

**Select Board Meeting  
February 21, 2023 – 7:00 PM  
Sanford Hall  
155 Village Street**

**Present** Dennis Crowley, Chair; Glenn Trindade, Vice-Chair; Frank Rossi, Clerk; Maryjane White, Member.

**Absent:** Todd Alessandri, Member.

**Staff Present:** Michael Boynton, Town Manager; Allison Potter, Assistant Town Manager; Barbara Saint Andre, Community and Economic Development Director; Peter Pelletier, Department of Public Works (DPW) Director; Stephanie Carlisle, Sustainability Coordinator; Jon Ackley, Building Commissioner; Sandra Johnston, Communications Director.

**Others Present:** Charbel Tabet, Supreme Pizza; Marine Daniel, Owner, Supreme Pizza; John Foresto, Thayer Governance Committee Chair.

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At 7:00 PM, Mr. Crowley called the meeting to order, led the Pledge of Allegiance, and reminded all to remember the number 19.

**Public Comments:** There were none.

**Public Hearing 7PM: Application for Alcohol License Change in Location for CTMD LLC d/b/a Supreme Pizza**

*The Board reviewed the Alcoholic Beverages Control Commission (ABCC) Application.*

**Mr. Rossi moved that the Board open the public hearing for the application for an alcohol license change in location for CTMD LLC d/b/a Supreme Pizza. Mr. Trindade seconded. No discussion. VOTE: 4-0-0.**

Mr. Daniel stated they have moved their location. Mr. Trindade asked specifically where they are located. Mr. Daniel stated they are moving right next to the pet store. Mr. Tabet stated they are hoping to reopen at the end of April. Mr. Crowley asked if the landlord has been accommodating. This was confirmed. Mr. Crowley asked for public comments. There were none.

**Mr. Rossi moved that the Board close the public hearing. Mr. Trindade seconded. No discussion. VOTE: 4-0-0.**

**Mr. Rossi moved that the Board approve the application for an alcohol license change in location for CTMD LLC d/b/a Supreme Pizza. Mr. Trindade seconded. No discussion. VOTE: 4-0-0.**

**Approval of Minutes: February 4 and 6, 2023**

*The Board reviewed the draft minutes of February 4 and 6, 2023.*

**Mr. Trindade moved that the Board approve the minutes of February 4, 2023. Ms. White seconded. No discussion. VOTE: 4-0-0.**

**Mr. Trindade moved that the Board approve the minutes of February 6, 2023. Ms. White seconded.** Discussion: Mr. Rossi requested on page 7, that line 301 be changed from “would be \$1,584,000” to “would be starting at \$1,584,000 per year”. Mr. Crowley requested that on page 7, that in line 19 “is” be changed to “if”. **VOTE: 4-0-0.**

**Appointment Considerations:**

- **Affordable Housing Committee (AHC)– Alexandra Jacobson**
- **Medway Housing Authority (MHA) Tenant Member Board Seat – John Bosak, Jr., Thomas Bowen, Veronica Clark, Jean Dow, Ramona Fiorentino**

*The Board reviewed the (1) letter of interest, resume, and e-mail recommendation of AHC Chair for Alexandra Jacobson, and (2) candidate MHA notice of interest forms for the tenant member Board seat.*

Ms. Jacobson, 9 Evergreen Street shared her background and interest in this committee. She grew up in Milford, moved to Colorado for college, worked at a real estate investment trust on nonconforming and jumbo loans. After COVID, she wanted to move back, so she moved to Medway. She is now working in data analytics for mortgage companies. She said working with jumbo and nonconforming loans did not feel like helping someone. She saw this position was available and would like to use her knowledge to assist people.

**Mr. Trindade moved that the Board appoint Ms. Jacobson to the Affordable Housing Committee for a two-year term expiring on June 30, 2025. Ms. White seconded. No discussion. VOTE: 4-0-0.**

Mr. Boynton asked each candidate to spend a few moments explaining their background.

Mr. Bosak shared his background and interest in this role. He was born in Boston, grew up in Cambridge, is a recent retiree, is a recent resident of Lovering Heights, and feels he can contribute to this role based on his business background. He noted his grandparents owned a farm in Medway in the 1920s. Mr. Crowley asked how long he has lived in Medway. Mr. Bosak stated six to seven months.

Mr. Bowen shared his background and interest in this role noting he was here the last time this position was available. He is a 16-year resident of Mahan Circle, managed the food pantry for ten years, worked in maintenance for a few years, was instrumental in obtaining a few vendors, as well as set up the Verizon phones when Sprint went out of business. He was in high tech and then a mechanic for the Framingham police, and retired 2009. He noted he is a Dedham high school graduate. Mr. Crowley noted he went to school with his sister.

