

Select Board  
August 24<sup>th</sup>, 2023  
Via Zoom Remote Conferencing\*

Accepted by Select Board on 9/28/23 (RC,SW)  
Robert Czekanski, Chair  
Stan Wysocki  
Brian Boyle

Don Lowe, Town Administrator  
Jenny Jacobsen, Town Secretary

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

#### Event Requests

Megan Moran representing Cultivate Care Farms appeared before the Board to request approval to hold a Cultivate Pride Event at Cultivate Care Farms 401 Main Street on Saturday, October 14<sup>th</sup> from 10 am-3pm. The event will be a ticketed event and has received approval from the police department.

**On a motion made by Mr. Wysocki the Board voted by roll call unanimously to approve the Cultivate Pride Event at Cultivate Care Farms 401 Main Street on Saturday, October 14<sup>th</sup> from 10 am-3pm.(Wysocki-yes, Boyle-yes, Czekanski-yes)**

Mark Walter representing the American Cancer Society appeared before the Board to request to hold Bicycles Battling Cancer ride on Sunday, September 17<sup>th</sup>, 2023. The ride starts and ends in Lancaster. The event has police department approval. Mr. Walter gave a description of the event which is in its 15<sup>th</sup> year.

**On a motion made by Mr. Wysocki the Board voted by roll call unanimously to approve the Bicycles Battling Cancer ride on Sunday, September 17th, 2023.(Wysocki-yes, Boyle-yes, Czekanski-yes)**

Deb Kotlarz representing the Bolton Community Fund appeared before the Board to request to hold Bolton 5K on October 7, 2023. The race starts and ends at Schartner Farm. Ms. Kotlarz requested lawn signs in two sizes, 12”X18” and 12”X24” The event has police department approval.

**On a motion made by Mr. Wysocki the Board voted by roll call unanimously to approve the event as requested and to place the requested lawn signs and a sign at the Town Common in advance of the event. (Wysocki-yes, Boyle-yes, Czekanski-yes)**

#### Sign Requests

Ann Gillespie appeared before the Board to request to post yard signs for two weeks prior to the Bolton & Harvard Open Studios event which is scheduled on September 30<sup>th</sup> and October 1<sup>st</sup>.

**On a motion made by Mr. Wysocki the Board voted by roll call unanimously to approve the request to post yard signs for two weeks prior to the Bolton & Harvard Open Studios event which is scheduled on September 30th and October 1st. (Wysocki-yes, Boyle-yes, Czekanski-yes)**

Kelly Cardoza representing Escalante-The International LLC (TI) appeared before the Board to request to approval to install a temporary sign 36”by36” reading “Construction Entrance” 20 feet from the edge of the roadway on the west side of Ballville Road. Mr. Lowe explained that the building inspector reviewed the request and determined that a sign permit is not required as the sign is temporary in nature.

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

Matt Lord, owner of Carver Hill Farm in Stow appeared before the Board. The farm had 95% of its crop freeze and would like to direct their customers to their orchard on Annie Moore Road in Bolton for picking. Signs would be up on September 9<sup>th</sup> and be removed on October 15<sup>th</sup>. Mr. Boyle was concerned about off-street parking and notification of the neighbors. The Lords have ample off-street parking and plan to notify the neighborhood with an Annie Moore Facebook page and with notes in individual mailboxes.

**On a motion made by Mr. Wysocki the Board voted by roll call unanimously to approve the signs as requested. (Wysocki-yes, Boyle-yes, Czekanski-yes)**

#### Bolton Access Television

Nicki McGachey updated the Board on current projects including a series of short format interviews on the school building project. Ms. McGachey requested the release of funds for their quarter two operating expenses.

**On a motion made by Mr. Wysocki the Board voted by roll call unanimously to approve the release of funds in the amount of \$25,847.60 for quarter two operating expenses. (Wysocki-yes, Boyle-yes, Czekanski-yes)**

Update from Bolton's Nashoba Regional School District Bonding Subcommittee Representative Kristen Noel provided an update to the Board about the work of the subcommittee after two meetings. It is less expensive right now to borrow long term. The committee is working on a plan to borrow \$75M in phase 1 in the November 2023 timeframe. The committee is using 4% in their modeling as current rates are 3.25% – 3.75% . A second borrowing in the amount of \$100M in December 2025. The committee is using 3%-6% for the second borrowing as it is hard to predict where the markets will be two years from now. The committee is looking to reinvest interest earnings.

Mr. Wysocki opined that the total cost, including interest costs, need to be explained to the Bolton taxpayers.

