

BOARD OF SELECTMEN – TOWN OF NATICK

MEETING MINUTES

EDWARD H. DLOTT MEETING ROOM – NATICK TOWN HALL

July 9, 2018

5:00 PM

PRESENT: Chair Amy K. Mistrot, Vice Chair Susan G. Salamoff, Clerk Michael J. Hickey, Jr., Jonathan H. Freedman, Richard P. Jennett, Jr.

ALSO PRESENT: Town Administrator Melissa Malone and Executive Assistant Trish O'Neil

After calling the public meeting to order at 5:06 p.m., noting that a quorum was present, the meeting had been duly posted, and the meeting was being recorded, the Chair requested a motion to enter into Executive Session to discuss the purchase, exchange, lease, or value of real property (Sawin House, Mechanic Street, 22 Pleasant Street, and Winona Farm) and strategy with respect to litigation (JLMC-15-4932, further response to E.L. Harvey demand letter, and Massachusetts Opioid Litigation Attorneys [MOLA]), where discussion in Open Session may have a detrimental effect on the Board of Selectmen's negotiating and litigation positions and the Town's interests. Mr. Jennett, seconded by Mr. Hickey, moved to enter into Executive Session and, by a roll call vote, all Board Members voted in favor of the motion. The Chair announced that the meeting would return to Open Session at approximately 7:00 p.m. The Board entered into Executive Session at 5:10 p.m.

Open Session was reconvened at 7:33 p.m. The Pledge of Allegiance was recited and a moment of silence was observed for those protecting our country.

ANNOUNCEMENTS

Chief Hicks was present to announce that Lt. Kara Rossi was the recipient of the Massachusetts Association of Women in Law Enforcement (MAWLE) Award for Mentoring and was honored at the Larz Anderson Museum in Brookline on June 19th. The Chief of Police and the Board Members congratulated Lt. Rossi on her achievement and Lt. Rossi extended her thanks to all.

CITIZEN'S CONCERNS

None.

REQUESTED ACTION

1. Public Hearing – Application for Change in Beneficial Interest – DDH Hotel Natick Speen, LLC d/b/a Hampton Inn: Mr. Hickey read the Public Hearing Notice aloud. Moved by Mr. Jennett and seconded by Mr. Freedman, the Board voted 5-0-0 to open the Public Hearing. Hearing no comments from the

Board or the public, Mr. Hickey, seconded by Mr. Jennett, moved to close the Public Hearing and the Board voted 5-0-0 in favor of the motion. The Board approved the change in beneficial interest, filed due to the retirement of David Shamoian (with his interest to be distributed among the remaining members), by a vote of 5-0-0 following a motion by Mr. Freedman that was seconded by Mr. Jennett.

2. Public Hearing – Application for Change in Beneficial Interest – DDH Hotel Natick Worcester, LLC d/b/a Crowne Plaza: Mr. Hickey read the Public Hearing Notice aloud. Moved by Mr. Freedman and seconded by Mr. Jennett, the Board voted 5-0-0 to open the Public Hearing. Hearing no comments from the Board or the public, Mr. Freedman, seconded by Mr. Jennett, moved to close the Public Hearing and the Board voted 5-0-0 in favor of the motion. The Board approved the change in beneficial interest, filed due to the retirement of David Shamoian (with his interest to be distributed among the remaining board members) by a vote of 5-0-0 following a motion by Mr. Freedman that was seconded by Mr. Jennett.
3. The Beer Mobile, Inc. (in Conjunction with Barleycorn's) – Request for a One-Day Liquor License for Natick Nights, 7/19/18, 4-8 PM, Parking Lot at 21 Summer Street: The application was withdrawn by the applicant.
4. Appointments to the Community Service Advisory Committee – Terms Expire 6/30/2021: Applicant Kelsey Hampton could not be present this evening. After Rachele Manning provided background information, the Board appointed her to the Committee by a vote of 5-0-0 on a motion by Mr. Freedman that was seconded by Mr. Jennett.
5. Request to Occupy a Public Way – Bryan Blackerby, R. Zoppo Corporation: Having met with Mr. Blackerby this morning to discuss the logistics of repair work to be done to the outbound staircase at the Natick Center MBTA Station, Lt. Lauzon spoke on behalf of Mr. Blackerby, providing answers to the Selectmen's' queries and a positive recommendation to approve the request. On a motion by Ms. Salamoff, seconded by Mr. Freedman, the Board voted 5-0-0 in favor.
6. Police Chief :
 - a. Appointment of Reserve Officers: Chief Hicks requested the Board appoint Katelyn Pfeifer, Brandon Marlow, Allison Lucenta, and Jaime Verner as Permanent Reserve Police Officers contingent upon satisfactory completion of a medical examination, final background checks and/or investigations, psychological examination, physical abilities test and any other requirements necessary for successful certification with the Commonwealth of Massachusetts Human Resource Division. Moved by Ms. Salamoff and seconded by Mr. Hickey, the Board voted 5-0-0 in favor of appointing all four candidates.
 - b. Safety Committee Recommendations: Chief Hicks requested approval of seven Safety Committee Recommendations. Moved by Mr. Freedman and seconded by Mr. Hickey, the Board voted 5-0-0 in favor of the following six requests (with a separate motion for the seventh recommendation, as below):
 - i. To erect an MUTCD-approved STOP Bar, STOP Sign, and stenciled STOP on Jefferson Street at Lincoln Street Extension