Ms. Clark shared her background and interest in this role. She has lived in Medway all her life, is a 13-year resident of 121 Maple Lane, has served on many Town boards, is currently on the Council on Aging, and would like to continue to give to the Town of Medway. Mr. Crowley asked why she is interested. She stated she wants to keep giving back to Medway.

Ms. Dow shared her background and interest in this role. She is a 3-year resident of Mahan Circle, grew up in Newton, lived in Natick Housing in the early 2000s and was secretary to the resident council for the Housing Authority there. She wants to give the Housing Board members the resident perspective noting she has already seen a lot of good changes.

Ms. Fiorentino shared her background and interest in this role. She is a 15-year resident of 127 Maple Lane, was Vice President of the tenants’ association in Ashland from 1995-2001, wants to create more awareness, works with mental health, is very social, is good at budgeting and learning new strategies,

and she explained all her advocacy activities. She is from Newton, has lived in Boston, Waltham, and Ashland, and is now in Medway. She shared some of the programs she would like to implement for the children. This is the third time she has been before the Board for this position.

Mr. Rossi asked how many are on the Housing Authority. Mr. Crowley stated there are a total of five, three are elected, one is appointed by the State, and one is appointed by the Town. Mr. Rossi said we have five people for one position which is rare. Mr. Rossi asked whoever does not get selected tonight to consider running at the next election.

Mr. Bosak asked for the Board to ask him any further questions. Mr. Crowley asked how long he has been a Medway resident. Mr. Bosak stated three months. Mr. Crowley said his newness to the Town is a bit of a negative. Mr. Trindade explained the Housing Authority is a separate entity and is not part of the Town, but we try to do as much as we can to support the Housing Authority. Mr. Trindade asked how much communication he has had with the residents. Mr. Bosak stated if you are on the Board, you will have more communication with the residents.

**Ms. White moved that the Board appoint Veronica Clark to the Medway Housing Authority for a five-year term expiring on June 30, 2028. Mr. Trindade seconded. No discussion. VOTE: 4-0-0.**

#### **Thayer Governance Committee Update**

*The were no materials for the Board to review.*

Mr. Foresto, 1 Hawthorn Road, stated this is the ten-year anniversary of Thayer since it opened in the fall of 2013. It was a three-year endeavor involving one member from each of the following: Community Preservation Committee, Historical Commission, and Select Board noting he was the Select Board representative and is still involved. Initially, we asked for the funds for the design and needed to request more funding. We did the first video at Town Meeting on this project. He noted that currently there is about \$90,000 in retained earnings. The highest bookings were in 2018 and 2019. He noted that we got killed by COVID. One of deals with the Town was that it was to be self-funded, and he noted it has been for all ten years. Originally there was not support from the Town from a maintenance perspective, but it is now supported by DPW. There is a 20% discount for Town residents, and over the years the breakdown of renters is 60% are residents and 40% are non-residents. Most of the events are birthdays, showers, family parties, etc. Weddings are very seasonal. We do a lot of events with the Town at 30 events per year and it is also used a lot by the Parks and Recreation Director. He noted Ms. Harrington does a great job and would like to expand her access to the facility. It was noted that if she uses the schools, she gets charged, but she does not if she uses Thayer. The issue would be maintenance, cleaning, etc. Mr. Foresto asked the Board to consider the use of the facility moving forward. Mr. Boynton noted that the Thayer House more than pays for itself and commended the work that Mr. Foresto and Resident Manager Mullaly do. Mr. Boynton stated that we have a responsibility to maintain the infrastructure of this facility, as it is owned by the Town. He said that this should not all be put on the Thayer revenues. Mr. Foresto noted that we have spent \$100,000 on capital improvements. Mr. Crowley asked if Mr. Foresto would prefer that the Town build funds into the budget each year or have the Town pay for a large capital expense. Mr. Foresto would not build anything into the budget and would like to allow Ms. Harrington the use of the facility Monday through Friday for a limited fee. Mr. Boynton agreed stating it will provide for any lost revenue. Mr. Rossi asked about acoustical tiles. Mr. Foresto stated two prices came in at \$28,000 so we need to go out to bid. Mr. Trindade commended the work done by all on this project and stated we may want to research the ability to use Community Preservation Act funds to address the barn. Ms. White stated it is a historical barn; it is a Pennsylvania barn, which is rare in this state. Mr. Crowley said the first three years, the Town allocated

\$15,000 per year and it has now been self-funded. He commended Mr. Foresto on all his efforts. Mr. Foresto stated Community Preservation Act funds are paying \$150,000 per year on the debt.

