

Board of Selectmen
June 20, 2019

Stanley Wysocki
Robert Czekanski
Jonathan Keep
Don Lowe, Town Administrator
Linda L. Day, Town Secretary

Mr. Wysocki called the meeting to order at 7:00 p.m.

PUBLIC HEARING – PETITION OF BOLTON EQUINE CENTER LLC

The Board of Selectmen held a public hearing on the petition of Bolton Equine Center LLC for an Agricultural/Business Use Special Permit pursuant to Section 250-21E of the Code of the Town of Bolton for large animal veterinary services at 96 Hudson Road. The Agricultural/Business Use will include the breeding, raising and training of horses, and the construction of a new barn with attached office. The property is located in Bolton's Residential Zoning District identified on Assessor's Map 3.D as Parcel 15.

On a motion made by Wysocki and seconded by Czekanski, the Board of Selectmen voted to open the hearing at 7:00 p.m. (Wysocki – yes, Czekanski – yes, Keep – yes)

Mr. Wysocki, Chairman of the Board of Selectmen announced that he is an abutter to an abutter and recused himself from the discussion.

Ms. Amy Clark and her husband Brett Gaby have purchased the former Camp Virginia on Hudson Road. Ms. Clark stated that their practice is currently on Sampson Road. They have gone from two veterinarians to five veterinarians and have outgrown their space. The veterinary practice is 90% ambulatory, traveling to farms in Massachusetts, New Jersey, Connecticut and Florida during the winter. The remaining 10% is rehabilitation of horses coming to their property. The practice does stay up and running while they travel. There will be an indoor riding arena for rehabilitation and outdoor trails for riding the horses with no intentions of selling any of the property. There shouldn't be any smell from the manure unless you are standing within 20 feet from the dumpster and manure will be picked up daily.

Ms. Clark provided a review of the plans for building a new barn with office space and a driveway that loops around for horse trailers and trucks. In the short term they will live in the house on the property and will eventually build a larger house for their family. There are a couple of bath houses to be demolished and they hope to refinish and repurpose the remaining buildings. In terms of tree cutting, Ms. Clark stated that some trees along the edge of the driveway are being removed. They did consider putting an access road on Long Hill Road but because of the expense don't see that happening. Abutters attending the hearing were very supportive.

On a motion made by Keep and seconded by Czekanski, the Board of Selectmen voted to close the hearing at 7:18 p.m. (Czekanski – yes, Keep – yes)

On a motion made by Keep and seconded by Czekanski, the Board of Selectmen voted to approve the Agricultural/Business Use Special Permit for the Bolton Equine Center LLC. (Czekanski – yes, Keep – yes)

REQUEST FOR REPLACEMENT OF SIGN, 476 MAIN STREET

Ms. Heather Dudko requested permission to remove the existing "Pet Source" sign and replace it with "Loyal Companion" sign at 476 Main Street. The sign is 17 square feet with existing external illumination. On a motion made by Czekanski and seconded by Keep, the Board of Selectmen voted to approve the replacement of the sign as requested. (Wysocki – yes, Czekanski – yes, Keep – yes)

REQUEST TO INSTALL LIGHTS ON THE MEMORIAL FIELD

Mr. Michael Gorr and Ms. Heather Takle, from Bolton Youth Baseball presented proposed plans to install four highly efficient lights on the U12 baseball diamond at Memorial field so that games can be played on evenings as well as improving player safety. The project is called "Friday Night Lights" and is estimated to cost \$100,000 plus some volunteer efforts. The light poles will be 50 feet from ground level and be located in such a way to be sure they are focused on the field and not facing the houses across the field. The lights will be turned on and off by the coaches and not on a timer. The goal is for games to be over by 10:00 p.m. The project was presented to the Parks and Recreation Commission last week and Bolton Youth Baseball was requesting approval from the Board of Selectmen for the project and acceptance of the gift. Abutters invited to attend the Parks and Recreation Commission meeting for the presentation were also invited to the Board of Selectmen's meeting these evening. On a motion made by Czekanski and seconded by Keep, the Board of Selectmen voted to approve the proposed lighting on Memorial Field. (Wysocki – yes, Czekanski – yes, Keep – yes)

BOLTON ACCESS TELEVISION

Ms. Nicki McGachey and Mr. Kenneth Troup were present for this meeting.

