

Approved via Zoom  
by R, SW, JK ON  
10-15-20 gq

Board of Selectmen  
September 10, 2020

Via Zoom Remote Conferencing\*

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

Chairman Czekanski called the meeting to order at 7:00 pm.

Sign Request for Open Studio

Ann Gillespie appeared before the Board to request permission to place yard signs for the Bolton & Harvard Open Studios to be held on Saturday September 26<sup>th</sup> (rain date September 27<sup>th</sup>) to be placed two weeks before the event. Board had no concerns.

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

Police Department Appointment

Chief Nelson introduced Nicholas Girard a recent graduate of Fitchburg State University and soon to be graduate (September 11, 2020) of the Police Academy. He comes highly recommended and is a call firefighter with the Town of Townsend. He is already familiar with dispatch.

Mr. Girard introduced himself briefly to the Board. The Board welcomed Mr. Girard to Bolton.

**On a motion made by Keep and seconded by Wysocki, the Board voted by roll call 3-0 to appoint Nicholas Girard to the Bolton Police Department. (Wysocki-yes, Keep-yes, Czekanski-yes)**

58 Main Street

Atty. Falk gave a brief overview of the Town's role in the licensing and permitting of a cannabis operation. Mr. Wysocki noted that the Town of Bolton had an article on the warrant in 2013 which was not to legalize marijuana but to restrict cannabis operations within our Town.

Mr. Nicholas Catt addressed the Board on behalf of LoveCraft of MA which seeks to be a cannabis operator in the Town of Bolton. He gave a brief introduction of himself and described their business as grassroots cannabis. His team includes Ross Bradshaw and Mark Brown. Based on the overlay there are limited places in Town for a cannabis operation. 58 Main Street meets the criteria. Mr. Catt held a community outreach meeting and is working to address the concerns citing plans to shut entrances on Bolton Woods Way and widen the entrance on Main Street.

Mr. Wysocki pointed out the deficiency of information on phases 2-4 of LoveCraft's plan. Mr. Catt responded that the uses have a high cost and described his plan to create retail with a delivery depot which will service communities outside of Bolton as Phase I. The additional uses would allow them to be responsive to the market. It seemed socially responsible with the existing laboratory space to take out the manufacturing license at the same time so that if there were opportunity to partner with a university they could be responsive. LoveCraft is going to be primarily retail but ready to move into the other areas if there is an opportunity to move into those other areas they will be ready.

Mr. Keep asked Mr. Catt if he could reduce the hours of operation. Mr. Catt commented that if the Town would like to see more limited hours to make it more approachable to the Town it would affect the revenue. Mr. Keep asked for clarity of the plan for removal of entrances on Bolton Woods Way. Mr. Catt explained that his goal is to close off the first three entrances and keep the fourth entrance for deliveries of size and emergency vehicles only. He would like to reserve the right to sublet the rear building so he may not be able to remove the rear entrance. Mr. Catt suggested that the Town give back a portion of the road to the Bolton Woods Way Community and they could have a gated community.

Additionally, Mr. Catt noted he's been in negotiations with the Salzburg family representatives who own the 28 acres abutting 58 Main Street so that they can be used cooperatively among the Conservation

Commission, the residents of Bolton Woods Way and Lovecraft in the form of more conservation land between 58 Main Street and their homes so that they will have more of a buffer between themselves and the Industrial Zone.

Mr. Lowe pointed out that the “gated community” option that Mr. Catt threw out was previously discussed and not viable.

Matt Regan of Bolton Woods Way spoke representing the Bolton Woods Way residents. They are not anti-cannabis. Their concerns are the number of cars that would be entering and leaving the building to generate the revenue cited by Mr. Catt. They are looking for more of a plan from Lovecraft addressing how traffic will be handled. They would also like the school bus stop moved. Mr. Regan commented that the Board is asking the right questions and reminded them that just because this is the next applicant doesn't mean it has to be the applicant.

Louis Varardi, David Bergsbaken, Angela Snyder, David Bergsbaken and Jacob Steinmann had additional questions and comments related to property values, water quality, safety, clarification of the impact fee, traffic study and concern related to the retail use.