**Update: Medway Grid Battery Energy Storage Project Application to Energy Facility Siting Board (EFSB)**

*There were no materials for the Board to review.*

Mr. Boynton reported the EFSB completed evidentiary hearings at the end of the week before last and end of last week. Mr. Boynton had his testimony last Monday noting the questions that came up and documents requested from EFSB were provided. Attorney Bernstein sat in for Mr. Boynton's testimony and looked at all the records of the testimony. We will continue to monitor what EFSB is doing noting they would like to have a decision by July of this year. Mr. Crowley asked if the attorneys came back with any major issues. Mr. Boynton stated no. He stated Medway Grid must file with the Conservation Commission and be reviewed by the Fire Department. They have items they need to file with the State, as well. He noted that any design changes allow the Town to further comment. Mr. Rossi asked if there was any comment on the Host Community Agreement (HCA). Mr. Boynton stated the HCA has been adopted and we wanted it included in the EFSB process and there were questions about how the dollar amounts were determined. Mr. Trindade stated EFSB does not have to approve the HCA or the Payment in Lieu of Taxes (PILOT). Mr. Boynton confirmed. Mr. Trindade noted that the HCA is connected to the EFSB so if they walk away from the HCA, they walk away from the EFSB agreement. Mr. Crowley asked if they are paying for the Town's attorney fees. Mr. Boynton stated \$100,000 was provided. Mr. Crowley asked if that is enough. Mr. Boynton stated it depends on if we have any disagreements. Mr. Crowley asked the percentage of completion of the EFSB process as of today. Mr. Boynton stated 30-40 percent. Mr. Crowley asked if Mr. Myers had any comments and thanked him for his efforts and time. Mr. Myers of Curtis Lane stated the Board and Mr. Boynton are doing a good job on this. He reported there is a third Battery Energy Storage System (BESS) in Weldon that is about the same scale as is planned in Medway. He noted that Medway Grid's parent company is refinancing a project they have in Texas that is of similar size. He stated there were no major issues that surfaced while he was sitting in the meetings noting Medway Grid wants to follow the State versus Town noise standards. Heat transfer was discussed noting the Metropolitan Area Planning Council (MAPC) is doing work (updating the Town's Hazard Mitigation Plan) that will note where the generated heat will go. He stated the amount of water from a thermal event has not yet been calculated.

**Approval: Contract with Tetra Tech, Inc. for Engineering, Plan Review, and Construction Inspection Services**

*The Board reviewed the contract.*

Ms. Saint Andre stated we have a 3-year contract for on-call engineering that expires on June 30<sup>th</sup> and asked that it be renewed. She reported we went out to bid the last time we did this noting we did not need to as this is for engineering services. She did not feel the need to go out to bid again at this time. We work a lot with them and have been pleased with their work.

**Mr. Trindade moved that that the Board authorize the Chair to execute the contract with Tetra Tech, Inc. as presented. Ms. White seconded.** Discussion: Ms. White asked for the cost of the contract. Ms. Saint Andre stated it is on an on-call basis noting that they went up 3.5% on their rate. **VOTE: 4-0-0.**

**Approval: Contract with Prism Energy Services (ESCO) for Furnishing and Assuring the Performance of Certain Facility Energy Efficient Measures - \$9,887**

*The Board reviewed the (1) memo from Stephanie Carlisle, and (2) contract.*

Ms. Carlisle stated this is to do the heat pumps at the Choate Park building as Ms. Harrington uses those areas and it is with Green Communities.

**Mr. Rossi moved that that the Board authorize the Chair to execute the contract with Prism Energy Services as presented. Mr. Trindade seconded. No discussion. VOTE: 4-0-0.**

**Discussion: New Energy Stretch Code**

*The Board reviewed the (1) memo from Stephanie Carlisle and Jon Ackley, (2) Residential Stretch Code Updates, (3) Frequently Asked Questions, and (4) Residential Compiled Case Studies.*

Mr. Boynton stated as part of the Green Communities, ten years ago, we accepted the state stretch energy code, which is a higher standard to create more efficient buildings. There is an opt-in choice and there have been mandatory changes.