Ms. McGachey stated that the new server has allowed them to store all recorded meetings on the cloud and have two local servers to back-up the Government meetings. Government meetings going forward can be found on Video on Demand (VOD) for 2019 and on YouTube for pre 2019. On a motion made by Czekanski and seconded by Keep, the Board of Selectmen voted to eliminate using DVDs for archiving. (Wysocki – yes, Czekanski – yes, Keep – yes)

Release of funds for the Bolton Access TV operations: On a motion made by Czekanski and seconded by Keep, the Board of Selectmen voted to release the Comcast funds in the amount of \$27,084.04 for the Bolton Access TV operations. (Wysocki – yes, Czekanski – yes, Keep – yes)

Mr. Troup stated that they will not be asking for the release of the annual \$12,000 received. Anyone with Channel 8 and Channel 99 can watch the Board of Selectmen, Advisory Committee and School Committee on line.

HISTORICAL COMMISSION

Ms. Martha Remington, Chairman of the Historical Commission stated that the original plan to mount the Wilder Culvert plaque on a boulder along Wilder Road is no longer an option and requested approval from the Board of Selectmen to install the plaque on a 14' X 9" granite pedestal west of pole 28 on Wilder Road. The plaque will be situated so that it is visible from your vehicle. On a motion made by Czekanski and seconded by Keep, the Board of Selectmen voted to approve the request. (Wysocki – yes, Czekanski – yes, Keep – yes)

PERSONS PARK

Ms. Martha Remington met with the Board of Selectmen to the lack of restrooms at Persons Park. Ms. Remington stated that the Board of Selectmen charged the Friends of Persons Park with finding a use for the cottage but there aren't any public restrooms for anyone using the property. Ms. Remington spoke with Building Inspector Michael Sauvageau and they discussed having one unisex handicap porta potty and using the existing ¾ bath room in the cottage as a second restroom which means the door would need to be widened and a door ramp installed.

The Board of Selectmen couldn't justify opening the building for restrooms. The Board of Selectmen is supportive of a porta potty at Person's Park but will leave it up to the Parks and Recreation to investigate and determine if there is a demand for the porta-potty. Mr. Lowe stated that although Parks and Recreation Commission may not have budgeted for a porta-potty at Persons Park he didn't see why they couldn't get a transfer from the Advisory Committee for the expense.

On a motion made by Czekanski and seconded by Keep, the Board of Selectmen voted to ask the Parks and Recreation Commission to investigate installing porta-potties at Persons Park. (Wysocki – yes, Czekanski – yes, Keep – yes)

TOWN ADMINISTRATOR REPORT

Update on Minuteman: Everything is going well and the project is running under budget. Temporary certification of occupancy is anticipated on July 25, 2019; Administrative Staff will be moving into the building on August 5, 2019 with staff orientation scheduled for August 29, 2019. The first day of school is September 5, 2019. The ribbon cutting ceremony is scheduled for October 4, 2019.

Update on the Portico Project: The project is now anticipated to be completed in July, 2019 versus June, 2019. The project is currently \$11,000 under budget and the hope is to be able to use the remaining funds to do the proper grading and water run-off because of the impact of the heavy equipment. Mr. Czekanski suggested that the flag pole be relocated.

Debt Update: Mr. Lowe along with Ms. Noel, Treasurer and Ms. Rogers, Town Accountant met with the Town's Financial Advisory this afternoon to review the October debt. The signing of the debt documentation will be scheduled for the Board of Selectmen's August 22 meeting. The savings on the October debt is approximately \$161,000. The Financial Advisor noted that when he meets with SNP their focus is on pension liability and OPEB. Mr. Lowe commended Ms. Noel and Ms. Rogers for their efforts.