**On a motion made by Wysocki and seconded by Keep the Board voted by roll call (3-0) to authorize the Town Administrator and Town Counsel to begin negotiations with Mr. Catt for a Community Host Agreement. (Wysocki-yes, Keep-yes, Czekanski-yes)**

Mr. Lowe addressed the residents of Bolton Woods Way to assure them that their concerns are heard, will be addressed and are not being taken lightly.

#### Racial Equity Municipal Action Plan (REMAP) Grant Application

The grant has been led by a subcommittee of the Master Planning Committee comprised of Brian Boyle and Robert Roemmer. Town Planner Erica Uriarte and Town Administrator Don Lowe have also been involved. Mr. Lowe thanked the Master Plan Steering Committee for their work on this.

#### Covid Update

Our number is holding at 8% which is the lowest rate since the pandemic began. We are doing the right things.

#### Tax Collections Update

Mr. Lowe and the Tax Collector conducted a year over year analysis. Last year we had .03% uncollected taxes. This year it is .05%. We are in a good place relatively speaking.

#### MassWorks Update

The lights are fully functioning at Wattaquodock and Main. We have submitted our grant application on August 28<sup>th</sup> for FY21. We should have news on that toward the end of the year. We have proven that we can successfully manage a grant like this.

#### Human Resources Update

The Board invited Treasurer/Human Resources Director Kristen Noel in to give an overview of the Human Resources position. It has been a busy year with a number of turnovers in key positions. Benefit Administration is a key role of the position. Open enrollment is in May and Ms. Noel is a Board member at Minuteman Nashoba Health Group. Ms. Noel is excited about the creation of a new intranet for employees. Mr. Lowe noted that the employees feel very comfortable with her which is what you want in a Human Resources Director.

#### Selectmen Business

Mr. Wysocki reminded residents to wear masks.

#### Community Choice Aggregation

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

Lynn Dischler introduced Denise Allard and Mark Cappadona of Colonial Power Group. They are great partners.

#### Board of Selectmen Meeting Dates

**On a motion made by Keep and seconded by Wysocki the Board voted by roll call (3-0) to approve the Board of Selectmen meeting dates, September 24, October 15, November 5, November 19 and December 10. (Wysocki-yes, Keep-yes, Czekanski-yes)**

#### Taggart Property

Mr. Wysocki noted that he was not in support of the purchase of the property but it was the Town's will.

**On a motion made by Keep and seconded by Wysocki the Board voted by roll call (3-0) to authorize the Town Administrator to sign the purchase and sale agreement for the Taggart property. (Wysocki-yes, Keep-yes, Czekanski-yes)**

The Board reviewed the certification of intention for the borrowing for the Taggart property as required by Bond Counsel.

**On a motion made by Keep and seconded by Wysocki the Board voted by roll call (3-0) to approve the certification of intention for the Taggart property acquisition and to authorize the Chairman to sign. (Wysocki-yes, Keep-yes, Czekanski-yes)**

#### Bills/Payroll Warrants

**On a motion made by Keep and seconded by Wysocki the Board voted by roll call (3-0) to approve the bills/payroll warrants W21-5 & W21-5A. (Wysocki-yes, Keep-yes, Czekanski-yes)**

#### Minutes

**On a motion made by Keep and seconded by Wysocki the Board voted by roll call (3-0) to approve the minutes of July 9<sup>th</sup>, August 6<sup>th</sup> and August 20<sup>th</sup>. (Wysocki-yes, Keep-yes, Czekanski-yes)**

#### Executive Session

Mr. Czekanski explained that we would be returning from executive session solely for the purpose of adjournment.

**On a motion made by Keep and seconded by Wysocki the Board voted by roll call (3-0) at 8:32 pm to move into executive session pursuant to M.G.L. c. 30A, sec. 21(a)(2) to conduct strategy sessions in preparation for negotiations with non-union personnel (DPW Director) or to conduct collective bargaining sessions or contract negotiations with non-union personnel (DPW Director) and then moving into a second executive session pursuant to purpose 1 to discuss the discipline or dismissal of, or complaints or charges brought against, a public officer, employee, staff member or individual. (Wysocki-yes, Keep-yes, Czekanski-yes)**

Board returned to open session at 8:51 pm.

**On a motion made by Keep and seconded by Wysocki the Board voted by roll call (3-0) to adjourn at 8:51 pm (Wysocki-yes, Keep-yes, Czekanski-yes)**

Respectfully submitted by J. Jacobsen.

*\*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.*