Mr. Ackley stated as of January 1, the residential energy stretch code has many new requirements and, for a long time prior to this, there were minimal changes. He reported the one that he is most concerned about is the one that affects existing homes, as the prior code only applied to new residential construction. A renovation or alteration over a certain size now requires an update of the entire home to the same standards as new construction. Specifically, an addition over 1,000 square feet or 100% of the home's finished area. Alterations are the same at over 1,000 square feet and 100% of the home's finished area, as well as exceeding 50% of the total building area, i.e., finishing a basement. If those are triggered, you need to bring the entire home up to the current standard, which may put a large burden on the homeowner. Mr. Ackley said anyone who triggers the code based on these percentages must hire a (Home Energy Rating System) HERS rater that measures the energy use and the HERS index score noting every project is different. Ms. Carlisle stated the energy efficiency is based on a 2006 home. She noted that four towns have opted into the new code and forty more are planning to opt-in. She noted that the base code and the opt-in code is not that different. Mr. Crowley asked if you do not meet the score, does the HERS rater provide direction on what can specifically be done and is this direction an additional cost. Ms. Carlisle confirmed that it will cost more, but there will be State funding available. Mr. Ackley stated if someone is only doing an accessory building, only that would need to meet the new code. If someone is doing a large update to existing dwelling, the entire dwelling would need to meet the new code. Mr. Crowley asked how much grant funds we receive based on being a Green Community. Ms. Carlisle stated \$1.1 million, but also noted there were savings and additional benefits realized from these grants. She provided as an example the modifications to the Senior Center resulted in the use of less gas and seniors reported the building felt less drafty. Mr. Crowley stated that to remain a Green Community you must adopt this but noted that the residents must pay for this. Ms. Carlisle confirmed. Mr. Rossi said if there is a grant to be had, Ms. Carlisle will find it. Ms. Carlisle stated she can assist residents to find funding via MassSave. Mr. Rossi asked if this applies to historical properties. Ms. Carlisle said if it is a registered historical home, it is exempted. Mr. Trindade and Mr. Crowley asked Ms. Carlisle for an update as this progresses. Mr. Boynton reported that Ms. Carlisle's job title was changed to Sustainability Coordinator. Mr. Myers suggested that the Town put a resource page on HERS contractors that residents can contact. Mr. Ackley stated his purpose for presenting this information was educational and to make the Select Board and residents aware of these changes.

**Discussion/Vote: Adoption of Group Health Insurance Contribution Rules and Regulations**

*The Board reviewed the proposed Group Health Insurance Contribution Rules and Regulations*

Mr. Boynton noting this was presented at a prior Select Board meeting.

**Mr. Trindade moved that the Board approve the Group Health Insurance Contribution Rules and Regulations as discussed. Ms. White seconded. No discussion. VOTE: 4-0-0.**

**Vote: Close May 8, 2023, Special and Annual Town Meeting Warrants and Refer Zoning Articles to the Planning and Economic Development Board for Review and Recommendation**

*The Board reviewed the draft warrants.*

**Mr. Trindade moved that the Board close the May 8, 2023, Special and Annual Town Meeting warrants and refer the zoning articles to the Planning and Economic Development Board for review and recommendation. Mr. Rossi seconded. No discussion. VOTE: 4-0-0.**

**Action Items from Previous Meeting**

*The Board reviewed the action items dated January 3, 2023.*

Updated Road and Sidewalk plan: Mr. Crowley noted that after his meeting with Mr. Pelletier, this will be presented at the March 6<sup>th</sup> meeting.

**Town Manager's Report**

*There were no items for the Board to review.*

FY24 Budget Process Update: Mr. Boynton stated we will be printing out the budgets this week. We are still awaiting State aid numbers noting the Governor said they will be available March 1, but the budget meeting is March 4, so we want the Board to have this as soon as possible. He reported that Sean Harrington gave his notice and noted that we will not be filling the position at this time. He reported this budget balancing was the most challenging due to \$900,000 going to the School Department and \$400,000 to Tri-County. He made a 4% cost increase assumption and \$60,000 in new State aid. Mr. Crowley asked if he touched the levy limit. Mr. Boynton stated for the last six years we have left \$700,000 - \$800,000 of the unused tax levy, \$500,000 of Exelon funds and the rest in levy capacity. He noted that we are not substantially different this year.

Feasibility Study: Mr. Boynton stated he spoke to one company about the feasibility study based on the report by the Facilities Committee. Ms. Potter is putting together a Request for Quotes (RFQ). We received good feedback from the Norfolk County Managers group. Mr. Crowley asked if we will go to Town Meeting with an estimate or an exact number. Mr. Boynton stated an exact number.

Budget Workshop – March 4: Mr. Boynton stated he already addressed this.

Town Manager Out of Office: Mr. Boynton stated he will be off as follows:

- Wednesday through Friday, February 22-24 – Personal Time
- March 23-29 – Vacation – Allison Acting Town Manager

NEXT Select Board Meeting – March 6, 2023

**Select Board's Reports**

*There were no items for the Board to review.*

Mr. Rossi stated there are two Select Board members, himself, and Mr. Crowley, and two Finance Committee members on the School Committee Budget Advisory Committee. The School Finance

Director asked us how we want to see the budget numbers. The Finance Director forwarded that information as requested at 6PM tonight.

**At 8:53PM, Mr. Trindade moved to adjourn. Ms. White seconded. No discussion. VOTE: 4-0-0.**

Respectfully submitted,  
Liz Langley  
Executive Assistant  
Town Manager's Office