Tri-Town Meeting: The Town of Bolton will host a Tri-Town Meeting in September and Mr. Lowe will take the responsibility of scheduling the meeting. Attendees will include the Board of Selectmen and Advisory (Finance) Committee from Bolton, Lancaster and Stow and the Nashoba Regional School Committee.

The first agenda item should be to discuss the Tri-Town Meeting as an on-going meeting, do they see the value and what the frequency should be.

BOARD OF SELECTMEN BUSINESS

Public Service Announcement: Mr. Lowe reported that the closure of the Town Beach was done in error due to a misreading of the water test results. The water test results showed a significantly lower than required level for the presence of E. coli and therefore no problem existed. The Town Beach is open.

Annual Appointments: On a motion made by Czekanski and seconded by Keep, the Board of Selectmen voted to appoint the following. (Wysocki – yes, Czekanski – yes, Keep – yes) Affordable Housing Partnership, Jacob Steinmann, Agricultural Commission, Conor Nagle; Ambulance Director, Margy Diaz; Animal Control Officer, Susan Latham; Assistant Animal Control Officer, Phyllis Tower; Board of Appeals, Andy Kischitz; Building Official, Michael Sauvageau; Capital Planning Committee, Scott Penneton; Conservation Commission, Kip McNamara; Council on Aging, Carol O'Laughlin and Emma Herbison; Emergency Management Co-Directors, Warren Nelson and Jeffrey Legendre; Historical Commission, Robert Busch and Jeannemarie Padovano; Wiring Inspector, James Boodry; Assistant Wiring Inspector, Peter Casello; Insurance Advisory Committee, Barbara Brown; Ninotchka Rogers and Kristen Noel; Mart Advisory Board, Kenneth F. Troup; MAGIC Representative, Donald Lowe; Minuteman Representative David O'Connor; Public Ways Safety Committee, Michael Keller; Board of Registrars, Carol O'Laughlin and Pamela Powell; Tree Warden, Mark Caisse; and Veterans Agent James Cabral.

Adoption of Solid Waste Regulations: On a motion made by Czekanski and seconded by Keep, the Board of Selectmen voted to adopt the Solid Waste Regulations. (Wysocki – yes, Czekanski – yes, Keep – yes)

As a reminder, Mr. Lowe will review the transfer station hours as one of his FY20 goals.

Review of draft letter to MassDOT Highway Division - Heavy Commercial Vehicle

Exclusion on Wattaquadock Hill Road: On a motion made by Czekanski and seconded by Keep, the Board of Selectmen voted to approve the letter to the MassDOT. (Wysocki – yes, Czekanski – yes, Keep – yes)

Officers Warrant for Unlicensed Dogs in Bolton: On a motion made by Czekanski and seconded by Keep, the Board of Selectmen voted to execute the above mentioned warrant. (Wysocki – yes, Czekanski – yes, Keep – yes)

Lease between the Town of Bolton and Conservation Trust: deferred to next meeting.

Bills/Payroll Warrant: On a motion made by Wysocki and seconded by Czekanski, the Board of Selectmen voted to approve the bills/payroll warrants W19-26 and W19-26A. (Wysocki – yes, Czekanski – yes, Keep – yes)

Minutes: On a motion made by Czekanski and seconded by Keep, the Board of Selectmen voted to approve the minutes of January 24 and March 21, 2019. (Wysocki – yes, Czekanski – yes, Keep – yes)

EXECUTIVE SESSION

On a motion made by Czekanski and seconded Wysocki, the Board of Selectmen voted 3-0 by roll call (Wysocki – yes, Czekanski – yes, Keep - yes) to enter into executive session at 8:10 p.m. pursuant to MGL c. 30A, §21(a)3 to discuss strategy with respect to collective bargaining for 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 to open session.

Respectfully submitted by Linda L. Day