

Select Board  
February 17, 2022

Robert Czekanski, Chair  
Stanley Wysocki  
Jonathan Keep

Via Zoom Remote Conferencing\*

Don Lowe, Town Administrator  
Jenny Jacobsen, Town Secretary

Mr. Czekanski called the Select Board meeting to order at 7:00 pm. The meeting was recorded.

#### BOLTON ACCESS TELEVISION

Nicky McGachey of Bolton Access Television appeared before the Board to request the release of funds in the amount of \$25,860.08 for operating expenses. Ms. McGachey announced a couple of new programs including a program by the owner of the Phineas Wright House and one by local realtor Amy Balewicz.

**On a motion made by Wysocki and seconded by Keep the Board voted by roll call unanimously to approve the release of funds in the amount of \$25,860.08 for operating expenses. (Wysocki-yes, Keep-yes, Czekanski-yes)**

#### 711-713 MAIN STREET

Tim Hess, the principal architect with Studio InSitu Architects, Inc. and Craig Bovaird, the new owner of 711-713 Main Street appeared before the Board to present preliminary plans for proposed development to the property.

After a brief introduction by Mr. Covaird, Mr. Hess shared his screen with two links:

<https://www.studioinsitu.com/single-post/boltoncenteratwattaquaddockandmain>

<https://www.studioinsitu.com/single-post/211-213-main-and-bolton-town-common-concept-design-1-19-22>

Mr. Hess and Mr. Bovaird have introduced themselves to the Economic Development Commission, Historical Commission, Conservation Commission and had a pre application staff review with Conservation Agent Rebecca Longvall, Town Planner Valerie Oorthuys, Don Lowe and Jenny Jacobsen. to introduce the project. The existing mixed use is preexisting non-conforming containing a lifestyle retail store, professional office space and single residential unit in a residential zone. The builder is Bolton resident Tim Murphy of Colonial Barns. The preliminary sense is that the existing barn cannot be practically salvaged. They are shopping for an antique barn to erect on the property and incorporate existing details from the current barn including the wagon-wheel window. Mr. Bovaird's daughter owns a high-end interior design firm which they anticipate will occupy the "blue building" (Mr. Hess indicated the building is located on the eastern portion of the property). The work will be done in phases. The first phase would be the renovation of the "blue building" and addition of a wrap-around porch on the currently occupied building. The plans also include a covered walkway to potentially be situated on Town Property and would require an easement. They would seek approval at Town meeting in Spring of 2023.

Board had a very favorable reaction to the preliminary proposal.

Mr. Bovaird added that the courtyard would be a gathering area that the public could use.

Mr. Lowe reiterated that for the concept to go forward it would require an easement and would require a Town Meeting vote.

Mr. Hess would be open to any other mechanism such as a license which could allow for this type of development on Town property. Mr. Lowe was unfamiliar with a license mechanism but stated a willingness to research.

#### “NO PARKING” SIGNS AT TOWN COMMON

Ed Sterling, Chair of the Parks and Recreation Commission and Parks and Recreation Coordinator Lisa Shepple appeared before the board with a request to place “No Parking” signs on the driveway to the Common. Mr. Czekanski suggested that the location of the signs be left up to the Department of Public Works Director Randy Heglin. There was a brief discussion of adding the other side of the road, but Mr. Sterling opined that there is not currently a problem with the opposite side of the road.

**On a motion made by Wysocki and seconded by Keep the Board voted by roll call unanimously to approve the placement of two no parking signs at the Town Common driveway at the entrance (east side) near the store as requested. (Wysocki-yes, Keep-yes, Czekanski-yes)**

#### TOWN ADMINISTRATOR REPORT

Covid-19 Update-Mr. Lowe shared the numbers of new cases of Covid-19 was 18 and 12 for the previous two-week period. 73.3% of the eligible population is vaccinated and boosted. The governor extended aspects of the public state of emergency through July 15, 2022 including the ability to conduct Zoom meetings.

Update on Solar Project- Mr. Lowe announced that we are awaiting National Grid to complete a connectivity agreement for the solar project proposed for the leach field behind the Florence Sawyer School. The Town Warrant includes an article for a 25-year lease which is a requirement for the project to go forward.

Mary Ciummo asked if the solar field was the best location for a solar field and whether it will prohibit other uses of the land. Mr. Lowe replied affirmatively to both parts of Ms. Ciummo’s question.

Public Ways Safety Committee (PWSC) Update- Mr. Lowe had his annual meeting with the PWSC. One discussion related to the best way to handle sign requests from private citizens.

#### Grant Update

Mr. Lowe announced that the Town received a grant to conduct an inventory of the culverts in Town in the amount of \$60K. The money will be used to hire a consultant as well as a college intern will be hired to conduct field work. There is also a mapping component to the award.

#### SELECT BOARD BUSINESS

Public Service Announcements-No public service announcements.

#### Demolition of Cottage at Persons Park-

The application has not been submitted yet by the Parks and Recreation Commission. The Historical Commission asked that a Site Preparation Plan (SPP) be created. Mr. Sterling, Chair of the Parks and Recreation Commission reported that the Historical Commission seeks to have a plan in place prior to supporting the demolition application. Mr. Sterling shared his hope for the demolition of the cottage to be replaced with a parks space for the community. He hopes for a structure like a pavilion down the road and a plaque to honor the family. Mr. Sterling expects a staged approach. Bob Busch, co-chair of the Historical Commission would prefer a plan be finalized prior to the demolition.