- ii. To erect an MUTCD-approved STOP Bar, STOP Sign, and stenciled STOP on Rockland Street at Everett Street
- iii. To add a parking restriction to the Traffic Rules & Orders to restrict parking on Tech Circle on the north side, in front of #4 Tech Circle (Accept Education Collaborative), between utility pole numbers 3 and 584/2 so that the loading dock at #7 Tech Circle (Genelec) can be accessed
- iv. To erect a "HIDDEN DRIVEWAY" sign on the westbound side of Commonwealth Road at the Natick town line
- v. To erect a "HIDDEN DRIVEWAY" sign on the southbound side of Farwell Street prior to the driveway of 36 Rockland Street in an appropriate location
- vi. To erect a "NO PARKING HERE TO CORNER" sign on both sides of Arrow Path from center island to Union Street
- vii. To hold a Public Hearing to change the address of 10 Border Road to 19 Winslow Road on a motion by Mr. Jennett, seconded by Ms. Salamoff

7. Sustainability Coordinator: Ms. Wilson Martin provided the following updates.

- a. Municipal Vulnerability Program Update and Action Grants: With the assistance of \$65,000 in grants from the Massachusetts Executive Office of Energy and Environmental Affairs, Natick will undertake:
 - i. A tree planting plan to mitigate heat islands and reduce storm water runoff
 - ii. A water conservation educational campaign in conjunction with the launch of the Town's new WaterSmart technology platform
 - iii. The development of Low Impact Development (LID) zoning regulations (which will be spearheaded by Victoria Parsons, the Town's Conservation Officer)

These projects were priorities arrived at by participation in a series of Community Resilience Building Workshops held in October of 2017.

- b. Donation from St. Paul's Church: Moved by Mr. Jennett and seconded by Mr. Freedman, the Board voted 5-0-0 in favor Ms. Wilson Martin's request to accept a \$502 donation from St. Paul's Church to be used to support sustainability efforts.
- c. Letter to Legislature RE: Solar Demand Charges: With legislation now pending in the Senate to eliminate demand charges that Eversource is attempting to impose on new solar customers, Ms. Wilson Martin asked the Board to approve letters, crafted with the assistance of Solarize Mass and the Sustainability Committee, to be sent on behalf of the Town to Representative David Linsky and Senators Richard Ross and Karen Spilka, before the end of the current session, asking them to take action to clarify that mandatory demand charges are not appropriate for residential customers. Ms. Wilson Martin reminded the Board Members that they had previously approved a letter to the Department of Public Utilities asking that demand charges for new solar customers be reconsidered and that she had acted as an intervener in the Eversource Rate Case because of the impact it was anticipated to have on Natick's solar projects. Moved by Ms. Salamoff and seconded by Mr. Jennett, the Board voted 5-0-0 to send such letters to the legislators.

