

Approved on November 18, 2022

Select Board
October 28, 2021
Via Zoom
663 Main Street

Stanley Wysocki, Chair
Robert Czekanski
Jonathan Keep

Don Lowe, Town Administrator
Jenny Jacobsen, Town Secretary

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

NASHOBA REGIONAL AGREEMENT AMMENDMENT ADVISORY COMMITTEE (RAAAC)
Board reviewed two statements of interest in serving on the RAAAC from Brian Boyle and Omid Gharony, both members of the Advisory Committee.

At the request of Mr. Keep Mr. Gharony provided more information about his background in building budgets for the department of defense as an analyst supervisory. Mr. Gharony also has two children in the district. Mr. Wysocki explained that the regional agreement was constructed when the three towns regionalized and defines the mechanics of the government of the school district. Mr. Boyle expressed interest in two areas of the agreement, namely the section on budget which establishes when the budget is due and potentially strengthening the provisions related to the audit advisory committee. Mr. Czekanski explained that the state informed the school district that the regional agreement was not up to current standards. With a high school construction or renovation on the horizon which may be a large portion of the discussion.

On a motion made by Wysocki and seconded by Czekanski the Board voted to appoint Brian Boyle as Bolton's representative to the Nashoba Regional School Committee to serve on the RAAAC. (Czekanski-yes, Keep-yes, Wysocki-yes)

Mr. Wysocki thanked Mr. Boyle and Mr. Gharony for their willingness to serve.

Mr. Czekanski proposed the formation of an advisory group to support Mr. Boyle in his role. Mr. Boyle will report back after the first meeting to discuss the need for an advisory committee. Mr. Gharony voiced interest in supporting Mr. Boyle in any way needed.

SIGN REQUEST, 1092 MAIN STREET

Elizabeth Riley, owner of Botox and Dermal Fillers Ageless Enhancements appeared before the Board to request permission to place signs on the building and sign post at 1092 Main Street over the signs from the previous business. Ms. Riley is there part time on evenings and weekends. Board had no questions or concerns.

On a motion made by Czekanski and seconded by Keep the Board voted to approve the signs as requested. (Czekanski-yes, Keep-yes, Wysocki-yes)

DANGEROUS DOG UPDATES

Mr. Lowe reported to the Board on the progress of the dangerous dogs. The Danahers of 79 Lancaster Road have ordered the materials needed to be compliant with the Order issued by the Select Board. The Animal Control Officer will inspect once the installation is complete.

Mr. Neuman of 42 Fox Run Road has made efforts to be fully compliant with the Order issued by the Select Board. The flooring is being reviewed for possible improvements. Mr. Neuman has the leash and

muzzle, has obtained insurance and his dog has been microchipped. Mr. Neuman has withdrawn his appeal with Clinton District Court.

GOOD LEAF HOLDINGS LLC, HOST COMMUNITY AGREEMENT (HCA)

Five substantive negotiation meetings have occurred. Good Leaf demonstrated good faith negotiating in addressing the concerns of the residents in the document. Mr. Lowe sent the HCA that Atty. Falk and Mr. Lowe are recommending the Board approve which addresses noise, water, and odor. The agreement contains no retail component. The negotiating team has brought forward a very good deal for the Town. Mr. Wysocki noted that the Board voted to approve and sign a very similar agreement with Integrated Health Products. The edits to the documents were improvements to strengthen the agreement for the Town specific to residents' concerns and improved impact fee. Integrated Health Products proposed a 20K flat fee. This agreement includes 2.5% of gross sales with based on the pro forma would generate between 370K and 740K to the town on an annual basis. The HCA would allow Good Leaf to apply for a permit from the Cannabis Control Commission and begin the Special Permit process with the Planning Board.

