

Board of Selectmen
December 10, 2020
Via Zoom*

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

Approved via Zoom
on 1/28/21
by SW EC JIK
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Mr. Czekanski called the meeting to order at 7:00 p.m. and provided an overview of the rules of conduct in the remote meeting environment.

PROPOSED HOST COMMUNITY AGREEMENT WITH LOVECRAFT, INC., 58 MAIN STREET.

Mr. Czekanski pointed out a couple of small typos in the document that will be changed.

Atty. Falk highlighted the next steps for the process noting that the Host Community Agreement is the earliest part of the process as the entity cannot pursue a state license without an agreement in place.

Mr. Wysocki shared a number of comments on the document specific to Section 7: Scope of the facility Subsection (c); Section 8: Site Facility Operations, Subsection (c) Other Units, Tenants and Subtenants; Section 14: Term; Termination Subsection (b) and (c); and Section 15: Successors and Assignment. Mr. Wysocki posed a question as to whether the applicant could do a Community Host Agreement for less than five years. Atty. Falk explained that the benefit to the Town of a five-year term contract is to allow for renegotiation of the Community Impact fee. A term less than five years is permissible. Mr. Keep voiced a request for more specificity be added to Section 8(b) Site Access. Board opined on the proposed changes. Mr. Lowe asked Atty Falk to draft changes to the document for future review by the Board. Mr. Catt of Lovecraft, Inc was in attendance and assured the Board that his outfit is confident that a buildout beyond retail will happen at a quicker rate than anticipated after reviewing the site. The Chairman opened the meeting to public comment. The Board addressed questions and comments from Bolton Woods Way residents Tim Lawless, Pat Clark, David Bergsbaken, Greg Matte, Lou Varadi, Crystal Lawless and Daniel Crump including a new concern regarding the impact to individual wells.

Mr. Czekanski agreed with Mr. Wysocki's proposed changes to 8(c).

On a motion made by Wysocki and seconded by Keep, the Board voted by roll call unanimously to ask Town Counsel and the Town Administrator to do further refinement of the Community Host Agreement and negotiation with LoveCraft Inc. (Wysocki- yes, Keep-yes, Czekanski-yes)

LITTLE FREE LIBRARY AT 716-718 MAIN STREET

Emily Winner owner of the property and Sarah Kaschak of the Nashoba Area Social Justice Alliance appeared before the Board for permission to install a "Little Free Library" at 716-718 Main Street. It will be on the small lawn area outside the location of their future general store. It will be ADA(American Disabilities Act) compliant in its accessibility from the sidewalk. The Board was generally in support of the concept but had some concerns about the inability to quarantine the materials similar to the way the Bolton Public Library is doing. Mr. Keep opined that this project on private property falls outside the jurisdiction of the Board of Selectmen. Board viewed the proposed location and confirmed that it sits on private property.

On a motion made by Keep and seconded by Czekanski, the Board voted by roll call 3-0 that the project does not fall under their jurisdiction. (Wysocki- yes, Keep-yes, Czekanski-yes)

Mr. Wysocki noted that while he does not oppose the motion, he does believe that the Board should be involved in these projects similarly to how they review signs.

LIGHTING FOR ATHLETIC FIELDS AT MINUTEMAN HIGH SCHOOL

Superintendent Ed Bouquillon shared a PowerPoint presentation related to proposed athletic field construction. Minuteman went out to bid for athletic fields on their campus. Mr. Bouquillon requested the Board's support for the project. The Minuteman School Committee approved the base proposal. The plan with all of the alternates would require additional borrowing of \$1.9M which would add between \$7K and 8K (based on current enrollments) to the Town's Assessment.

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

SAND PILE PRACTICE

Director of Public Works Randy Heglin appeared before the Board and explained that the sand pile has been returned for residents' use. The limit is 2 5-gallon buckets. A number of residents have come in to take sand.

Mr. Wysocki asked Mr. Heglin to monitor the pile and voiced interest in returning the pile to the transfer station if there is abuse.

REVIEW VEGETATIVE MANAGEMENT PLAN

Mr. Lowe introduced the Vegetative Management Plan as it is due to be updated explaining that the current draft has been reviewed by the DPW Director and the Conservation Agent. Mr. Wysocki and Mr. Czekanski had no issues with the plan. Mr. Keep opined that the plan should be made available to the public on the website prior to any approval. Mr. Keep also had concerns about the use of Roundup reminding that the Board previously voted in 2016 not to use the product. There was disagreement as to whether or not a plan was required to be on file. Mr. Heglin noted that he added language such that the use of herbicidal treatments would be a last resort. There would be a notification process required prior to any such application.

Mr. Keep will send proposed changes to the Town Administrator for the creation of a redline document for review at a future meeting.

