

Board of Selectmen
November 19th, 2020

Via Zoom Remote Conferencing*

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

*Approved via Zoom
by RC, JK, SW
at 12/10/20 mte
ggg*

Ms. Jacobsen announced that the meeting is recorded.

Chairman Czekanski called the meeting to order at 7:00 pm. Mr. Czekanski noted that he is logged into the meeting twice.

TAX CLASSIFICATION HEARING

Pursuant to Massachusetts General Laws, Chapter 40, Section 56, the Board of Selectmen held a public hearing regarding the property tax classification to discuss the option of a single or split tax rate for fiscal year 2021. Mr. David Manzello, Regional Tax Assessor was present for the hearing.

Mr. Manzello informed the Board that in lieu of the form that is typically signed by the Board a Certification of the Vote from the Town Clerk is the requirement for this year.

Mr. Czekanski noted that looking at the estimated taxes for FY21 vs FY20 that the tax increase forecast is less than 2% on the average single-family home.

On a motion made by Wysocki and seconded by Keep, the Board of Selectmen voted by roll call 3-0 to approve a single tax rate in the Town of Bolton, in accordance with M.G.L. Chapter 40, Section 56, as amended, the percentage of local tax levy which will be borne by each class of real and personal property, relative to setting the fiscal year 2021 tax rates and set the residential favor a 1.000, with a corresponding CIP shift of 1.000, pending certification of the Towns annual tax recap by the Massachusetts Department of Revenue. (Wysocki-yes, Keep-yes, Czekanski-yes)

The hearing closed at 7:16pm.

BOLTON ACCESS TELEVISION

Nicky McGachey of Bolton Access Television appeared before the Board. Ms. McGachey updated the Board on recent activity and respectfully requested the release of the Quarter 3 funds.

On a motion made by Wysocki and seconded by Keep, the Board of Selectmen voted by roll call 3-0 to release the sum of \$26,138.85 for the Quarter 3 operation expenses to the Bolton Access Television. (Wysocki-yes, Keep-yes, Czekanski-yes)

SCHOOL COMMITTEE REPRESENTATIVES

Nashoba Regional School Committee (NRSC) Bolton representatives, Amy Cohen, Michael Horesh and Dr. Mary McCarthy appeared before the Board to update the Board on recent activities including efforts to develop a culture of diversity, equity and inclusion within the district, the NRSC vote to request from the district their plans for pivoting from one teaching model to another, a recent survey of elementary and high school parents, budgetary matters related to Covid with the CaresAct money ending at the end of December, the new Covid dashboard added to the district website and the development of task forces. Additionally the NRSC explained the protocol for handling emails.

Mr. Wysocki inquired about the decision of the SC to withdraw from the Tri-Town meeting. Dr. McCarthy noted that there was a change in tenor and tone of the Tri-Town meetings commenting that the letter sent to the Board on November 13th was not a boycott, but an effort to establish norms and return to a collegial spirit. Dr. McCarthy pointed out that the School Committee has the mission the education of the children in our towns and that the Board of Selectmen has a different mission. Mr. Wysocki commented that if constituents aren't getting the information that they are seeking from the district it is the Selectmen's

responsibility to support them. Mr. Lowe noted that the three Town Administrators plan to resume meetings with the superintendent. Mr. Lowe welcomed Ms. Cohen as a new School Committee member. Mr. Czekanski asked for and received confirmation that the November 13th letter from the NRSC to the Board of Selectmen was not done with a meeting. Mr. Keep suggested that the school committee enhance the mechanism for allowing parents to share their opinions with the committee in public. Ms. Cohen informed the Board that the policy committee has requested that the NRSC review the policy regarding public comments at their next School Committee meeting.

580 MAIN ST

Jeff O'Neil of Condyne introduced Jim Lambert and Mark Seck of Wood Partners who shared a proposed plan for a Friendly 40-B. The plan includes 8 stand along buildings containing 276 rental apartment homes in a mix of 1BR, 1BR with Den, 2BR with Den and 3BR units. Mr. Lambert also discussed challenges of developing the site. Project will fulfill state mandated 10% affordable housing threshold and produce over \$500,000 annually in tax revenue. Mr. Keep noted two areas of importance are connectivity to the pedestrian paths in the rest of the Town and the architectural expression. Wood Partners is very excited to design a project that fits into the town of Bolton and willing to work with the Design Review Board.

58 MAIN ST-HOST COMMUNITY AGREEMENT (HCA)

Mr. Lowe announced that the HCA will be available on the Town's website after this meeting. The intention of the negotiations was to get the document to a point where the Selectmen would have the opportunity to determine if they were comfortable with the document, wanted to see changes to the document or were not comfortable with the document at all. The purpose of this meeting is to allow the Selectmen to make initial comments and discuss it. Mr. Lowe recommended that the Board take the time until the next meeting to get comfortable with it. Mr. Czekanski noted upon his review he feels the document covers the areas of concerns raised. Board will invite community comment on December 10th. Mr. Wysocki commented that in conjunction with reviewing the document the applicant needs to provide information about the uses other than retail. Mr. Keep requested more specificity related to the curb cuts. Mr. Lowe clarified that there will be a single entrance off of Bolton Woods Way for emergency vehicular use only. All other vehicles will be coming off of Main Street. Mr. Catt thanked the Mr. Lowe and Brian Falk for their work.

TOWN ADMINISTRATOR REPORT

Covid-19

Positivity rate is up to 2%. State has announced a mask mandate in effect as of November 20th. The Town Hall will be moving to appointment only and have adopted addition protocols to assist in contact tracing. Over the past 14 days we have added 5 cases and have moved to the green category.

MassWorks

The project is complete.

BOARD OF SELECTMEN BUSINESS

News and Announcements

Mr. Wysocki urged the public to place their recyclables in the red barn to support the Boy Scouts.

On a motion made by Keep and seconded by Wysocki the Board voted by roll call 3-0 to approve bills/payroll warrants W21-11 & W21-11A. (Wysocki-yes, Keep-yes, Czekanski-yes)

Mr. Czekanski noted that there were a few things that came out of the school committee meeting two late to include on our agenda. He proposed that the Selectmen consider meeting next week to discuss the following items:

- Review and Discuss the Memorandum of Agreement between the Nashoba Regional School Committee and the Nashoba Regional School Teachers Union (Unit A)
- Discussion of the letter signed by the Nashoba Regional High School Teachers read at the School Committee meeting on November 4th, 2020.
- Discussion and Response to November 13, 2020 letter from Nashoba Regional School Committee

Mr. Czekanski requested the Board hold a meeting on Tuesday November 24th at 7pm via Zoom to discuss these items. Mr. Keep and Mr. Wysocki both confirmed they could attend.

Minutes

On a motion made by Wysocki and seconded by Keep the Board voted by roll call 3-0 approve the minutes of November 5, 2020. (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 adjourn at 8:54 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.*