Mr. Czekanski made a point of order that the agenda item did not contain a discussion or vote and objected to taking a vote. Mr. Czekanski cited the lack of time to review the document and the lack of adherence to the newly established standard for when documents need to be produced for review by the Board as reasons to support his objection. Mr. Lowe commented that the document is not new material as it is the same document approved by the Board two years ago with three changes. Mr. Keep and Mr. Wysocki voice their readiness to go forward with a vote. Bob Gardella of Bolton Woods Way interrupted to voice his frustration that the agenda item began early and that the revisions to the document were not shared with the public.

On a motion made by Keep and seconded by Wysocki the Board voted 2-1 to approve the HCA with Good Leaf Holdings. (Czekanski-no, Keep-yes, Wysocki-yes)

Mr. Czekanski noted that his vote is based on the process not the content of the document.

On a motion made by Wysocki and seconded by Keep the Board voted 3-0 to authorize Town Administrator Don Lowe to sign the HCA with Good Leaf Holdings. (Czekanski-yes, Keep-yes, Wysocki-yes)

TOWN ADMINISTRATOR REPORT

Covid-19 Update- 4 new cases in town this week, 3 last week and 1 the week before. Children ages 5+ are soon becoming eligible to receive the vaccine which will change the number of eligible residents.

Bolton has been a member of the Nashoba Regional Hazardous Products Collection Center in Devens. Bolton ranks #5 out of the 14 member communities for # of attendees and #4 for the # of gallons of material collected. For fiscal year 2021, \$8,540 as a result of operating revenues vs. operating expense. For the 4th consecutive year there has been no need to raise prices.

Grant Update-Bolton was awarded another Mass Works grant in the amount of \$938K to improve the intersection at Green/Forbush/Main in front of the high school. Board congratulated Mr. Lowe and DPW Director for leading the effort.

SELECT BOARD BUSINESS

Public Service Announcements- Mr. Lowe thanked Veteran's for the sacrifices they have made in honor of the Veteran's Day holiday coming up on November 11.

Liquor License Fees- Mr. Lowe shared comps for liquor license fees at the Board's request. The

Board made no changes to the existing fees in light of difficulties faced by the Town's small businesses coming out of the pandemic. The Board will review the liquor fees next year.

Set Meeting Dates-

On a motion made by Czekanski and seconded by Keep the Board voted to approve the meeting dates of January 13th, January 27th, February 17th, March 10th, March 24th, April 17th, April 28th, and May 12th in 2022. (Czekanski-yes, Keep-yes, Wysocki-yes)

Class II License Transfer-

Mr. Lowe updated the Board that Class II licenses are not an allowed use in Bolton, but the preexisting nonconforming business located 333 Central St in Hudson is eligible to transfer the license as it has been in continuous use. The Town is working with Town Counsel to determine what additional information needs to be collected from the business owner prior to the issuance of the license.

On a motion made by Czekanski and seconded by Keep the Board voted to transfer the Class II license contingent upon receipt of necessary documentation from Castro Auto Repair owned by Rodrigo Sales. (Czekanski-yes, Keep-yes, Wysocki-yes)

Bills/Payroll Warrants-

On a motion made by Keep and seconded by Czekanski the Board voted to approve the bills/payroll warrants W22-8 & W22-8A. (Czekanski-yes, Keep-yes, Wysocki-yes)

Minutes-

On a motion made by Czekanski and seconded by Keep the Board voted to approve the minutes of October 14th, 2021. (Czekanski-yes, Keep-yes, Wysocki-yes)

EXECUTIVE SESSION-

On a motion made by Czekanski and seconded by Keep the Board voted 3-0 by roll call vote to enter into executive session at 8:03 pm pursuant to MGL c. 30A, Section 21 (a) for purpose 2 & 3 to discuss strategy with respect to collective bargaining for the

- Teamster's Union, Local No. 170
- The Bolton 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. (Czekanski-yes, Keep-yes, Wysocki-yes)

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

On a motion made by Czekanski and seconded by Keep the Board voted to adjourn at 8:33 pm. (Czekanski-yes, Keep-yes, Wysocki-yes)

Respectfully submitted by Jenny Jacobsen.