

Select Board
September 29th, 2022

Stanley Wysocki, Chair
Robert Czekanski
Emily Winner

Via Zoom Remote Conferencing*

Don Lowe, Town Administrator
Jenny Jacobsen, Town Secretary

Mr. Wysocki called the meeting to order at 7:00 pm. The meeting was recorded.

SIGN REQUEST

John Peterson appeared before the Board to request approval for a replacement sign at Integrated Animal Health located at 556 Main Street. The sign was reduced from its original submission to meet dimensional requirements. Board had no issues.

On a motion made by Czekanski and seconded by Winner the Board voted by roll call unanimously to approve the sign as requested. (Czekanski-yes, Winner-yes, Wysocki-yes)

DPW UPDATE

Randy Heglin appeared before the Board to seek input on projects.

Old Fire Station, 9 Wattaquadock Hill Road-The building assessment identified significant termite damage to the structure making it unsafe for occupancy. Tighe and Bond recommended that no items of value be kept in the building. Deconstruction of the building down to the timber frame to remove the boring insects. A second option would be to build a new building utilizing elements of the original building to create the look of an older building. Mr. Heglin reported the estimate of \$850K-\$1.5M. Mr. Wysocki opined that he does not see the Town spending any money at this time to replace the building. Building Inspector Michael Sauvageau recommended a structural engineer do an evaluation which is what prompted the contracting with Tighe and Bond. Mr. Czekanski asked if the building is eligible to be condemned. Mr. Lowe said that the building is not safe to be occupied and that the building inspector could condemn it at this point. The Board discussed and showed no appetite for considering either of the replacement options brought forth by Mr. Heglin. Mr. Czekanski raised the point of delaying to allow the Historical Commission time to raise grant money to do something with the building. Ms. Winner felt that there was not enough time before the winter season. Mr. Wysocki agreed. The historical commission was not present. Ms. Winner voiced interest in supporting a plaque site. Mr. Czekanski and Mr. Wysocki agreed. Ms. Winner pointed out that the 100 year damage of the termite colony was not repairable.

On a motion made by Czekanski and seconded by Winner the Board voted by roll call unanimously to authorize the Director of the DPW and the Town Administrator to pursue information regarding demolition and salvage opportunities for the fire station at 9 Wattaquadock Hill Road. (Czekanski-yes, Winner-yes, Wysocki-yes)

Irrigation Well at Town Common

Mr. Heglin at the request of the Parks and Recreation Commission has been investigating the feasibility of a irrigation system at the Common. There is a stone dug well on site that would not have the yield to support the system. Locating a new well next to the well seemed to make the most sense. Mr. Heglin learned that the property is under a use limitation from the previous activity on the property. Mr. Heglin shared a plan of the site, commenting that you would not want to put a well in the area of the shed which would be the otherwise obvious location for a well with its proximity to electricity. Mr. Heglin opined that the upland area behind the ice rink is his recommended location. It would be more expensive since you need to run 220-power out to the well. The irrigation system could be 40K in addition to the well

costs. Ms. Winner recommended getting input from Conservation and inquired if a non-potable well is held to the same limitations. Though that would be Board of Health's decision, Mr. Heglin provided his personal opinion that he would not be comfortable with that solution though the LSP was comfortable that the contamination was fully remediated.

Mr. Wysocki added that there is a 12-acre parcel to the right of the common that is in tax title that could be considered as an alternative location for a well if needed. Mr. Wysocki opined that the Board does not need to rush to make a decision. Mr. Wysocki agreed that we need more time to think about the situation before making a decision. Ms. Winner reiterated her desire for input from Conservation Commission. Mr. Lowe included Board of Health in the groups that should weigh in.

