

Board of Selectmen Meeting Minutes
Tuesday, April 27, 2021
Stow Town Building & Via Zoom

Attending in the Warren Room in the Stow Town Building: Chair Thomas Ryan, Megan Birch-McMichael, Cortni Frecha, James Salvie, and Ellen Sturgis, Executive Assistant Joyce Sampson.

Absent: Town Administrator Denise Dembkoski.

Chairman Ryan called the meeting to order at 7:00 p.m.

Public Input: None.

Chairman's Comments: Get your vote-by-mail ballots in; Town Election is May 8, 2021.

The State reports that at least 55% of people in Stow have received their first vaccination. He encourages people to go get vaccinated; as a reminder, we are part of the regional clinic at the Marlborough Hospital. Wear your mask and stay healthy!

Appointments

Chief Sallese explained the hiring process. He received 42 applications. There were two copies of the cover letter and resume, and the copy with no personal information was sent to the Hiring Advisory Board. There were 14 academy trained individuals and 28 non-academy trained. The Advisory Board offered 11 interviews, 4 academy trained and 7 non-academy trained, and then submitted 6 names to Chief Sallese and TA Denise Dembkoski. They interviewed 4 of the candidates.

Brandon Murphy – Full-Time Police Patrol Officer

Selectmen Salvie moved to appoint Brandon Murphy to the position of full-time Patrol Officer for the Stow Police Department, for a one-year probationary period from the effective date of hire, pending final approval by the Town Administrator that the prerequisite physical and mental health exams have been satisfactorily completed. Additionally, Mr. Murphy's official start date as a Patrol Officer will be dependent upon hiring a Dispatch replacement and his status at a bridge or full-time academy. Selectwoman Frecha seconded, and the motion was approved unanimously (5-0).

Jacob Champoux - Full-Time Police Patrol Officer

Selectman Salvie moved to appoint Jacob Champoux to the position of full-time Patrol Officer for the Stow Police Department, for a one-year probationary period from the effective date of hire, pending final approval by the Town Administrator that the prerequisite physical and mental health exams have been satisfactorily completed. Selectwoman Frecha seconded, and the motion was approved unanimously (5-0).

7:30 PM Public Hearing – Chapter 61 Right of First Refusal – Hallock Point

Chairman Ryan read the Public Hearing Notice into the record (attached).

Selectman Salvie moved to convene a Public Hearing on Chapter 61A Right of First Refusal for property at Hallock Point Road. Selectwoman Frecha seconded, and the motion was approved unanimously by roll call vote: Selectwoman Birch-McMichael-aye; Selectman Salvie-aye; Selectwoman Frecha-aye; Selectwoman Sturgis-aye; and Chairman Ryan-aye.

Conservation Director Kathy Sferra, Dan Barstow from the Lake Boon Commission and Dave Gray from the Lake Boon Association were present via Zoom.

Ms. Sferra provided an overview of Hallock Point, which is a peninsula of land between the third and fourth basins of Lake Boon. The parcel is approximately 12 acres, which if not acquired by the Town is proposed for subdivision into 7 single-family house lots and an 8th lot which would be open space. The plan is for the Conservation Commission to acquire the property for open space and passive recreation.

There is a proposed financial plan for the Town to purchase the parcel. The project has 3 elements: a request for \$400,000 in Community Preservation funds, to raise at least \$500,00 through the sale of 2 reconfigured lots on Sudbury Road, and raise approximately \$168,00 in private funds (\$132,00 raised to date). The total Hallock Point budget of \$1,020,000 includes survey, due diligence, and legal.

The next step is the vote of the Selectmen tonight to exercise the Right of First Refusal contingent on a vote at Town Meeting on May 22, 2021.

Dan Barstow stated that the Lake Boon Commission (LBC) strongly supports Stow acquiring the Hallock Point property and its preservation for the health and safety of the lake and for public access and use. It supports the Healthy Lake Boon Initiative which is funded with a \$154,000 grant from the state.

David Gray of the Lake Boon Association (LBA) stated that it has been rewarding to see the support from the community in contributing to this cause. The interest is strong.

Selectwoman Sturgis asked about boat access; Ms. Sferra said the existing boat ramp is very close and they did not want to put in a parking lot there so the access is more for kayaks and canoes.