TOWN ADMINISTRATOR REPORT

COVID-19 Update

Bolton had 6 new cases which keeps us in the green category.

FY20 Mass Works update

Quarterly report was submitted to the state. Mr. Heglin has met our engineer and will be working to close out the project.

FY21 Mass Works Update

Our grant application was not approved. Mr. Heglin will be reaching out the state to get feedback on how we can strengthen our application for future grant opportunities.

Virtual Coffee with Town Administrator

Mr. Lowe announced the next virtual coffee to be held on December 11th at 8:30 am.

Mr. Lowe also shared data from Assistant Town Clerk which shows an increase to our website with three weeks to go we have seen an increase of 19% year over year with 199,964 unique webpage views. The Home page, Police Department, Board of Health and the Conservation Commission pages were the top viewed pages.

BOARD OF SELECTMEN BUSINESS

Public Service Announcement(s)

Mr. Wysocki asked that residents wear masks, drop bottles and cans off at the Boy Scout barn, and change the batteries in smoke detectors.

Mr. Keep recommended getting tested even if you don't have symptoms noting the free testing site on Donald Lynch Blvd. in Marlborough.

Bolton Access Television

On a motion made by Wysocki and seconded by Keep, the Board voted by roll call 3-0 to execute the lease renewal for Bolton Access Television for Houghton Building at 697 Main Street. (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 Execute Agreement Between the Town of Bolton and Bolton Access Television Corporation Designating Bolton Access TV, The Public, Education , and Government Access Provider. (Wysocki- yes, Keep-yes, Czekanski-yes)

Set Meeting Dates for 2021

On a motion made by Wysocki and seconded by Keep, the Board voted by roll call 3-0 to approve the 2021 meeting dates as follows: January 14th, January 28rd, February 11th, February 25th, March 11th, March 25th, April 15th and May 6th. (Wysocki- yes, Keep-yes, Czekanski-yes)

Tri-Town Meeting Review

Mr. Wysocki commented that there was no representation from the School Committee and no members of the District Administration. The questions submitted by the Town of Lancaster were related to the school district specifically the Memorandum of Understanding to allow for a driver for the cadet program. Mr. Wysocki noted that we to advance this as the deadline is near.

Mr. Czekanski added that we need to continue education on the topic. Mr. Czekanski is interested in seeing the Audit Committee as a topic on the next meeting.

Review and Approve 2021 Liquor Licenses

Alcoholic Beverage Licenses

- ABCC-1 Fotini's, 544 Wattaquaddock Hill Road
- ABCC-2 Nashoba Valley Winery, 100 Wattaquaddock Hill Road
- ABCC-3 Nashoba Valley Winery, 92 Wattaquaddock Hill Road
- ABCC-4 Bolton Country Cupboard, Inc., 476 Main Street
- ABCC-5 Daigneault's, 25 Forbush Mill Road
- ABCC-6 Bolton Bean, Inc., 626 Main Street
- ABCC-7 The International Inc.
- ABCC-8 Twin Springs Holdings, Inc.

On a motion made by Wysocki and seconded by Keep, the Board voted by roll call 3-0 to approve the 2021 Liquor Licenses contingent upon passing of inspections and receipt of insurance certificates.(Wysocki- yes, Keep-yes, Czekanski-yes)

Review and Approve 2021 Common Victualer Licenses

Common Victualer Licenses

- 21-1 Colonial Candies
- 21-2 Bolton Bean, Inc.
- 21-4 Subway
- 21-5 Great Brook Farms Inc.
- 21-8 Nashoba Valley Spirits
- 21-9 Fotini's
- 21-10 Giu Inc DBA Classic Pizza III
- 21-11 Dunkin Donuts
- 21-12 Bolton Spring Farms
- 21-13 Davis Farms DBA Bolton Orchards

On a motion made by Wysocki and seconded by Keep, the Board voted by roll call 3-0 to approve the 2021 Common Victualer Licenses.(Wysocki- yes, Keep-yes, Czekanski-yes)

Review and Approve 2021 Class II Licenses

On a motion made by Wysocki and seconded by Keep, the Board voted by roll call 3-0 to approve the 2021 Class II license for Beetle Bug II.(Wysocki- yes, Keep-yes, Czekanski-yes)

Bills/Payroll Warrant

On a motion made by Wysocki and seconded by Keep, the Board voted by roll call 3-0 to approve the Bills/Payroll warrants: W21-12 & W21-12A. (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 minutes for November 19th, 2020 and November 24th, 2020. (Wysocki- yes, Keep-yes, Czekanski-yes)

Meeting adjourned at 9:46 pm.

Respectfully submitted by Jenny 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.*