

Board of Selectmen  
November 21<sup>st</sup>, 2019

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

Mr. Wysocki called the meeting to order at 7:00 p.m.

PUBLIC HEARING-Host Community Agreement (CHA) with Integrated Health Products

Czekanski moved to open the hearing at 7:00pm. Motion was seconded by Keep and passed unanimously.

Atty Paul Giannetti, Adam Terry and Ted Rebholz were in attendance for Integrated Health Products. Atty Giannetti is a resident of Bolton and worked with clients in Hudson. The site at 58 Main Street is under contract with conditions to get appropriate permitting to open a cannabis manufacturing facility. Adam Terry is in charge of product development. Ted Rebholz is the CEO and founder of Integrated Health Products. They are looking for a way to work within the community and have met with Don and Jenny, Selectmen and both Chiefs to whom they offered a tour of their facility in Framingham which was designed by Mr. Terry and has similar functions to the proposed Bolton location. Their presentation addressed the common concerns for a cannabis facility and their response to those concerns. There will be no smell or traffic concerns created by manufacturing. Safety and Security is as important to them as to the residents. They will be gating the curb cuts on Bolton Woods Way permanently and gating the Main Street entrance during non-business hours.

Mr. Lowe has been working on the CHA for the past week and noted that Integrated Health products has been very responsive to items that were important to the especially with regards to language. Community Impact fee has been set at a hard dollar amount of \$20,000/year. It is expected that the facility will have low impact on the town. After discussion regarding the language in section 13. Successors/Assignments the Board had no objections. If the business were to change hands the request could not be unreasonably denied. The decision would need to be based on the business practice or financial structure of the company.

Mr. Lowe alerted Mr. Rebholz to a minor change in section 17 of his draft which was corrected by the Town changing Hamden County to Worcester County.

The Chair opened the hearing to public comment.

Bob Gardella, a resident of Bolton Woods Way inquired about the process. The Community Host Agreement is signed then they are required to have a public meeting and then they would go before the Planning Board. This agreement is needed to start the process.

Lou Varardi, also of Bolton Woods Way requested that aesthetics be considered and voiced concern regarding the affect to property values. He asked the Board to consider requiring a study of abutting properties to existing similar businesses. Mr. Lowe will speak with the Assessor to see if data is available.

Abutters were encouraged to share concerns with the Planning Board.

Mr. Terry is hoping to gather all of the requisite materials to get to the Planning Board in January. The State has had a surge in applications which could cause delays, but they have plans to start business activities that do not relate to cannabis.

**Mr. Czekanski moved to close the hearing at 7:41 pm. Mr. Keep seconded. Motion passed unanimously.**

**Mr. Czekanski moved to authorize Don Lowe to sign the CHA on behalf of the Board of Selectmen. Keep seconded. Motion passed unanimously.**

#### NAMING OF TWO BALL FIELD AT MEMORIAL FIELD

Mike Gorr and Peter Rogers of the Nashoba Youth Baseball appeared before the Board to request the placement of signage with major donors listed and the naming of two ball fields within Memorial Field as follows:

- The fenced in baseball field to be named "Bolton Capital Field" for their \$25,000 contribution towards the lighting.
- The softball field to be named "Clinton Savings Bank Field" for their contribution of \$10,500 towards the lighting.

Board had no issues with the naming. Board reviewed the rendering of the sign as submitted.

**Mr. Czekanski made a motion to approve the sign as submitted. Keep seconded. The motion passed unanimously.**

#### PLAYGROUND STRUCTURE AT TOWN COMMON

Members of the Florence Sawyer Robotics team appeared before the Board to request approval to design the spider web for the natural playground at the Bolton Common.

The Golden Turtle Squad made a presentation to the Board discussing design, materials, insurance, location, safety, cost, funding and inspection requirements. The team was commended on their presentation. They did a great job and have great partners in the Conservation Trust. The cost of the project is \$500.

**On a motion made by Keep and seconded by Czekanski, the Board voted unanimously to approve the proposal as presented.**

**On a motion made by Keep and seconded by Czekanski, the Board voted unanimously to accept the gift on behalf of the Town.**

#### TOWN ADMINISTRATOR REPORT

##### Update on Mass Works:

Mr. Lowe read the news and announcement that went out on 11/20/19 on the Bolton website.

##### Staffing Update:

Cynthia Bradbury will be retiring in January. After a widely advertised posting and an interview process, Kelly Gorlack, Assistant Assessor in Petersham was hired. She brings 26 years of experience and is fully certified.

Mr. Lowe also wanted to recognize two very important awards. SRO Casey (Hoole) McCarthy received the Community Traffic Safety Hero Award from AAA Northeast. We also received AAA Northeast's Silver Award for outstanding achievements in traffic safety and our continuing efforts to educate and protect the citizens of our community.

Grant Announcement:

Mr. Lowe announced the following grants received:

- Housing choice in the amount of \$100K
- Grant for \$3,211.60 for Neighborhood Outreach Program.

Mr. Lowe recognized Erica Uriarte and Rebecca Longvall for their efforts and noted that the MVP Grant announcement should also be announced next month.

**BOARD OF SELECTMEN BUSINESS**

Public Service Announcement:

Mr. Wysocki encouraged residents to make donations to the FOBS fuel assistance program.

189 Harvard Road Conservation Restriction:

Quite a bit of work has been done by the Conservation Commission. No issues from attorney.

**Keep made a motion approve the Conservation Restriction as presented. Czekanski seconded. Motion passed unanimously.**

Acceptance of Gifts since 4/25/19:

Wysocki read the list of donors.

**TOTALS:**

Conservation Gift Fund \$3,000.00

Hometown Heroes \$50.00

Library Memorial Fund \$300.00

Parks and Rec Gift Fund \$6,236.34

Senior Fuel Assistance \$1,500.00

Wreath Donation Fund \$60.00

Grand Total: \$11,146.34

**Czekanski made a motion to accept the gifts as listed. Keep seconded. Motion passed unanimously.**

Set Meeting Dates for 2020:

Board will review the meeting dates. Moved to next meeting.

Approval of Warrants:

**On a motion made by Czekanski and seconded by Keep the Board voted unanimously to approve bills/payroll warrants: W20-11 & W20-11A.**

Minutes:

**On a motion made by Czekanski and seconded by Keep the Board voted unanimously to approve the following minutes:**

**September 12<sup>th</sup>, 2019 regular session**  
**September 12<sup>th</sup>, 2019 executive sessions (2)**  
**September 26<sup>th</sup>, 2019 regular session**

**EXECUTIVE SESSION**

**On a motion made by Czekanski and seconded by Keep the Board voted by Roll Call at 8:14pm to move to executive session pursuant to MGL c 30A §21 Purpose 3 to discuss strategy with respect to collective bargaining or litigation as the Chair finds that an open meeting may have a detrimental effect on the Board's bargaining position to discuss:**

- **Fire Union contract.**
- **Grievance filed by AFSCME, Council #93, DPW Unit**

The Board will not reconvene to open session.

Respectfully submitted by Jenny Jacobsen