

Board of Selectmen  
March 25<sup>th</sup>, 2021

Via Zoom Remote Conferencing\*

Robert Czekanski, Chair  
Stanley Wysocki  
Jonathan Keep  
Don Lowe, Town Administrator  
Jenny Jacobsen, Town Secretary

Approved via Zoom  
on 4/15/21 by  
RC, SW, OK  
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Chairman Czekanski called the meeting to order at 7:00 pm.

#### PUBLIC HEARING-LIQUOR LICENCES

Public hearing on the application of Escalante - The International LLC, 2930 Bledsoe Street, Suite 124, Fort Worth, Texas 76107 for the transfer of the annual club all alcoholic beverages license at 159 Ballville Road and the transfer of the annual beer and wine retail license at 295 Wilder Road to The International Beverage Service Company LLC.

Kelly Cardoza, representing Escalante-The International Beverage Service Company. No proposed changes to what has been done in the past. Kelly shared the site plan of the property. On the International property they are seeking a full season club license to serve alcoholic beverages on the grounds, but only on the holes in Bolton. Additionally, alcohol will be served in the formal and executive dining rooms, bar and patio in the Club House; Fireplace Room Restaurant and bar, a locker room bar, and a private dining/meeting room in the Golf House; common area bar, 54 hotel rooms and conference and meeting rooms in the Guest Lodge; Oaks and Pines snack bars and beverage carts.

Escalante-The International Beverage Service Company also seeks a full season Twin Springs license to serve wine and malt beverages in the pro shop and patio seating. No alcohol is served on the Twin Springs course.

Ms. Cardoza introduced the general manager, Steve Brennan. Mr. Brennan described the operational aspects of the business. The International will be a 36-hole private golf club with a golf first experience. There will be no public access. The changes have been very well received by former members. Closed on Feb 10<sup>th</sup> and have been conducting a remodel on the inside of the Clubhouse and Fireside room. They plan a soft opening in April.

Board had no questions, but wished the new ownership success with the property.

Mr. Czekanski invited comments/questions from the public in support. Ken Nicewicz of Sawyer Road spoke in support of the application.

Mr. Czekanski invited comments/questions from the public in opposition of the application. Mr. Czekanski noted that one email from a Ballville Road resident was received in opposition to the application.

**On a motion made by Wysocki and seconded by Keep, the Board voted by roll call, 3-0 to support the application of Escalante - The International LLC to allow them to move forward with their applications to the Alcoholic Beverages Control Commission for the transfer of The International and Twin Springs liquor licenses. (Wysocki-yes, Keep-yes, Czekanski-yes).**

**On a motion made by Wysocki and seconded by Keep, the Board voted by roll call, 3-0 to close the hearing at 7:19pm. (Wysocki-yes, Keep-yes, Czekanski-yes).**

#### POTENTIAL MASSWORKS PROJECTS

DPW Director introduced Tom Loughlin of BETA-Inc.

Mr. Loughlin reviewed two potential MassWorks proposals for consideration for a MassWorks grant application focused on the 117/Forbush/Green intersection. BETA-Inc. is working to advance the project following the debriefing with MassWorks attended by Mr. Loughlin and Mr. Heglin. Preliminary

engineering is looked at favorably. April 2<sup>nd</sup> is the deadline for the expression of interest. June 2<sup>nd</sup> is the application deadline with MassWorks. Decisions will be made in the fall.

Mr. Czekanski asked for the plans to be posted on the website and invited Mr. Loughlin and Mr. Heglin to return on April 15<sup>th</sup>.

Board reviewed the roundabout and signal concept proposals. Mr. Keep inquired about improving the alignment of Green and Forbush Mill Road. Mr. Loughlin explained that the right-of-way transfers might eliminate the project from the MassWorks grant for this year. Mr. Czekanski commented that the school be engaged to discuss the delivery entrance to the school.

Mr. Loughlin gave an overview of Community One Stop for Growth.

#### FRIENDLY 40B FOR 580 MAIN STREET

Jim Cabral and Mike Tulipatti of Wood Partners updated the Board on the proposed Friendly 40B for 580 Main Street highlighting recent changes to the project. 31.9-acre property of which 13 acres will be developed. Half of the existing office building will be demolished. 233 apartment homes (down from 276) in 3 New England-style residential apartment buildings and town homes, three courtyards and a stand-alone amenity building. All buildings will be 3-stories or less.

Wood Partners would like to pursue this project through the state's Local Initiative Program (LIP).

Mr. Cabral highlighted security measures including key fob entry and 24-hour management.

Mr. Keep requested memorialization of the entry to the community garden and lacrosse fields on the plans.