BOARD OF SELECTMEN UPDATES:

1. Town Administrator – FY 2019 Tax Bills: Together with Town Administrator Melissa Malone, Deputy Town Administrator/Director of Finance John Townsend, Assessor Jan D'Angelo, and Assistant Assessor Eric Henderson explained the reasons why tax bills have increased (some by a significant amount) compared with FY 2018 tax bills, including being based on current market conditions, it being a Department of Revenue recertification year, and a 2.5% projected increase in the tax rate. Residents were advised that their January 2019 bills would either remain the same or decrease, and were encouraged to contact the Assessor's Office with concerns about the accuracy of their bills.
2. Walker Consultants – Parking Garage Study Update: Providing tonight's update were Brandon Schrenker and Art Stadig of Walker Consultants and present were Jamie Errickson, Community & Economic Development Director and Ted Fields, Senior Planner. The Walker Consultants representatives gave a PowerPoint presentation outlining primary goals, development of various garage options, design considerations, and preliminary cost estimates, ranging from \$10 to \$15 million. Mr. Fields explained that a public forum will be held to review preferred concepts with stakeholders and the public with two final concepts selected to be presented to the Board of Selectmen in the late fall of 2018.

DISCUSSION AND DECISION

1. Director of Community & Economic Development – Cochituate Rail Trail Project: Town Counsel Karis North provided explanations and information on the various votes needed from the Board.
 - a. Ms. Salamoff moved that for the property located at 341 and 342 Speen Street, Natick, MA, in connection with the Town's Cochituate Rail Trail project and under the authority granted to the Board of Selectmen under Article 26 of the 2018 Spring Annual Town Meeting, the Board of Selectmen vote to accept and sign the Grant of Permanent and Temporary Easements from HD Development of MD to the Town of Natick and vote to pay HD Development of MD the appraised value for such Grant, of \$20,400.00. Mr. Jennett seconded the motion and the Board voted 5-0-0 in favor.
 - b. Ms. Salamoff moved that the Chair the Chair of the Board of Selectmen be authorized sign the required MassDOT/Federal Highway property affidavits, once completed, and that the Board of Selectmen be authorized sign the MassDOT Traffic Control Agreement, once completed. Mr. Jennett seconded the motion and the Board voted 5-0-0 in favor.
 - c. Ms. Salamoff moved that for property located at 82 North Main Street, under the authority of the Board of Selectmen under Article 26 of the 2018 Spring Annual Town Meeting, the Board of Selectmen vote to accept and sign the deed from MCREF to the portion of the parcel which will be known as 0 North Main Street, which is being transferred to the Town pursuant to Planning Board decision 11-09, dated April 17, 2009; vote to declare and dedicate portions of the Town-owned parcel for construction purposes and for perpetual public access, public ways and public sidewalks; and vote to authorize an Order of Taking and authorize to sign an Order of Taking, to be signed and recorded only if the deed transfer recording from

MCREF referenced above does not happen by noon on Thursday July 12, 2018. Mr. Jennett seconded the motion and the Board voted 5-0-0 in favor.
The Board members signed the deed acceptances.

2. Administrative Approval of Various Licenses and Permits: Mr. Hickey asked to postpone this item to the July 23rd agenda.

CONSENT AGENDA

The Chair asked if any members of the public or the Board would like to discuss any item on the Consent Agenda and no discussion was requested. Moved by Ms. Salamoff and seconded by Mr. Hickey, the Board voted unanimously to approve the Consent Agenda conditional upon the fulfillment of all recommendations from Town Agencies and/or Departments. The following items were approved:

- a. Weekly warrant reviews for 6/26/18, 6/30/18, 7/1/18, and 7/3/18
- b. Acceptance of donation from Eastern Bank to the Recreation and Parks Department
- c. Request of the Natick Center Cultural District to paint an electrical box
- d. Request for exemption from town bylaws, Chapter 41, Section 4 for Michael Fitzpatrick (Tutor/Mentor ASAP / Beach Attended Recreation & Parks)

TOWN ADMINISTRATOR NOTES

None.

SELECTMEN'S CONCERNS

None.

ADJOURNMENT

On a motion by Mr. Hickey, seconded by Mr. Freedman, the Board unanimously voted on a roll call vote to adjourn the Board of Selectmen's Meeting at 10:46 p.m.

Michael J. Hickey, Jr., Clerk

Submitted by Trish O'Neil

July 9, 2018 Board of Selectmen Meeting Minutes Approved by the Board of Selectmen on October 15, 2018

All documents used at this Board of Selectmen meeting are available at:

<https://naticktown.novusagenda.com/agendapublic/MeetingView.aspx?MeetingID=528&MinutesMeetingID=-1&doctype=Agenda>