CONSERVATION COMMISSION

Conservation Agent Rebecca Longvall appeared before the Board with Conservation Commission Chair Brian Berube and vice Chair Jim Geraghty to update the Board on projects that the commission has been working on. On a daily basis the commission deals with permits and public hearing processes. Mallard Land and 580 Main Street are the biggest projects before the commission at the moment. The commission is also working on trail property review and maintenance to formalize and map the trails on the Taggart property, Powder House, the Oaks, and the horse ring trails. There is ongoing maintenance such as invasive species removals and future work to do on earthen dam regrading. The commission is also working on outreach to the two ponds' property owners regarding docks. Other projects in process include the second year of the vulnerability resilience program including draft bylaw changes and the update to the Open Space plan for the Town to start in January. The Commission hosts monthly events for the community including story walk, learn to fish event and earth day walk. The Commission also works to support Eagle Scout projects and seeks out grant opportunities.

Mr. Berube added that the update to the OSRP is key to our eligibility for grant funding. He pointed out the significant grants that Ms. Longvall has brought in to the Town and highlighted that the bulk of the work falls to Ms. Longvall and asked the Board to bear this in mind when considering future budgetary requests particularly with the threat of climate change. The Town has 55 miles of road in town and 45 miles of trails. Mr. Lowe echoed Mr. Berube's sentiments on Ms. Longvall's work and the level of volunteerism in the Town.

SCOUTS' RECYCLE CENTER DISCUSSION

At the request of the Select Board, Steve Kimball and Dan Gaudette, representing the Scouts, appeared before the Board to discuss the recycle center at the transfer station. Mr. Gaudette opined that the problem is mainly visibility and recommended signage by the recycling bins to prevent returnable cans from going into the stream. Mr. Kimball added that columns in the newspaper might help to bring awareness. Mr. Wysocki commented that having scouts at the station to direct residents to the shed. Mr. Kimball was concerned that having the boys at the station might not be the best course of action. Mr. Lowe would speak to the DPW director about the possibility of getting an extra bin up by the recycling bins. Mr. Czekanski and Ms. Winner had no additional comments. The Board invited the Scouts to return at the beginning of the year to discuss progress.

MUSTER LEAGUE EVENT

Jeff Weinfurt appeared before the Board to represent the Bolton Firefighters Association to discuss their request to hold the muster league event on Main Street. Mr. Weinfurt furnished the Board with information on the event including descriptions of the individual events. Mr. Weinfurt noted that they have reached out to the local businesses which will not be open the day of the event. Mr. Wysocki asked for more information about why the high school and 580 Main Street were ruled out noting his preference to hold the event without the need to close Main Street. Mr. Wysocki asked for specific locations of where

the event took place in other towns. Mr. Weinfurt responded that Harvard and Sterling hosted the event and detoured traffic from the center of those towns. As for 580 Main St., the grass growing through the cracks of the pavement creates an unsafe environment for participants. Parking and layout were cited as drawbacks to the high school. Mr. Wysocki commented that he was not inclined to close the street for 6 hours on a Saturday in the summer and noted truck traffic was another key concern. Mr. Weinfurt suggested signage on 495 and key intersections in advance of the event would alleviate this concern. Mr. Czekanski categorized the activity as a sporting event. Mr. Weinfurt explained that it was a recruitment activity for the fire department. The Board asked the fire association to return to the Board when they have one or two other suggestions. Mr. Weinfurt thanked the Board and voiced his interest in working collaboratively with the Select Board.

TOWN ADMINISTRATOR REPORT

Derby Field Update-Mr. Lowe cleaned up a misstatement from the previous meeting. Grants will be pursued to deal with the costs of the plan but they have impact on the timeline and the stated projected date of September 2024 was not realistic.

Affordable Housing Inventory-229 units at 580 Main Street were approved as part of the Town's inventory. Our inventory as of right now is at 17.24% which is way beyond the 10% threshold.

Grant Update- The police department received a grant in the amount of \$18,705.60 to support the municipal road safety program. The dollar amount was close to the maximum award for a community our size. The grant will assist our ability to control winter impaired driving, driving while distracted, and summer impaired driving.

Fire Commendation-Mr. Announced that members of the department will be honored for acts of honor and bravery at Firefighter of the Year ceremony at Mechanics Hall in Worcester in November. The event involved a car accident on Route 495. Fire Chief/Paramedic Jeffrey Legendre, Captain/EMT Peter Casello, Firefighter/Paramedic Jeremy O'Connell, Firefighter/Paramedic Shane Cook, Firefighter/Paramedic Jason Roche, and Firefighter/Paramedic Greg Childs. The Board congratulated the department. Fire Chief Legendre is very proud of the department.

