

**Board of Selectmen's Meeting  
November 6, 2017 -- 7:00 PM  
Sanford Hall, Town Hall  
155 Village Street**

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

**Staff Present:** Michael Boynton, Town Administrator; Allison Potter, Assistant Town Administrator; Carol Pratt, Finance Director; Dave D'Amico, Director, DPS; Mary Becotte, Communications Director

**Others Present:** Affordable Housing Committee & Trust: Bob Ferrari-Committee Chair, Doug Havens-Member, Ann Sherry – Trust Chair; Frank Rossi, Finance Committee Chair; Ted Kenney, Water & Sewer Commission Member and Water & Sewer Candidates: Steven Burke, and Barry Zide; Mark Cappadona, Colonial Power Group Aggregation Consultant

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At 7:03 PM Selectman White called the meeting to order and led the Pledge of Allegiance. Ms. White requested a moment of silence for the recent shootings in Texas.

**Public Comments:** None

**Appointment Consideration – Water & Sewer Commission**

*The Board reviewed the letter of interest dated October 31, 2017 from Barry Zide.*

Selectman White named the two candidates who expressed interest in filling the vacancy and requested Mr. Barry Zide address the Board.

The question was raised that this should be a joint appointment with the Water & Sewer Commission. Mr. Ted Kenney stated the Water & Sewer Commission is in agreement with the need to fill this vacancy noting Chair O'Rourke was unable to attend tonight's meeting. Assistant Town Administrator Potter stated that per the Town Charter, due to the elapsed time period since Mr. Wilson's departure, this appointment can be made by the Board of Selectmen. It was noted that the Water and Sewer Commission is in agreement with this procedure.

Mr. Zide detailed his personal and family history in the Town of Medway noting his children are the 4<sup>th</sup> generation to settle in Medway. He stated he will be retiring and would like to contribute to the Town of Medway in his retirement. He reviewed his experience in business, finance, and water treatment with specific skills/history dealing with the DEP and MWRA meeting strict wastewater permitting parameters. Selectman Crowley asked for specifics related to the MWRA waste water parameters. Mr. Zide explained his over fourteen and one half years of extensive experience with discharge permits including monitoring and reporting levels of ph and metals along with the design and maintenance of these reporting systems. He noted his hands on experience with specific DEP and MWRA reports.

Mr. Burke addressed the Board noting he has been a resident for 41 years. He stated that Mr. Crowley asked for him to potentially volunteer in some capacity. He worked in the chemical industry for years

involving water filtration, conservation and treatment. He stated that water is a precious resource noting the need to conserve and his concerned with increased use due to developments.

The Board stated they will take both candidates under consideration and will notify each candidate once a decision is reached.

#### **Update/Vote – Municipal Aggregation Next Steps**

*The Board reviewed the Town of Medway Municipal Aggregation Procurement and Outreach document.*

Present: Mark Cappadona

Town Administrator Boynton stated that Colonial Power Group was authorized to act as consultants to the Town for the purpose of municipal aggregation, which should provide the Town with competitive choices, price stability and savings opportunities for energy procurement. The next steps are to begin the procurement process. Mr. Cappadona stated that on October 18<sup>th</sup> approval was received from the Department of Public Utilities to proceed to the next phase of the aggregation plan. Factors to be considered include term length, standard or green product, and product configuration, e.g. wind, hydro, Class 1 only, meaning it was built after 1997. In order to move forward, the Board needs to authorize the Town Administrator to accept or reject the pricing recommendations. Final pricing is due November 20<sup>th</sup> with implementation slated for February 2019.

Mr. Cappadona reminded the Board of the opt-out details; free opt out and opt back in with no penalty incurred. All residents will receive a mailing with a card to complete if they want to opt out or residents can call or go on the internet to opt out, noting if no action is taken, residents will be automatically enrolled. It is anticipated that rates will be high with National Grid at 12.6 and Eversource higher.