Bill Maxfield, Chair of the Open Space Committee, said the OSC met last night and urge the Selectmen to exercise the Right of First Refusal and endorse the warrant article for acquiring Hallock Point.

Joe Callandrelli (of O'Connor, Carnathan and Mack, LLC), attorney for the owners of 25 Hallock Point Road, said the owners support the purchase by the Town but believe they are the rightful owner of a very small, narrow strip of land that abuts their property and has their shed on it, but is included in the 12.6 acre parcel that is under consideration. The shed has been there for over 20 years and has also been used by prior owners. He submitted a letter to the Town and is open to discussion on this issue. Chairman Ryan stated that the letter has been received and there won't be any discussion of the letter tonight.

Bob Wilbur, President of the Stow Conservation Trust, and Vin Antil, Chairman of the Community Preservation Committee, both said their groups support this project.

Selectman Salvie, Selectwoman Birch-McMichael, Selectwoman Frecha, and Chairman Ryan are in favor of the project and putting it forward to Town Meeting.

Selectwoman Sturgis is in support of the Right of First Refusal but she is not in support of the project. The Open Space Report does not include this parcel; we ask people to prioritize the needs of the Town and use these lists to guide us. She does not feel that this is a priority for the Town.

Selectwoman Frecha said she was on the Conservation Commission when this project came through for the development and one of the challenges was that several of these house lots would be expensive lots with large homes and the owners would most likely want direct access to the lake, which would affect the 35-foot no-disturb buffer zone. She feels that developing it is not an asset to the Town.

Selectman Salvie moved to close the Public Hearing for the Chapter 61A property at Hallock Point Road. Selectwoman Frecha seconded, and the motion was approved unanimously by a roll call vote: Selectwoman Sturgis-aye, Selectwoman Frecha-aye, Selectman Salvie-aye, Selectwoman Birch-McMichael-aye, and Chairman Ryan-aye.

Selectman Salvie moved that the Board of Selectmen exercise its statutory right of first refusal pursuant to Chapter 61, Section 8 to purchase that land located off Sudbury Road, on Hallock Point Road, in the Town of Stow, Massachusetts, shown as Lots 1 through 7, Hallock Point Road and Parcel X, on a plan of land entitled "Definitive Plan 'Hallocks Point' Hallocks Point Road Stow, Massachusetts Prepared for Robert Dawes LLC," dated September 17, 2018, revised through July 30, 2019, prepared by Meisner Brem Corporation, recorded with the Middlesex South District Registry of Deeds as Plan 802 of 2019,

and being a portion of those premises described in a deed recorded with said Registry in Book 70590, Page 300, owned by Robert Dawes, LLC, and authorize the Chair of the Board of Selectmen to execute any and all documents necessary or convenient in connection with the acquisition of said property, including, but not limited to, a Notice of Exercise and Purchase and Sale Agreement, provided, however, this vote is contingent upon the approval of the purchase of this property at the 2021 Annual Town Meeting. Selectwoman Frecha seconded, and the motion was approved unanimously by a roll call vote: Selectwoman Sturgis-aye, Selectwoman Frecha-aye, Selectman Salvie-aye, Selectwoman Birch-McMichael-aye, and Chairman Ryan-aye.

Perambulation of Town Bounds Update

Selectwoman Sturgis presented her update, noting that MGL regulations require that towns look at their borders every 5 years. Stow is very attentive to this regulation. Our most consistent volunteer over the last 15 years is Greg Troxel. She thanked him for his dedication, and shared that Mr. Troxel wanted to thank Ross Perry. There are 12 corner boundary markers and 17-19 road bounds. To date, all the corner bounds have been visited, and there are 6 or 7 road bounds to be seen in the next few weeks.

There are 3 potential problem corners: one on the Hudson border has fallen into the river; one at the Delany project is in the middle of a field and is about 3 inches above the ground (is it realistic to replace it with a bigger monument?); and the most concerning issue is at the corner of Barton Road between Hudson and Stow; there is no marker. She suggested that Hudson be contacted to come up with a solution which would require a surveyor, an estimate of the cost to replace it, and a cost-sharing agreement. It would be a flat stone in the middle of the road.

Selectman Salvie moved that the Board direct the Town Administrator to contact the Hudson town government to begin conversations about re-delineating the Town Bound at the Barton Road boundary. Selectwoman Frecha seconded, and the motion was approved unanimously (5-0).