SELECT BOARD BUSINESS

Public Service Announcements-Mr. Wysocki reminded the public to bring returnable bottles and cans to the red barn at the transfer station to support the Scouts.

Future Agenda Items-There were none.

Bolton Baba LLC DBA Baba and the Legacy Kitchen-

Board considered the liquor license for Baba and the Legacy Kitchen at 544 Wattaquaddock Hill Road. General manager Sara Bloomfield was in attendance and explained that they are nearing the end of the permitting process. They have cleaned the restaurant from ceiling to floor. They are happy to be in Bolton. The Board had no questions.

On a motion made by Czekanski and seconded by Winner the Board voted by roll call unanimously to approve the liquor license for Bolton Baba LLC DBA Baba & the Legacy Kitchen for 2022. (Czekanski-yes, Winner-yes, Wysocki-yes)

School Budget Discussion-Mr. Wysocki asked that the agenda item be added to get ahead of the school budget process. He recommended inviting the school committee representatives to a future meeting to open a conversation. The increase to the Nashoba Regional School District Budget exceeded our total capacity for revenue increase that the town could do. It is not sustainable and we need to dig into the school budget similar to the way the Town reviews our own budget. 82% of the budget is salaries and of that 11% is administrative and clerical. Mr. Wysocki suggested that the Board be more proactive this year and that we ask the school committee to push harder and ask where the dollars are being spent. Mr. Czekanski reminded the Board that due to a ten-year period that the state oversaw the regional school

budget, the district lost historical knowledge on how to analyze a budget. Mr. Czekanski and Ms. Winner both agreed that deeper scrubbing is needed. Mr. Wysocki commented that we have an excellent group of individuals representing the Town on the School Committee. Ms. Winner and Mr. Czekanski agreed that it does not need to be a contentious conversation. Mr. Lowe agreed to draft an email invitation to Bolton's school committee representatives. Mr. Lowe reminded the Board that last year the 4% increase resulted in 100% of our new growth. It is not sustainable. It could also impact our bond rating which will cost us more money to borrow money which would further impact our budget. Mr. Lowe asked the Board to send questions that they would like addressed to be forwarded to the representatives in advance of the meeting. Electricity Pricing -Mr. Lowe requested authorization to lock the Town into electricity pricing as the pricing is volatile and there are many pressures on the market including the war in Ukraine, the explosions on the pipelines and weather considerations like the possibility of a polar vortex. When it comes to pricing it is only good for a day so having the ability to react quickly is important.

On a motion made by Czekanski and seconded by Winner the Board voted by roll call unanimously to authorize the Town Administrator to lock in electricity pricing for the period beginning January 2024. (Czekanski-yes, Winner-yes, Wysocki-yes)

Bills Payroll Warrants

On a motion made by Czekanski and seconded by Winner the Board voted by roll call unanimously to approve bills/payroll warrants W23-0A, W23-6 & W23-6A. (Czekanski-yes, Winner-yes, Wysocki-yes)

Minutes

On a motion made by Czekanski and seconded by Winner the Board voted by roll call unanimously to approve the minutes of September 15th, 2022 regular session. (Czekanski-yes, Winner-yes, Wysocki-yes)

Executive Session

On a motion made by Czekanski and seconded by Winner the Board voted at 9:09 pm pursuant to MGL c. 30A, §21(a)3 to discuss strategy with respect to collective bargaining with The Teamster's Union, Local 170 if an open meeting may have a detrimental effect on the bargaining or litigating position of the Select Board and the chair so declares and to approve executive session minutes. (Czekanski-yes, Winner-yes, Wysocki-yes)

The Board will be returning to regular session for the purpose of adjournment.

The Board returned from executive session at 9:22 pm.

On a motion made by Czekanski and seconded by Winner the Board voted unanimously by roll call to adjourn. (Czekanski-yes, Winner-yes, Wysocki-yes)

Respectfully submitted by J. Jacobsen.