

Select Board
May 26th, 2022

Via Zoom Remote Conferencing*

Stanley Wysocki, Chair
Robert Czekanski
Emily Winner

Don Lowe, Town Administrator
Jenny Jacobsen, Administrative Assistant

Mr. Wysocki called the meeting to order at 7:00 pm. Ms. Jacobsen announced that the meeting is being recorded.

On a motion made by Wysocki and seconded by Winner the Board voted by roll call unanimously to enter executive session pursuant to M.G.L. c. 30A, Sec. 21(a), Purpose 3, to discuss strategy with respect to litigation, Rove Pest Control, if an open meeting may have a detrimental effect on the litigating position of the Board and the chair so declares. (Czekanski-yes, Winner-yes, Wysocki-yes)

The Board returned from executive session at 7:01pm.

APPOINTMENTS

Conservation Agent Rebecca Longvall was in attendance to recommend on behalf of the Conservation Commission the appointment of James Geraghty to the Conservation Commission. The Board thanked Mr. Geraghty, who was also in attendance, for his willingness to participate in town government. The position was advertised.

On a motion made by Wysocki and seconded by Winner the Board voted by roll call unanimously to appoint James Geraghty to the Conservation Committee. (Czekanski-yes, Winner-yes, Wysocki-yes)

BOLTON ACCESS TELEVISION

Nicki McGachey of Bolton Access Television was in attendance to provide an update to the Board and to request the release of \$38,417.49 from the PEG Cable account for operating expenses including \$12K for capital. Ms. McGachey explained that production assistant Buffy Cutella is working on a special project this summer interviewing residents who have lived in town and own historical homes and/or farms.

On a motion made by Wysocki and seconded by Winner the Board voted by roll call unanimously to release \$38,417.49 from the PEG Cable account to Bolton Access Television. (Czekanski-yes, Winner-yes, Wysocki-yes)

FIRE/EMT 24-HOUR STAFFING

Chief Legendre was in attendance and updated the Board on the trial of staffing the station with 1 paramedic 24 hours a day, one EMT basic from 7pm-7am. The regular staff covers the hours between 7am and 7pm. The paramedics are being paid out of the ALS account. The EMTs are being paid as the call members were being paid. They are staying within the confines of their budget without any need for an increase to the budget. Mr. Wysocki noted that at the end of the 5-year period there will only be \$118K in the ambulance reserve fund for the purchase of a new ambulance which is a lot less than what we would normally have. Chief Legendre stated that as call volumes increase that number will go up. We are currently keeping an ambulance for 10 year. 5 years on the front line and 5 years on the backline and then a replacement. We are maintaining two ambulances.

Mr. Czekanski may have questions in the future after he digests the material. Mr. Czekanski also requested the Advisory Committee to opine on the subject. Our mutual aid has increased due to the 24-hour staffing. The Board asked for an update in the fall.

MASTER PLAN STEERING COMMITTEE (MPSC)

Town Planner Valerie Oorthuys was in attendance along with Bob Roemer and Brian Boyle the Chair and Vice Chair of the MPSC. Ms. Oorthuys provided a brief update on the work of the Master Plan Steering Committee. The committee held a forum in October to orient the community and gather feedback from residents on components including Housing, Economic Development and Open Space. There are 11 or 12 task groups have been consistently meeting since October to finalize their existing conditions analysis and to form a consistent consensus and vision and strategy to present at future forums. Ms. Oorthuys has been focused on the best way to get the technical assistance needed including actively applying for grants and submitting a request for proposals to seek one consulting firm to assist the MPSC with the comprehensive process. The work left includes synthesizing the findings, diving into data and soliciting more feedback from the community.

Mr. Czekanski opined that without a change to revenue, many of the findings won't be achievable. Ms. Oorthuys commented that we are not yet at a place to look at a list of goals and discuss funding. That part will come later on in the process. Mr. Czekanski and Mr. Wysocki voiced concern that Bolton's limited commercial land limits are ability to generate revenue to support goals of the committee. Mr. Roemer added that vacancies in existing commercial properties are part of the work of the committee.

Ms. Oorthuys noted that the RFP received no proposals. The consultants provided feedback that lack of committed funds contributed to their lack of response. Ms. Oorthuys requested \$70K of ARPA funds be committed to the Master Plan. Mr. Roemer added that grants are typically awarded to groups who demonstrate that they have skin in the game. We would be prepared to start on or near July 1st, but the timeline for the consultant may vary based on their schedule.

On a motion made by Wysocki and seconded by Winner the Board voted by roll call unanimously to release \$70K from the ARPA funds for the use of the Master Planning Committee to hire a consultant. (Czekanski-yes, Winner-yes, Wysocki-yes)

UNITED CULTIVATION, LLC, 476 MAIN STREET

Mike Spengler, CEO of United Cultivation, LLC, a vertically integrated cannabis company in Massachusetts with locations in Ashby and Groton was in attendance. Mr. Spengler is familiar with Bolton having previously run Future Electronics located in Bolton. Mr. Spengler shared a power point presentation to introduce United Cultivation LLC and its desire to operate a retail establishment in Bolton at 476 Main Street. The Ashby facility would be the nucleus of the business with Bolton operating as retail only.