**Selectman Foresto moved that the Board vote to authorize the Town Administrator to accept or reject the municipal aggregation pricing received this month on behalf of the Board of Selectmen.**

**Selectman Trindade seconded.** Discussion: Selectmen Foresto asked if the Energy Committee has recommendations for the Town Administrator. The committee will be meeting on November 15<sup>th</sup> to finalize their recommendations. Town Administrator Boynton noted that Bellingham just implemented this and stated every resident should look at both price and duration. It was noted, depending on the residents' requirements, e.g. pool/AC in summer, the term of the rate will not work for all. Mr. Boynton noted that we have to work to ensure competitiveness in both winter and summer. Mr. Cappadona stated the web-site will always have the aggregate rate allowing residents to do apples to apples comparisons. He noted the rate will change again in January, which will be high, and will not fall as fast as it has in the past as capacity will keep the price high this summer. Selectmen Crowley and Foresto commended the committee's work towards cost savings for the town and residents reiterating that opt-out is NOT passive. Residents must either make a phone call, sign/mail the card, or utilize the internet to opt-out. Selectman Crowley asked Mr. Cappadona if they plan to go out to bid with all the variables. Mr. Cappadona stated yes. Selectman Crowley stated once this motion is approved, this is in the Town Administrator's control moving forward. Mr. Boynton stated the similarities in the process when bidding on electricity for the Town noting capacity and reliability for the eastern Massachusetts market is becoming a real challenge. **Vote: 5-0-0**

#### **Report from the Affordable Housing Committee & Trust**

*The Board reviewed the memo dated November 2, 2017 from Doug Havens.*

Present: Bob Ferrari, Chair-Committee; Ann Sherry, Chair Trust; Doug Havens

Ms. Sherry reviewed the efforts towards the development of affordable housing to meet the demand for rental units detailing the Glen Brook Way 48 unit rental development working with Metro West Collaborative Development. They secured a preliminary grant for the project start-up costs, obtained site approval, received the ZBA 40B permit and received safe harbor designation for 2 years. They will be seeking support for CPA funding at Fall Town Meeting for \$500,000 additional funds to support the project.

Ms. Sherry then reviewed the progress to date with the Legion Hall on Cutler Street. The RFP for development as a rental property was issued with only one response. They are in the process of determining the economic viability of the proposal including consideration of the neighborhood concerns or if they need to look for alternatives.

Mr. Havens also stated the need for preservation of existing affordable housing and their focused efforts towards maintaining existing units inclusive of buying back and re-marketing.

Selectman Crowley stated according to the developer, Millstone has sold out. Mr. Havens stated three of the affordable units have sold with 5 remaining to be sold. Selectman Crowley requested a status on Cutler Street. Ms. Sherry stated the developer will review the one RFP response but due to neighborhood concerns and the size, it is looking like this may not be economically feasible to pursue. Selectman Crowley requested confirmation that the affordable housing for the ex-military family was resolved. This was confirmed. Selectman Crowley commended the group for doing the right thing. Selectman Foresto inquired about investigation into specific alternatives for Cutler Street. Ms. Sherry stated they are not there yet as they just met with the developer. Selectman White asked if it was possible to just sell the property. Ms. Sherry stated yes and the funds would be CPC reversible and would need to stay with the Trust. Mr. Ferrari pointed out the importance to maintain the 7.21% that both committees have worked on related to safe harbor status as the goal should be to maintain this status. Selectman Crowley asked what the requirements are for approval of a 2 year extension of the safe harbor designation. Mr. Havens stated the Town must have fifty affordable housing noting they have one year to pull building permits or they fall off.

Mr. Ferrari then discussed the historical level funding of the Housing Authority budget and the need to think about planning for support of the existing facilities noting they are 44 and 60 years old. It was also pointed out that both Lovering Heights and Kenney Drive are not handicapped accessible. Selectman Crowley noted that the state is not providing funds to town housing authorities as they have in the past and that other towns are not stepping in to make needed repairs. Town Administrator Boynton stated the State and Federal government funded these through HUD funds in the past that have dried up. Mr. Ferrari stated the need to “think outside of the box” about how to parlay state and local funds to address this need.

#### **Approval – Exelon Revenue Utilization Plan**

*The Board reviewed the proposal document from the October 16, 2017 Selectman’s Meeting.*

Town Administrator Boynton stated he did not want to oversimplify this noting we have been making good presentations on column 3, but not columns 1 or 2 and noting the need for guidance from the Board as being critical.

