

Stow Board of Selectmen
Town Building – Warren Room
June 13, 2017

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

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

Public input: None

Chair comments: Mr. Burke congratulated graduates of the Class of 2017; He explained that the previously planned annual visit from Representative Kate Hogan and Senator Jamie Eldridge had to be postponed until the June 27th meeting.

Correspondence: Mr. Burke mentioned that the Nashoba Facilities Advisory Committee is seeking a representative.

Presentation of Certificate of Recognition for Fire Chief Joseph Landry

In December 2016, Stow Fire Chief Joe Landry completed the requisite studies and projects for the National Fire Academy Executive Fire Officer program. The Selectmen officially presented Chief Landry with his certificate and recognized his achievement in the presence of his family.

Mr. Salvie moved that the Stow Board of Selectmen hereby recognizes and commends Fire Chief Joe Landry, on being named an Executive Fire Officer after his successful completion of the National Fire Academy program. Mr. Ryan seconded the motion and it was passed unanimously.

APPOINTMENTS OF FIRE DEPT CALL LIEUTENANTS

Mr. Ryan explained that an extensive process was deployed to search for the two most qualified candidates to fill the vacancies for the position of Call Lieutenant. Erick Benoit and Matthew Olson were selected and were present at this meeting.

On the recommendation of Fire Chief Joe Landry, Mr. Salvie moved that the Board appoint Erick Benoit as a Call Lieutenant for the Stow Fire Department. Mr. Ryan seconded the motion and it was passed unanimously.

On the recommendation of Fire Chief Joe Landry, Mr. Salvie moved that the Board appoint Matthew Olson as a Call Lieutenant for the Stow Fire Department. Mr. Ryan seconded the motion and it was passed unanimously.

Appointment to Minuteman School Committee

According to the new Regional Agreement, "Beginning on the July 1, when this amended language becomes effective, each member shall thereafter be appointed by vote of the Board of Selectmen of that town...except that in the case of a town, the town may by bylaw or charter provide for appointment of that member by the moderator." With her consent, the Selectmen voted to reappoint long-time representative, Alice DeLuca.

Mr. Salvie moved to appoint Alice DeLuca to serve as the Stow representative to the Minuteman School Committee for a three-year term expiring June 30, 2020. Mr. Ryan seconded the motion and it was passed unanimously.

Discussion/vote for Stow to apply to the Massachusetts Department of Public Utilities/Energy Facilities Siting Board as an Intervenor and/or Limited Participant, and if established as such, to appoint a representative to serve as Intervenor and/or Limited Participant for the Town of Stow

Ms. Hegemann recused herself from this discussion. Arnie Epstein, the Town's Energy Manager, was present for the discussion. The Board discussed whether it should sign on as an intervenor in the project. Although she was not present, Town Counsel offered her opinion that it might prove beneficial to have intervenor status. It was decided the Board would vote on this item later in the meeting.

Discussion/vote re: change of polling hours for July 20 Town Election

Town Clerk Linda Hathaway was present and requested that the Board consider shortening polling hours for the Special Town Election on July 20, 2017. The Board agreed and it was decided polls would be open from Noon-8 p.m.

On the recommendation of the Town Clerk, Mr. Salvie moved to designate polling hours for the July 20 Special Election to be from 12 PM (Noon) to 8 PM. Mr. Ryan seconded the motion and it was passed unanimously.

Town Administrator's Report

Mr. Wrigley suggested that the Selectmen vote to convene a STM on July 10th irrespective of whether they voted to exercise the Town's right of first refusal. He stated that both the Library septic replacement/reconstruction project and the Lake Boon dam safety engineering project require immediate money and attention.

He told the Board that he was concluding negotiations with McGinley Kalsow and Associates for an additional services contract to continue its services on the library restoration project. The additional services will consist of production of construction documents, bidding services and construction administration for approximately \$30,000. The funds for these services are contained in the \$380,000 of CPC funds appropriated at the May ATM.

He added that he had approved the Planning Department's hire of the engineering firm Howard, Stein and Hudson to continue providing Complete Streets consulting services by developing a roadway/traffic improvement prioritization plan. MassDOT must also sign off on this proposed contract. The fee proposal is \$35,000 and the work would begin in July and is expected to be completed by early 2018. An amount of \$50,000 was appropriated for this purpose at the May ATM.

Public Hearing on Chapter 61A Property – 49 Old Bolton Road

Mr. Burke read the legal notice to open the public hearing at 8 p.m. Mike Kopczynski, Chair of SMAHT (Stow Municipal Affordable Housing Trust) and Architect Leonardi Array were present to explain the proposed project to the public. The property includes two 1.5 acres lots that

SMAHT believes would be appropriate for affordable housing units. The cost of both parcels is \$410K. Questions were answered from the Board and from the public that were present. The Board determined that it would exercise its right of first refusal.