On a motion made by Wysocki and seconded by Winner the Board voted by roll call unanimously to authorize the Town Administrator and Town Counsel to negotiate a Host Community Agreement (HCA) with United Cultivation LLC. (Czekanski-yes, Winner-yes, Wysocki-yes)

TOWN ADMINISTRATOR'S REPORT

Parks and Recreation Programming-Mr. Lowe provided the Board with an update on the Parks and Recreation summer programming for the summer of 2022. The programming has expanded. Ms. Shepple is still looking for an adult to oversee the kids town, swim instructors and lifeguards.

LIV Golf Tournament-Mr. Lowe provided an update on the LIV Golf Tournament looking to take place at the International over Labor Day weekend. The police chief, fire chief, dpw director, conservation agent and town administrator have had several meetings with the general manager of the International as well

as senior officials of the LIV tour. The general manager has been invited to attend the June 9th meeting with the Select Board. There is a lot of ground to cover.

PUBLIC SERVICE ANNOUNCEMENTS

Mr. Wysocki urged the public to bring recyclable bottles and cans to the red barn at the transfer station to support the Scouts in town. Mr. Wysocki reminded the public to treat the staff at the transfer station with respect and to bring any issues to the attention of the Town Administrator. Mr. Wysocki commended the Town staff on a job well done. Mr. Lowe echoed that he is the appropriate point of contact for complaints or concerns.

Town Administrator Goals-The Board reviewed a draft of FY23 goals prepared by Mr. Lowe. Mr. Wysocki mentioned that exploring a second egress from Florence Sawyer would be an interesting goal to explore. Mr. Czekanski echoed support for a feasibility study of a second egress to understand the concerns of the many stakeholders involved. Mr. Czekanski asked for the product to be a writeup to be posted on the website and to hold public meetings to gather public opinion. Ms. Winner mentioned the presence of wetlands that would need to be navigated with the Conservation Commission. Ms. Winner was pleased to see the website again listed as a goal noting that election information was not on the homepage and was therefore very difficult to navigate. Mr. Lowe commented that the website is likely a goal that never goes away and recognized the significant improvements that have been made in the previous year. Ms. Winner also suggested adding the formation of a task group to take a look at the DPW facilities. Mr. Lowe suggested that there could be potential for incorporating that in the master plan. The condition of the building will be part of the building assessment that Mr. Heglin has been conducting.

Discussion of Meeting Spaces for the Select Board-Mr. Czekanski requested that the Board consider meeting in the public safety building once the governor's order for remote participation has been lifted citing reasons such as improved lighting, ventilation, and accessibility. He added that residents could enter the room from the back of the meeting to cause less of a distraction. Mr. Lowe corrected that residents would need to enter from the lobby which is the front of the room. Mr. Wysocki respectfully disagreed noting that we have an existing, fully-wired meeting room and referenced a document in the packet from Bolton Access Television regarding the cost of wiring the public safety building to support live streaming. Mr. Wysocki noted obstacles such as cost, insufficient parking and lighting, and additional burden to Town staff as reasons not to move to the public safety building adding that the Houghton Building could be utilized for larger meetings. Ms. Winner noted that public meetings should be in a truly accessible space and pointed out insufficiencies in both the lower level of Town Hall and the Houghton Building. Mr. Lowe commented that the current order expires the day after our July 14th meeting and we have 6 weeks running room to make changes before the August 26th meeting. Mr. Czekanski noted that Zoom is the preferred method for recording meetings due to the ability to view shared documents. He urged the Board to vote tonight as Thursday evenings are currently open indefinitely at the public safety building. If the governor does not extend the order we would revert to where we were two years ago. There was nothing that prohibited the use of Zoom. The open meeting law requires that the public be able to view and access the meetings, not to participate. Brian Boyle who was in attendance commented that the challenges raised apply to all Boards and Committees. The Board will continue the discussion on the June 9th agenda after additional information is gathered.

Future Agenda Items-Mr. Czekanski suggested the Board discuss the role of the Select Board in determining the performance and overseeing the boards and committees appointed by the Select Board. Mr. Wysocki was in support.

Bills/Payroll Warrants-

On a motion made by Czekanski and seconded by Winner the Board voted unanimously by roll call to approve bills and payroll warrants W22-23 & W22-23A. (Czekanski-yes, Winner-yes, Wysocki-yes)

Minutes-

On a motion made by Czekanski and seconded by Winner the Board voted unanimously by roll call to approve the regular session minutes of April 28th, 2022 and May 12th, 2022. (Czekanski-yes, Winner-yes, Wysocki-yes)

Executive Session-

On a motion made by Wysocki and seconded by Winner the Board voted by roll call unanimously to enter executive session at 9:06pm pursuant to MGL c. 30A, §21(a)3 to discuss strategy with respect to collective bargaining with AFSCME Council 93 DPW union and the Teamster's Union, Local 170 if an open meeting may have a detrimental effect on the bargaining or litigating position of the Board of Selectmen and the chair so declares and to approve Executive Session Minutes. (Czekanski-yes, Winner-yes, Wysocki-yes)

The Board returned to open session for the purpose of adjournment only.

On a motion made by Czekanski and seconded by Winner the board voted unanimously by roll call vote to adjourn at 9:14pm. (Czekanski-yes, Winner-yes, Wysocki-yes)

Respectfully submitted by J. Jacobsen.