve as the project's coach and he would work with a core group of volunteers. Town Administrator Bill Wrigley would serve as the municipality's representative. The Town would receive \$9,000 from the Commonwealth for marketing costs.

Mr. Hawkes moved that the Board authorize the Town Administrator to sign the Signature and Acceptance Form for the Town's application to the Massachusetts Clean Energy Center (CEC) HeatSmart program. Mr. Salvie seconded the motion and it was passed unanimously.

Building Use Committee report and recommendation

Assistant Facilities Manager Doug Hyde was present as well as Town Planner Jesse Steadman. A full report of the Committee's findings and recommendations is on file in the Selectmen's Office.

Mr. Salvie moved that the Board vote to accept the report and recommendations of the Building Use Committee. Ms. Hegemann seconded the motion and it was passed unanimously.

Boxboro Road Land Donation

Dave Bower and Britton Bradford of Toll Brothers were present to discuss a possible land donation for property located adjacent to the Regency at Stow project. They explained that in early meetings between Toll Brothers and the original property owner, Don McPherson, McPherson requested a provision that allowed for a portion of land to be donated to the Town for future use of widening Boxboro Road, piling plowed snow, etc. The Board voted to agree to place this item on a future Town Meeting warrant so that a vote could be taken at Town Meeting whether or not to accept the land.

Mr. Salvie moved to place on the warrant for the next Town Meeting an article to implement the donation of property owned by Toll MA 1 LLC known as Parcel X to the Town as an extension of the right of way on Boxboro Road. Mr. Ryan seconded the motion and it was passed unanimously.

Ch. 61B Cross St. Right of First Refusal

The Town received a Notice of Intent to sell property currently classified under Chapter 61B for property located on Cross Street. The Quick Response team responded and there was no interest in the property from any boards or committees. Owner of the property, Peter Brown of Stow Holdings, was present, but had no comment. The Board voted to waive its right of first refusal.

Pursuant to MGL Chapter 61B, section 9, Mr. Hawkes moved that the Board of Selectmen vote to decline to exercise the Town's option to purchase, or to assign its option to purchase the 1.54 acre parcel owned by Stow Holdings, LLC, as described in the Notice of Intent to Sell dated July 19, 2017 and shown on Stow Assessor's map R-11, Parcel 25B-8, and to send written notice to the land owner. Ms. Hegemann seconded the motion and it was passed unanimously.

Term alteration for Alternate appointee to Metropolitan Area Planning Council (MAPC)

When annual appointments were completed at a prior Selectmen's Meeting, Mr. Hawkes was mistakenly appointed to this position for a one-year term. MAPC requires that the Alternate Representative serve a three-year term. The Board voted to correct that error.

Mr. Ryan moved to amend the term of appointment for Stow's Alternative Representative to the Metropolitan Area Planning Council (MAPC), currently Selectman Don Hawkes, lengthening it from one year to three years, so that the term ends June 30, 2020. This is in accord with MGL Chapter 40B, section 24 establishing the MAPC and describing its governance. Mr. Hawkes seconded the motion and it was passed unanimously.

At 8:35 pm Mr. Wrigley left the meeting.

Policy initiatives

The Board casually discussed initiatives for the coming year. Mr. Ryan said he would like to meet with SMAHT to discuss ideas regarding development of affordable housing.

There was discussion regarding the Town website and use of social media.

Liaison Reports

Ms. Hegemann reported that the Recreation Commission met yesterday. She was not able to attend, but reported that they are continuing to work with a landscape architect for the project at 323 Great Road.

Mr. Ryan reported that the Vet Ruck Breakfast went well. He added that the Ari Danger Day event also went well. He told the Board that Captain Benoit has been selected to take part in a selective program with the Massachusetts Firefighters.

Mr. Hawkes reported that he was pleased to see volunteers working on the Schultz home. He added that the Lake Boon Commission is wrapping up the summer season with the annual Water Carnival this coming weekend and thanked the Stow Cultural Council for a grant to help fund events. He passed out an updated map of Lake Boon that was assembled by Stephen O'Riorden and clearly shows the narrows. The map will be posted at the boat launch on Sudbury Road and copies of the map are available at the Selectmen's Office.

Mr. Burke reported that the Cemetery Committee met and Mike Clayton, Highway Superintendent, will attend these Committee meetings going forward.

Mr. Salvie reported the Randall Library Trustees met to discuss their proposed renovation project and also to discuss their longer term plans for the future of the Randall Library Building. He added that the Town of Maynard is very proud of their portion of the Assabet River Rail Trail and that perhaps Don Rising should be invited to a future meeting to discuss Stow's plans for its link in the Rail Trail.

Adjournment

At 9:12 p.m. Mr. Hawkes made a motion to adjourn. Mr. Ryan seconded the motion and it was passed unanimously.

Respectfully submitted,

Maureen Trunfio

Administrative Assistant

Documents used at meeting:

ABCC Local licensing Authority Review Record

Liquor License form to be signed by BoS to complete Red Ginger Liquor License Transfer

2017 Mass Clean Energy Center HeatSmart Mass. pilot plan

HeatSmart Program presentation for BoS by the Stow Energy Working Group 8/22/17

Stow Town Center Building Reuse Report dated 8/16/2017 prepared by Town Building Space Use Feasibility Study Committee

Plan of Land in Stow, MA Plan of Boxboro Road prepared by Ducharme & Dillis for land donation

Waiver Notice of Non-Exercise of Rights of First Refusal under GL c. 61B to purchase property for Stow Holding re: Cross St.

8/11/17 Letter from MAPC to Brian Burke re: requirement of 3-year term commitment

Map of Lake Boon prepared by Stephen O'Riorden

View meeting at:

Meeting YouTube link: <https://www.youtube.com/watch?v=WDaCD0z3CcQ>