

Board of Selectmen
July 11, 2019

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

Mr. Wysocki called the Board of Selectmen's meeting to order at 7:00 pm.

Mr. Lowe introduced the new Board of Health and Permitting Assistant, Kristen Zina and the Board welcomed Jenny Jacobsen to her new role as Town Secretary.

STATUS OF MASTER PLAN

Eric Neyland and Erica Uriarte appeared before the Board. Also present from the Planning Board, Mark Sprague, Danielle Spicer and James Barr, associate member. Mr. Neyland read the Master Plan Steering Committee Charter. Each item listed in the charter will be assigned a task group to be staffed by eleven resident volunteers.

Mr. Czekanski had concern that taxes were not explicit in the charter. Mr. Neyland and Ms. Uriarte confirmed that taxes will be considered with each item rather than having its own task group.

Ms. Uriarte commented that list is not exhaustive. Taxes can be added if the Board feels strongly that it should be.

Ms. Uriarte addressed Mr. Czekanski's concern at the omission of a consultant in the charter. It is a two-year process. A consultant could be brought in for the second year after the information gathering was done in the first year to save money and allow for time for grant research.

Board will be cherry picking individuals who have particular skills. Ms. Uriarte plans to attend all of the meetings and expects to collaborate with town staff as needed.

Mr. Neyland invited the Board to be involved in the selection of residents for the committee.

Mr. Lowe recommended that we wait to see the response and then decide what to do from there. Mr. Lowe offered to be as involved as needed.

On a motion moved by Czekanski and seconded by Keep, Board voted to accept the Master Plan Steering Committee Charter as amended. (Czekanski- yes, Keep- yes, Wysocki-yes)

Planning Board motion to accept charter as amended passed unanimously.

UPDATE ON CENTURY MILL ESTATES ROAD ACCEPTANCE

Ms. Uriarte summarized the meeting that took place earlier in the day with Andy Bendetson and a member of the Century Mill Homeowners Association Steering Committee. Mr. Bendetson lacks the money to proceed with the work and is seeking the release of the bond to pay contractors once work has been completed and inspected by Fred Hamwey. Board of Selectmen voiced strong concerns with the risk to the town and the homeowners. Subdivision rules and regulations require that 10% of the initial bond be held back until the spring which amounts to \$70,000. Mr. Bendetson proposes an insurance policy to reduce the 10% to maximize the bond release to get the contractors paid. Board stressed the importance of a careful scrutiny of the insurance policy to ensure that damage to the road over the winter would be covered since many insurance policies exclude acts of nature.

Ms. Uriarte articulated doubt that the \$249,000 would be sufficient to cover the work noting that work performed with previously released bond monies have deteriorated and require repair.

Mr. Wysocki unveiled an alternate idea in which the town would require five of the most attractive lots with frontage on Century Mill Road be held by the town until the work was inspected and approved by Mr. Hamwey in the spring following the construction. The release of the bond would still be contingent upon the completion and inspection of the construction.

Mr. Keep noted concern that the lots identified contain ledge. The lots would need to be confirmed as buildable and could support septic systems due to the slope and the underlying geology.

Sharon Shapella from Warner Rd questioned whether Mr. Bendetson has immediate interest in the lots proposed stressing the importance of him having skin in the game. Mr. Czekanski clarified that of the unsold lots Mr. Wysocki is proposing to take the ones that are the most appealing.

Jon Balewicz, a member of the HOA voiced concern that the new approach would derail their efforts to reach an agreement with Mr. Bendetson. Planning Board will discuss the terms of the proposed bond release at their July 18, 2019 meeting. Mr. Lowe will make sure that Town Counsel is as available as they can be for the review of the insurance policy.

WENDLER FAMILY LAND DONATION

Rebecca Longvall, Conservation Agent, summarized for the Board the proposed land donation from the Wendler. The conservation restriction will not be held in Bolton. The gift is at the request that the deed would be held by Conservation and the land would have public access.

On a motion made by Czekanski and seconded by Keep, Board voted to accept the land being donated by the Wendler family of Berlin. (Czekanski- yes, Keep-yes, Wysocki-yes)

TOWN ADMINSTRATOR REPORT

Update on Minuteman

Mr. Lowe informed the Board of the next committee meeting scheduled for next Monday and reported that the project remains on schedule.

Update on Portico

Mr. Lowe reported that the deadline has been moved once again to August 17th and informed the Board that he is exploring the purchase of a power washer, rental of a bucket truck and town labor overtime as an alternative to the high change order quote to finish the front of the building.

EMT Cadet Program Extension

Mr. Lowe shared the verbal agreement that the EMT cadet program has been extended until May/June of 2022 and his expectation that continued renewals will follow. Mr. Lowe expects to receive a letter of confirmation.

Tri-town meeting

Lancaster is looking forward to hosting in the fall of 2019.

BOARD OF SELECTMEN BUSINESS

Public Service Announcement(s)

Mr. Lowe reminded residents of the Friends of the Bolton Seniors program which accepts donations for fuel assistance for those in need.

Mr. Wysocki reminded the public of the requisite fees associated with the disposal of items at the transfer station and encouraged respectful conduct toward the DPW staff. Complaints regarding the rules and regulations should be brought directly to the Board of Selectmen.

The Board passed over discussion of the Bolton Fire Department SCBA compressor donation.

On a motion made by Czekanski and seconded by Keep, Board voted to appoint Brian Berube to the Conservation Committee. (Czekanski- yes, Keep-yes, Wysocki-yes)

On a motion made by Czekanski and seconded by Keep, Board voted to execute the lease agreement between the Town of Bolton and the Bolton Conservation Trust for a room at the Houghton Building (Czekanski- yes, Keep-yes, Wysocki-yes)

On a motion made by Czekanski and seconded by Keep, Board voted to approve an extra \$100 longevity pay to employees who have accumulated more than 20 years of service. (Czekanski- yes, Keep-yes, Wysocki-yes)

On a motion made by Czekanski and seconded by Keep, Board voted to approve the bills and payroll warrants, W-19-27 and W-19-27A and W-20-01 and W-20-01A. (Czekanski- yes, Keep-yes, Wysocki-yes)

On a motion made by Czekanski and seconded by Keep, Board voted to accept the minutes of the regular session for April 24th and April 25th, 2019 and the executive session for April 25th 2019. Czekanski- yes, Keep-yes, Wysocki-yes)

On a motion made by Czekanski and seconded by Keep, the Board of Selectmen voted 3-0 by roll call (Czekanski - yes , Keep – yes, Wysocki – yes), to enter into executive session at 8:03 p.m. pursuant to M.G.L. c. 30A, §21(a), to discuss strategy with respect to collective bargaining with the fire union as the chair finds that an open meeting may have a detrimental effect on the Board's bargaining position. The Board will not reconvene in open session.

Respectfully submitted by Jenny Jacobsen.