**Selectman Crowley moved that the Board vote to approve the Exelon Revenue Utilization plan as discussed and further direct the Town Administrator to make a presentation of the plan at Town Meeting in November 2017. Selectman White seconded.** Discussion—The Board requested that the use of the \$1.7 million in permit fees be added into the presentation. Selectman Crowley requested that Finance Director Pratt update the numbers for tax impact and send to the Board. **Vote: 5-0-0.**

**Discussion – PJ’s Smoke N’ Grill Keno License Application**

*The Board reviewed the notification letter dated October 20, 2017 from the Massachusetts State Lottery Commission of receipt of the Keno license application from PJ’s Smoke N’ Grill.*

If the Board has no objections to the Keno license then no action is necessary.

Town Administrator Boynton stated that there is a current zoning issue to be resolved with the two smokers being located out in the back of the restaurant.

**Discussion – Naming of Chicken Brook Bridge**

Present: Jim Wieler

Mr. Wieler requested that the Chicken Brook Bridge be named after David Hoag, a longtime Medway citizen and conservation activist. He would like to place a rock with a plaque naming Mr. Hoag. Town Administrator Boynton stated this is at the discretion of the Board like Rossetti Square. Selectman Trindade noted that the Trail Committee raised the money. Mr. Wieler stated CPC funds would pay for the plaque. Selectman Crowley suggested adding his wife’s name, as well, and noting they would just need to come back before the Board if they want to make this change.

**Selectman Foresto moved that the Board vote to name Chicken Brook for Mr. David Hoag. Selectman Trindade seconded. No Discussion. Vote: 5-0-0.**

**Parks Playground Project – Bid Results Discussion & Future Steps**

*The Board reviewed the Memo from Assistant Town Administrator Potter dated November 2, 2017.*

Selectman Crowley passed out a document for review. Town Administrator Boynton noted a number of options are presented noting that EPFRAC approved the option to move forward with the whole project as bid. Selectman D’Innocenzo stated the bids came in higher than planned. The Town was able to secure \$350,000 of the \$1million state grant for July 2018, which still leaves a shortage resulting in the need for \$2.4 million versus the \$2million from the Town. Selectman Crowley stated the bottom box on the first page was approved by EPFRAC; it details the breakdown of Town and CPC funding and the total amount of the project as bid. Mr. Boynton stated the request at Town Meeting would be for \$2.8 million. He thanked Selectman D’Innocenzo and the committee for all of the work and effort they put into this project over the past two years.

Selectman Crowley stated he spent six hours reviewing all of the information noting this was not overbid but the engineer’s estimate was underbid. Selectman Crowley stated Selectman Trindade and Town Administrator Boynton pushed the state for the funding and thanked them both for their efforts. Mr. Boynton stated a Selectman spending that much time was rare and thanked Selectman Crowley for his time on this project.

Finance Committee Chair Frank Rossi asked why the request at Town Meeting would be \$2.8 versus \$2.75. Mr. Boynton stated it gives them a little additional funding. Selectman Crowley mentioned that the project is carrying a 5% contingency. Mr. Boynton pointed out this would be a BAN and a short term borrowing and whatever funds are not used will be rescinded at a future Town Meeting. Mr. Rossi requested that a slide deck or some type of presentation of the project plans be posted at Town Meeting.

**Fall Town Meeting - Discussion of Articles Needing Recommendation: Article 7, Article 11, Article 12, and Article 18**

*The Board reviewed the Fall Town Meeting Warrant.*

**Article 7:**

Selectman Foresto stated the FinCom voted to approve the article specifically requesting the Parks Commission to come up with an improved plan. Town Administrator Boynton stated that a revenue based plan was developed and once sufficient information is available, we can meet with the Parks Commission. Mr. Boynton also requested the Board and Parks Commission target a 9-10 year plan of either a dollar amount or a percentage for the turf field replacement.

**Selectman Trindade moved that the Board approve Article 7. Selectman Foresto seconded.**

Discussion: Selectman Crowley would like to see the number decreased to \$50,000 with the other \$50,000 going to off-set the costs for student's athletics. **Vote: 4-1-0; Crowley - no.**

**Article 11:**

This Article and the next one were just discussed earlier in the agenda when reviewing the Parks Projects bid results. This motion for this article will be for \$2.8 million, as previously discussed.

**Selectman Trindade moved that the Board approve Article 11, as amended. Selectman D'Innocenzo seconded. No Discussion. Vote: 5-0-0.**

**Article 12:**

**Selectman Trindade moved that the Board approve Article 12. Selectman D'Innocenzo seconded. No Discussion. Vote: 5-0-0.**

**Article 18:**

The Planning Board met with those residents specifically impacted and will be zoning 68, 70 and 72 Lovering Street as AR2.