#### Nashoba Regional School Building Project

Superintendent Kirk Downing appeared before the Board along with Finance Manager Ross Mulkerin and members of the school committee. Mr. Downing shared a short video and Mr. Mulkerin shared a slide presentation with the Board.

Mr. Wysocki voiced strong concern about the tax impact of the project and requisite borrowing on the residents of Bolton and reiterated that the entire cost needs to be explained to voters. Mr. Boyle added that it isn't immediately clear that the numbers presented have additional costs including interest baked in and agreed that the entire picture should be made clear to voters. Mr. Mulkerin noted that the modeling used a range of 4-4.5%. The school building committee and school committee took votes on the project. Both were unanimous.

Mrs. Cohen, representative of the school committee commented that voters should be aware that a vote of no on the project would not be free of tax increases as the Town would receive bills as systems in the building begin to fail.

Mr. Gleason, Chair of the school building committee commented that September 9<sup>th</sup> are the final tours of the school at 10am and 12pm. Mr. Gleason noted that if the project is not approved, there is not an

immediate avenue to address the buildings' needs. It is very likely that the MSBA will move the district aside and take the next eligible district.

Ms. Cohen added that a vote of no will lose a huge opportunity to take advantage of the funds that the Town has worked for years to secure.

#### Special Town Meeting Warrant

Mr. Lowe reviewed the warrant articles.

The warrant consists of three articles for unpaid bills, the school building project and the special town election.

**On a motion made by Wysocki and seconded by Czekanski, the Select Board voted by roll call unanimously to approve article 1. (Wysocki-yes, Boyle-yes, Czekanski-yes)**

Mr. Czekanski explained that for the project to go forward it requires a vote at special town meeting on September 18<sup>th</sup> followed by a ballot vote at the special election on September 25<sup>th</sup>, 2023. Mr. Lowe added that motion and article needs to be identical in all three towns. The article does not include an approval of a debt exclusion override. That language is in the motion provided by the district and needs to be identical in all three towns. Mr. Downing who had left the meeting returned to address any questions.

Mr. Wysocki noted that the building is in the condition that it is in due to years of neglect and district mismanagement. Mr. Czekanski commented that if the statement were true it is not the students who should pay the consequences. Mr. Downing noted that the MSBA gave the project an addition 1.6 addition reimbursement points due to facilities team's job of maintaining the building over the years and that the systems in the building are reaching the end of their useful life.

Mr. Boyle commented that no one can deny the magnitude of the project. Mr. Boyle gave credit to the amount of thought and attention that went into the project. Mr. Boyle is not going to enjoy his tax bill going up, but is in favor of the project as it is part of being in a community with long-term vision.

**On a motion made by Boyle and seconded by Wysocki the Select Board voted by roll call unanimously to approve article 2. (Wysocki-yes, Boyle-yes, Czekanski-yes)**

**On a motion made by Wysocki and seconded by Boyle the Select Board voted by roll call unanimously to approve article 1. (Wysocki-yes, Boyle-yes, Czekanski-yes)**

**On a motion made by Wysocki and seconded by Boyle the Select Board voted by roll call unanimously to close the warrant for Special Town Meeting September 18<sup>th</sup>, 2023. (Wysocki-yes, Boyle-yes, Czekanski-yes)**

#### One-Day Liquor License

Mr. Robert Shartner appeared before the Board and thanked the Board for their consideration of their request for 10(ten) One-Day Liquor Licenses on Saturdays from September 9, 2023 through October 28<sup>th</sup> and Friday and Sunday of Columbus Day weekend. One of the licenses would be for the day of the Bolton 5K. The licenses are for beer and wine only. The hours of operation requested begin at 11 and the Bolton 5K begins at 9am.

Shartner Farm is a fourth-generation farm in Bolton since 1902. The farm was originally a dairy farm and transitioned to a fruit farm.

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

### No Parking Zones on Main Street

Mr. Heglin was in attendance. No public comment was received regarding the no parking zones as outlined in the memo from DPW Director Randall Heglin dated June 14, 2023 which was received by the Board prior to the July 13<sup>th</sup>, 2023 discussion. The police department and the Public Ways Safety Committee are supportive of the No Parking Zones. No public comment had been received by the Board.