At 9:25 p.m. Mr. Salvie moved to close the public hearing for the Chapter 61A property at 49 Old Bolton Road. Mr. Ryan seconded the motion and it was passed unanimously.

Whereas the Town received notice of the intended sale of certain land on Old Bolton Road, currently subject to Chapter 61A; and

whereas this Board held a required public hearing regarding the Town's potential acquisition of the property pursuant to an option or right of first refusal under Chapter 61A, s. 14; and

whereas a vote by this Board to exercise the Town's option or right of first refusal is necessary to enable a Town Meeting vote on whether to acquire the property; and is further necessary to provide timely notice to the property owners of the Town's exercise of said option or right of first refusal;

Mr. Salvie moved that the Board of Selectmen exercise the Town's options or rights of first refusal under G.L. c. 61A, s. 14, to meet the bona fide offers to purchase the following land:

Assessor's Maps R-3-48, 49 Old Bolton Road

Assessor's Maps R-3-48A, 49 Old Bolton Road

And that the Town Administrator be authorized to work with Town Counsel to take any actions necessary to exercise such options or rights of first refusal under G.L. c. 61A, s. 14. Ms. Hegemann seconded the motion and it was passed unanimously.

Debt Exclusion Question on Special Town Election Ballot

The Board agreed to place the debt exclusion question on the Special Town Meeting ballot.

Pursuant to MGL Chapter 54, Section 42C, Mr. Salvie moved to place the Town Administrator's ballot question on the debt exclusion for funds to purchase Chapter 61A property located at 49 Old Bolton Road:

"Shall the Town of Stow be allowed to exempt from the provisions of proposition two and one-half, so-called, the amounts required to pay for the bonds issued in order to fund the costs, including administrative expenses, involved in purchasing the two parcels of land on Old Bolton Road voted on at the July 10th Special Town Meeting; one parcel being a portion of a 2.45 acre parcel shown on the Town of Stow Assessors Map R-3 Parcel 48 and that is more particularly described in a deed recorded with the Middlesex South Registry of Deeds in Book 13844 Page 559; and the other parcel being a portion of a 3.45 acre parcel shown on the Town of Stow Assessors Map R-3 Parcel 48A and that is more particularly described in a deed recorded with

the Middlesex South Registry of Deeds in Book 29155 Page 372, and any other incidental costs related thereto.”

on the July 10 Special Town Election ballot. Mr. Ryan seconded the motion and it was passed unanimously.

Vote on whether to Apply as Intervenor and/or Limited Participant

Ms. Hegemann recused herself for the vote. The Board agreed that it would petition to be named as an intervenor on the proposed Eversource Transmission Line Project.

Mr. Salvie moved that the Selectmen vote to apply to the Mass. Department of Public Utilities/Energy Facilities Siting Board as an Intervenor and/or Limited Participant , and if established as such, to appoint Town Counsel Huggins & Witten as the Town’s representative to serve as Intervenor and/or Limited Participant for the Town of Stow. Mr. Ryan seconded the motion and it was passed.

Public Hearing for Planning Board Warrant Articles

Mr. Salvie moved that the Board convene a public hearing on Tuesday, June 27 at 7:30 PM at the Town Building, for the purpose of discussing Special Town Meeting warrant articles submitted by the Planning Board. Mr. Ryan seconded the motion and it was passed unanimously.

July 10 Special Town Meeting Warrant

Mr. Salvie moved to accept the warrant for the July 10 Special Town Meeting, dated June 13, 2017. Mr. Ryan seconded the motion and it was passed unanimously.

At 9:40 p.m. Mr. Wrigley left the meeting.

Liaison Reports

Mr. Salvie reported that he had attended a CPC (Community Preservation Committee) meeting where CPC priorities and their planned approach to priorities was discussed. He added that the Planning Board is putting together a working group on Complete Streets. He is interested in possibly being a part of it. Mr. Burke suggested he research possible conflict of interest rules before committing.

Adjournment: *Mr. Salvie made a motion to adjourn the meeting at 9:43 p.m. Mr. Ryan seconded the motion and it was passed unanimously.*

Respectfully submitted,

Maureen Trunfio
Administrative Assistant

Documents used at meeting:

Certificate of Recognition for Fire Chief Joe Landry

Email from Town Clerk dated 6/8/17 and chart demonstrating traffic at polls from recent town elections.

Presentation dated 6/13/17 from Leonardi Aray Architects for proposed SMAHT project at 49 Old Bolton Road.

Town of Stow 7/10/17 Special Town Meeting Warrant and signature page