**Selectman Trindade moved that the Board approve Article 18. Selectman Foresto seconded. No Discussion. Vote: 5-0-0**

**Approval of Minutes: July 17, 2017, August 21, 2017, September 11, 2017, September 19, 2017, October 2, 2017, October 16, 2017 and October 30, 2017**

*The Board reviewed the Draft minutes of July 17, 2017, August 21, 2017, September 11, 2017, September 19, 2017, October 2, 2017, October 16, 2017 and October 30, 2017.*

**Selectman Trindade moved that the Board approve the minutes for July 17, 2017. There was no vote on this motion.** Discussion: On page 4, line 21 "are" was changed to "were". On page 5, line 38 Booster

Club was changed to MAHA. **Selectman Trindade withdrew the original motion. Selectman Trindade moved that the Board approve the amended minutes for July 17, 2017 reflecting the changes discussed. Selectman Foresto seconded. Selectman Crowley abstained. Vote: 4-0-1**

**Selectman Trindade moved that the Board approve the minutes for August 21, 2017. There was no vote on this motion.** Discussion: On page 2, line 9 \$5 was changed to \$500. On page 2, line 24 and 25 the sentence was changed to: At the time of the winning bid, the third-party vendor will be in charge of securing the payment on the Town's behalf. On page 3, line 40 at the Annual Town Meeting was changed to: to the Charter Review Committee. On page 5, line 20 on the signalization was changed to: for cameras on the traffic signals. On page 5, line 35, warrant was changed to agenda. **Selectman Trindade withdrew the original motion.**

**Selectman Trindade moved that the Board approve the amended minutes for August 21, 2017 reflecting the changes discussed. Selectman Foresto seconded. Vote: 5-0-0**

**Selectman Trindade moved that the Board approve the minutes for September 11, 2017. There was no vote on this motion.** Discussion: On page 5, line 32 the sentence was changed to: A leak was detected and repaired at the High School; further reporting is pending the impact of this repair. **Selectman Trindade withdrew the original motion.**

**Selectman Trindade moved that the Board approve the amended minutes for September 11, 2017 reflecting the changes discussed. Selectman Foresto seconded. Vote: 5-0-0**

**Selectman Trindade moved that the Board approve the minutes for September 19, 2017. There was no vote on this motion.** Discussion: On page 2, line 16, paying was changed to paid; line 26 the Board was in of this need was changed to the Board was in agreement of this need. On page 3, line 20 "one job description with" was changed to "a job description and"; line 26 "allowing" was changed to "allows". **Selectman Trindade withdrew the original motion.**

**Selectman Foresto moved that the Board approve the amended minutes for September 19, 2017 reflecting the changes discussed. Selectman White seconded. Vote: 5-0-0**

**Selectman Trindade moved that the Board approve the minutes for October 2, 2017. No Discussion. Selectman White seconded. Selectmen Crowley and Foresto abstained. Vote: 3-0-2**

The Board requested the minutes of October 16, 2017 and October 30, 2017 be moved to the next meeting for review and approval.

#### **Selectmen's Reports:**

Selectman Crowley requested the status of the cost estimates for the water treatment plans. Town Administrator Boynton stated he received the draft report Friday and will send this to both the Selectmen and Water & Sewer Commissioners. Selectman Crowley stated the Girls Soccer team opened at States and the boys won their first game 4-1.

Selectman D'Innocenzo stated a lot of the town teams are in the playoffs.

Town Administrator Boynton reminded all that Town Hall is closed on Friday in observance of Veterans Day. Saturday, the Veterans Day lunch is at the Senior Center with the ceremony at Matondi Square at 11am followed by a visit to the Cemetery prior to the lunch.

**At 8:16 PM Selectman Trindade moved that the Selectmen move into Executive Session for Exemption 6: To consider the purchase, exchange, taking, lease, or value of real property if such discussion may have a detrimental effect on the negotiating position of the governmental body and the Chair so declares [123 Holliston St] with no intention to return to open session. Selectman Foresto seconded. No discussion. VOTE: 5-0-0. Roll Call Vote (Crowley, aye; D’Innocenzo aye; Foresto, aye; Trindade aye; White; aye).**

Respectfully submitted,  
Liz Langley  
Administrative Assistant  
Town Administrator’s Office