Mr. Sterling commented that the demolition would be a controlled burn. Mr. Keep added that removal of the septic system would be ideal. Mr. Sterling agreed and has been in touch with the Board of Health to discuss this topic at a future Board of Health meeting.

Approved on 3/10/22 via Zoom

Mr. Wysocki opined that we should go forward with the demolition, work with the fire department for the controlled burn as a training exercise, and work with the DPW director on the removal of any asbestos on the property.

Mr. Lowe added that though the Historical Commission voiced interest in preserving the chimney, it is unclear how that could practically be done. Mr. Busch corrected that the desire was only to keep the chimney if it could be accommodated in a new design.

Mr. Czekanski noted that if the permit is not signed between now and March 1<sup>st</sup>, he would add the agenda topic to the agenda for the next Select Board meeting. Mr. Busch and Mr. Sterling were in agreement that they were at a place where the permit could now be moved forward and would report progress back to the Board. The cost of the asbestos removal could come from either the Town Administrator or the Parks and Recreation Commission purchase of services.

#### Call the Caucus and Execute Notice

**On a motion made by Wysocki and seconded by Keep the Board voted by roll call unanimously to call the caucus on Monday March 7, 2022 at the Bolton Public Library meeting room. (Wysocki-yes, Keep-yes, Czekanski-yes)**

#### Initial Review of Warrant for ATM 5-2-22

The Board reviewed the preliminary draft warrant. Mr. Lowe noted that article 4 Building Capital fund may come off the warrant as it is not the right vehicle to accomplish the goals of the DPW director to be responsive to the items that have been identified through the building inventory that was conducted last year. Mr. Lowe is considering building the scheduled work into the DPW budget as it has been identified.

Mr. Czekanski asked if the Advisory reserve funds could be increased to accommodate the work. Mr. Lowe explained that because it is identified, it cannot be considered unanticipated but noted that we do currently have a mechanism to address emergency repairs.

On Article 11, Mr. Keep noted that he is interested in it being a shed rather than a metal storage or shipping container for the cemetery.

On Article 12, the Board opined that a lease option would prevent the large format scanner/printer from becoming obsolete.

Capital requests are down due to the Town's ability to utilize ARPA funds and there are no zoning article due to the Planning Board's focus on the Master Plan.

#### American Rescue Plan Act (ARPA) Expenditures

Mr. Lowe requested approval for an ARPA expenditure for the purchase of test kits for employees.

**On a motion made by Wysocki and seconded by Keep the Board voted by roll call unanimously to approve the ARPA expenditure in the amount of \$8,816 as requested. (Wysocki-yes, Keep-yes, Czekanski-yes)**

#### Appointments

**On a motion made by Wysocki and seconded by Keep the Board voted by roll call unanimously to appoint James Barr to the Planning Board. (Wysocki-yes, Keep-yes, Czekanski-yes)**

**On a motion made by Wysocki and seconded by Keep the Board voted by roll call unanimously to appoint Paal Brandvold to the Conservation Commission. (Wysocki-yes, Keep-yes, Czekanski-yes)**

#### Review and Approve the Select Board Annual Report for 2021

The Board reviewed the Annual Report. Two sentences were removed from the penultimate paragraph.

**On a motion made by Wysocki and seconded by Keep the Board voted by roll call unanimously to approve the Annual Report for 2021 as written by Bob Czekanski with the recognized changes. (Wysocki-yes, Keep-yes, Czekanski-yes)**

#### Minutes

Approved on 3/10/22 via Zoom

**On a motion made by Wysocki and seconded by Keep the Board voted by roll call unanimously to approve minutes of December 16, 2021, January 13, 2022 & January 27, 2022. (Wysocki-yes, Keep-yes, Czekanski-yes)**

Bills/Payroll warrants:

**On a motion made by Wysocki and seconded by Keep the Board voted by roll call unanimously to approve Bills/Payroll warrants W22-16 & W22-16A. (Wysocki-yes, Keep-yes, Czekanski-yes)**

Executive Session

**On a motion made by Wysocki and seconded by Keep the Board voted by roll call unanimously to enter executive session pursuant to MGL c. 30A, Section 21 (a) for purpose 3 to conduct strategy with respect to collective bargaining with the Teamster's Local 170 fire union and police union Local 286 IUPA AFL CIO as the Chair finds that an open meeting may have a detrimental effect on the Board's bargaining position, and to approve executive session minutes. (Wysocki-yes, Keep-yes, Czekanski-yes)**

The Chair announced that the Board will return to regular session for the possible execution of a Memorandum of Understanding.

The Board returned from executive session at 8:40 pm.

**On a motion made by Wysocki and seconded by Keep the Board voted by roll call unanimously to execute the Memorandum of Understanding with the police union Local 286 IUPA AFL CIO. (Wysocki-yes, Keep-yes, Czekanski-yes)**

**On a motion made by Wysocki and seconded by Keep the Board voted by roll call unanimously to adjourn at 8:41pm. (Wysocki-yes, Keep-yes, Czekanski-yes)**

Respectfully submitted by J. Jacobsen.