**On a motion made by Wysocki and seconded by Czekanski, the Select Board voted by roll call unanimously to approve the No Parking Zones on Main Street as recommended by DPW director Randy Heglin in a memo dated June 14, 2023. (Wysocki-yes, Boyle-yes, Czekanski-yes)**

### TOWN ADMINISTRATOR REPORT

#### Update on Main/Green/Forbush Intersection Project

Mr. Lowe provided an update the Mass Works Grant which had increased in cost from \$938K to \$1.5M. The Town applied for and received a Complete Streets Grant in the amount of bringing the total budget to \$1.438M. Mr. Heglin is working with the engineer to see if we can meet that number. The alternative plan is to seek a budget amendment in the amount of \$100K. The plan is to go out to bid this winter and break ground in the spring.

#### Grant and Project Update

Mr. Lowe shared a list of active and planned projects for FY'24 highlighting the grants received to fund all or portions of the listed projects.

A MAPC grant has been submitted for a climate resiliency project in the amount of \$42,500 to upgrade the grass at the Town Common. The team that worked on the project included Rebecca Bucciaglia, Lisa Shepple, Randy Heglin, Don Lowe, Jenny Jacobsen, Bob Roemer & Dan Gaffney.

Mr. Lowe identified an engineering firm, Comprehensive Engineering for the second means of egress. They assisted with a cost estimate for engineering and permitting after walk the site with Mr. Lowe and Mrs. Bucciaglia. Representative Hogans office awarded the Town \$100K earmark in the FY24 budget to go toward the 2<sup>nd</sup> means of egress. The grant was tweaked to account for this award to be used as matching funds to strengthen the application.

The total of All Actual and Planned FY24 Capital Projects is \$3,778,791 with \$3,428,791 paid by state and federal funding sources (90.7%).

#### Town Meeting Update

Mr. Lowe noted that we are anticipating 1,000 residents and commended town hall staff for the efforts to prepare for the meeting.

#### Update on Future Townwide Space Needs Assessment

Mr. Lowe reported the work on this goal. Mr. Lowe will be working with appropriate staff to determine space needs particularly at the Counsel on Aging, Town Hall and DPW.

### SELECT BOARD BUSINESS

#### Public Service Announcements

Mr. Lowe noted that the warrant will be delivered in the August 30<sup>th</sup> edition of the Bolton Stow Independent which will be delivered to every house in Bolton.

#### Future Agenda Items

Mr. Wysocki requested a future discussion on the all-in costs for the school building project and to make a request for the operating expenses for the new school building. Mr. Wysocki will also provide an update on OPEB discussions at the next meeting.

580 Main Street Waiver Request

Jeffrey O'Neil was in attendance as one of the property owners of the Bolton Office Park located at 580 Main Street. Once the parcel will be divided into two parcels, one 6.5 acre and one 13.2 acres. A portion of the existing office building will be demolished as part of the special permit for the new housing development. Mr. O'Neil requested a waiver for the traffic requirements as well as for parking. Mr. O'Neil noted that the comprehensive permit for the housing development requires extensive traffic analysis. The parking is being renovated for 129 spaces out front. The Planning Board is in support of the request.

**On a motion made by Wysocki and seconded by Boyle the Select Board voted by roll call unanimously to waive the site plan approval requirement per section 250-23 F-2 of the zoning bylaws. (Wysocki-yes, Boyle-yes, Czekanski-yes)**

**On a motion made by Wysocki and seconded by Boyle the Select Board voted by roll call unanimously grant the authority to the planning board to amend or replace the 1986 special permit. (Wysocki-yes, Boyle-yes, Czekanski-yes)**

Request for NRSC the annual report(s)

Mr. Wysocki initiated a discussion of the requirement for the NRSC to provide the annual report(s), detailed financial statement(s) and any additional information requested by the Select Board to support same as outlined in MGL Chapter 71, Section 16(k) for the current (FY24) fiscal year and for the five (5) previous fiscal years. Mr. Wysocki is interested in information as to how the School Committee is scrubbing the budgets for the school district and information on transfer requests between budgets within the school.

Mr. Boyle recommended that the Board discuss establishing liaisons for working with the school district and identify what items the Board is looking for that is not included in the budget books and/or annual report supplied to the Town by the school district. Board agreed to have an agenda on the September 14<sup>th</sup> meeting to make a formal request to the school district to request the information.

Bills/Payroll Warrants

**On a motion made by Wysocki and seconded by Boyle the Select Board voted by roll call unanimously to approve warrants W24-04 & W24-04A. (Wysocki-yes, Boyle-yes, Czekanski-yes)**

Minutes

There were no minutes.

**On a motion made by Wysocki and seconded by Boyle the Select Board voted by roll call unanimously to adjourn at 9:27 pm. (Wysocki-yes, Boyle-yes, Czekanski-yes)**

Respectfully submitted by J. Jacobsen.