Mr. Keep also voiced disappointment in the clear cutting within 25 foot buffer of the wetland area that occurred. Jeff O'Neil, owner of the property explained that the clearing had nothing to do with Wood Partners and was necessary for maintenance of the outflows of the drainage detention basin. He is working with Conservation Commission to work on an O&M plan. Mr. Keep asked that pedestrian walkways be included in the future plans.

Mr. Lowe advised the Board to take time to consider the changes before agreeing to move forward. Mr. Czekanski asked the plans be posted on the website and the matter be added to the April 15<sup>th</sup> agenda for consideration.

#### ATM WARRANT

The Advisory Committee joined the meeting for the review of final articles.

##### Article 3

**On a motion made by Wysocki and seconded by Keep, the Board voted by roll call, 3-0 to approve the article for \$25,969,447.94. (Wysocki-yes, Keep-yes, Czekanski-yes).**

##### Article 11

**On a motion made by Wysocki and seconded by Keep, the Board voted by roll call, 3-0 to approve article 11. (Wysocki-yes, Keep-yes, Czekanski-yes).**

On a motion made by Boyle and seconded by Gharony the Advisory Committee voted by roll call, 6-0 to approve article 11. (Boyle-yes, Nickles-yes Guerriera-yes Hurd-yes, Lauer-yes)

##### Article 10

Mr. Wysocki requested that the article be revoted stating his intention of changing his vote.

**On a motion made by Wysocki and seconded by Keep, the Board voted by roll call, 3-0 to reconsider article 10. (Wysocki-yes, Keep-yes, Czekanski-yes).**

**On a motion made by Wysocki and seconded by Keep, the Board voted by roll call, 3-0 to approve article 10. (Wysocki-yes, Keep-yes, Czekanski-yes).**

Mr. Lowe explained that article 19 is no longer a ballot questions as it will be borrowed within the proposition 2 ½.

The Board thanked the Advisory Committee for their work on the budget.

**On a motion made by Wysocki and seconded by Keep, the Board voted by roll call, 3-0 to sign and execute the FY2021 ATM warrant. (Wysocki-yes, Keep-yes, Czekanski-yes).**

Mr. Czekanski reminded the Board to come in to sign the warrant over the weekend and thanked the Town Administrator and Town Secretary for their work on the warrant.

## TOWN ADMINISTRATOR REPORT

### Covid Update

Bolton remains in the green category. The 7-day positivity rate in the state has crept up a little bit.

Mr. Lowe thanked Chief Legendre for his work on the 100-dose vaccination clinic conducted over the weekend with the focus on vaccinating teachers, DPW, Town Hall and Library workers who expressed a desire to get a vaccination.

Mr. Lowe will be discussing potential reopening dates with staff at the April staff meeting.

### Performance Update

Mr. Lowe walked through the highlights of his performance against his seven FY 21 goals.

The Board thanked the Town Administrator for his performance over the past year.

## SELECTMEN BUSINESS

There were no public service announcements.

### Houghton Farm Road Layout

**On a motion made by Wysocki and seconded by Keep, the Board voted by roll call, 3-0 on their intention to lay out Houghton Farm Lane as a public way. (Wysocki-yes, Keep-yes, Czekanski-yes).**

### Bills/Payroll Warrants

**On a motion made by Wysocki and seconded by Keep, the Board voted by roll call, 3-0 to approve bills and payroll warrants W21-19 & W21-19A and W21-20 & W21-20A. (Wysocki-yes, Keep-yes, Czekanski-yes).**

### Minutes

**On a motion made by Wysocki and seconded by Keep, the Board voted by roll call, 3-0 to approve the regular session minutes of March 11<sup>th</sup>, 2021. (Wysocki-yes, Keep-yes, Czekanski-yes).**

### Executive Session

**On a motion made by Wysocki and seconded by Keep, the Board voted by roll call, 3-0 to enter executive session at 9:09 pm pursuant to M.G.L. Chapter 39, S.23B purpose 3 to review and approve minutes. The Board will return to open session for the purpose of adjournment only. (Wysocki-yes, Keep-yes, Czekanski-yes).**

Board returned from executive session at 9:12 pm.

**On a motion made by Keep and seconded by Wysocki the Board voted by roll call, 3-0 to adjourn at 9:12 pm (Wysocki-yes, Keep-yes, Czekanski-yes).**

*\*All attendees participated remotely via Zoom Remote Conferencing pursuant to Governor Baker's March 12, 2020 Order Suspending Certain Provisions of the Open Meeting Law, G.L. c. 30A Section 18, and the Governor's March 15, 2020 Order imposing strict limitations on the number of people that may gather in one place.*