Review and Approve 2021 Town Meeting Warrant

The Selectmen discussed and corrected wording on page 51 of Article 55, to show “the penalty for the 4th and subsequent violations...” not “the 3rd and subsequent...”.

Selectman Salvie moved to accept the warrant for the May 22, 2021 Annual Town Meeting, dated April 27, 2021, pending legal edits by Town Counsel that may change the wording but not the intent of the articles. Selectwoman Frecha seconded, and the motion was approved unanimously (5-0).

Town Administrator’s Report (as read by Chairman Ryan)

- As previously mentioned, the Town has partnered with Marlborough Hospital to provide the COVID vaccine to our residents. Appointments are added daily, so anyone who wishes to make an appointment should visit our website or our Facebook page and follow the links to schedule an appointment.
- The Town is holding a rabies clinic on Thursday, May 6th from 6 p.m. to 8 p.m. at the Highway Yard, 88 South Acton Road. Please visit our website for further information.
- The Stow Recreation and Conservation Departments are soliciting applications from area artists to install a work of outdoor art at the Town Center Park arrival area just off Great Road in Stow’s Center at 323 Great Road. Applications are due June 1st with a winner being selected by July 1st with the installation/unveiling planned for the Fall. The artist of the selected art piece will be awarded a \$500 prize, made possible by a grant from the Stow Cultural Council. Visit our website for the application and for more information.

Meeting Minutes

April 13, 2021: *Selectman Salvie moved to approve the meeting minutes of April 13, 2021 as written. Selectwoman Frecha seconded the motion, and it was approved unanimously (5-0).*

Board of Selectmen Minutes

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Approved: May 11, 2021

April 13, 2021 Executive Session: *Selectman Salvie moved to approve and release the meeting minutes of the April 13, 2021 Executive Session as written. Selectwoman Frecha seconded the motion, and it was approved unanimously (5-0).*

July 28, 2020 Executive Session: *Selectman Salvie moved to approve, but not release, the meeting minutes of the July 28, 2020 Executive Session as written. Selectwoman Frecha seconded the motion, and it was approved unanimously (5-0).*

November 13, 2018 Executive Session: *Selectman Salvie moved to accept, but not release, the meeting minutes of the November 13, 2018 Executive Session as written. Selectwoman Frecha seconded the motion, and it was approved 4-0-1 with Selectwoman Birch-McMichael abstaining.*

July 10, 2018 Executive Session: *Selectman Salvie moved to accept and release the meeting minutes of the July 10, 2018 Executive Session as written. Selectwoman Frecha seconded the motion, and it was approved 4-0-1 with Selectwoman Birch-McMichael abstaining.*

April 10, 2018: *Selectman Salvie moved to accept the meeting minutes of April 10, 2018 as written. Selectwoman Frecha seconded the motion, and it was approved 4-0-1 with Selectwoman Birch-McMichael abstaining.*

Liaison Reports

- Selectwoman Birch-McMichael: no report
- Selectman Salvie: The Finance Committee held its Public Hearing for the Warrant last week. Stow TV's LACAC is entering contract negotiations and has a strategy session tomorrow night. There is the possibility of a new and exciting funding source for Track Road; more information to follow.
- Selectwoman Frecha: The Open Space Committee met last night and discussed Hallock Point and the Stow Acres project, which is advancing.
- Selectwoman Sturgis: As of May 15th, the DHCD (Dept of Housing & Community Development) will be encouraging a resident of affordable housing be on the Stow Housing Authority.
- Chairman Ryan: He just finished his 10-week course with the Stow Civilian Police Academy and he strongly suggests that his colleagues attend.

Correspondence: There is a petition from residents regarding the Gleasondale Mill. There is an invitation for the Memorial Day Ceremony at Brookside Cemetery on Monday, May 31, 2021.

Adjournment

At 8:38 p.m. Selectman Salvie moved to adjourn. Selectwoman Frecha seconded the motion, and it was passed unanimously (5-0).

Respectfully submitted,

Joyce Sampson

Executive Assistant

Documents used at this meeting:

Town Administrator memo

Hallock Point: Public Hearing Notice; Conservation Director memo

Additional documents can be found in the Selectmen's Office filed with meeting folder.

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