



## Town of Boylston Board of Selectmen

Date of Meeting: Monday, April 11, 2016  
Location: Town Hall, 221 Main Street  
Time: 6:30 PM – 9:00 PM  
Members Present: Chairman James Wood; Michael May; James Underwood; Stephen Madaus, Town Counsel; Marty McNamara, Town Administrator; Lori Esposito, Administrative Assistant to the Board

The meeting was called to order at 6:30 PM by Chairman Wood.

Financial Warrants were signed in approval.

**Finance Committee re Final F'17 Budget:** (Present: Dave Butler, Howard Drobner, Steve Dorval, Eric Brose, Seth Ridinger and Karen McGahie)

- \$27,500 is being removed from the operating budget due to the Assessors voting to approve payment of re-evaluation from overlay fund.
- The Board is considering removing the \$75K article for road repairs. Eric said that if it is just putting off projects that need to be done, it is not helpful. Just use the money toward projects. Dave Butler said \$75K would only reduce the tax rate by 11¢ for one year; he would rather make repairs. Steve Mero said \$75K would not allow another road to be paved but could be used for repairs.
- Dave said the current budget increases the tax rate by 33¢. He is not sure if free cash would be available for road repairs next year. Eric asked Marty McNamara if they have a list of road repairs from last year. Steve Mero said he does not have the list; he didn't plan to review that tonight. Following a brief discussion, it was agreed to keep \$75K in for road repairs.

**Report of the Town Administrator to the Board of Selectmen:**

- We will receive \$203,262 in Chapter 90 funds for F'17, which will be added to the \$20K left from past years. This is inadequate to do sidewalks which will be done next year.
- YOU, INC. has agreed to comply with all of the Police Chief's requests regarding the increase in clients. Their lease expires at the end of this year and the TA will meet with them to discuss a lease extension. There has been no increase in lease payments for the past few years but the TA thinks one is warranted.
- Jim Wood and the TA met with the police and dispatchers' unions on Friday.
- Work on the new DPW building has slowed this week due to the weather. The floor should be poured this week and steel will be erected following that.
- The TA requests the following vacation days: April 13, May 9 and 31, June 1 and 13. He then requests that the Board allow him to carry two days forward, in addition to the five he is allowed to carry forward, totaling seven days carried forward.

*Michael May made a motion to allow the TA to carry two additional days over into F'17. Jamie Underwood seconded the motion; voted all in favor.*

**Warrant Review:** On the Special Town Meeting, No. 2 (previous year payment of ambulance bill), need specify where the money is coming from.

*Mike May motioned to approve the May 2, 2016 Special Town Meeting Warrant. Jamie Underwood seconded the motion; voted all in favor.*

**Annual Town Report:** Jim Wood would like the report to be dedicated to John Wright. Jamie and Mike agreed.

*Jamie Underwood motioned to dedicate the 2016 Annual Report to John Wright. Mike May seconded; voted all in favor.*

**Scannell Development (Rte 140 development):** (Mark Donohue, Attorney at Fletcher Tilton; Jill Marcotte with Scannell and Patrick Healy of Thompson-Liston appeared before the Board.) Mr. Donohue worked with the Planning Board on Articles 20-24 on the Warrant for rezoning for development.

Patrick presented a map outlining the proposed FBD. The intent is to include all of the DiPilato property and some of the Worcester Sand & Gravel property in the FBD, 19 acres total. The client would like to develop the property. Change opens up the development area, making a more cohesive parcel.

Mike May asked if the history of discussions was discussed at the recent Planning Board meeting. Attorney Donohue said it was, when the FBD was originally introduced years ago some parcels were inadvertently omitted. Also to create specific use as "Distribution Center."

Mike May asked where the closest residential area to be impacted is located. Patrick said Smallwood Circle is the closest, over 1,000 feet away. Two residents on the corner of Route 140 are at least 800 feet away. Topography wouldn't allow direct visibility from any current residences.

Jim Wood asked where the entrance to the property be. Jill said they were not sure, they were still determining the best access but probably it would be from Route 140. They would likely add a traffic light once the entrance is determined.

Mark Donohue said the change and creation of use will give the Planning Board greater flexibility. They would appreciate the Board of Selectmen supporting these articles in Town Meeting.

*Mike May made a motion that the Board of Selectmen would recommend at Town Meeting in favor of Articles 20 through 24. Jamie Underwood seconded; voted all in favor.*

**Mark Barakian, Boylston Light Department:** Jim Wood requested that the Light Dept. Manager appear before the Board to discuss/explain the rate increase as several residents have questions and concerns about the increase.

- Mark said a letter was sent to residential customers explaining the increase, the last increase having been ten years ago.
- Transmission charges have doubled and tripled in the last few years. They had a study done and a 15-20% increase was recommended. There was no way that could be passed on to residents. They worked toward reducing it to 9 to 10% for residential and commercial/industrial customers. It might have been as high as 20%. Those rates are determined based on kilowatt usage. The customer charge for residential doubled. Commercial/industrial/municipal went much higher; converted to a fixed charge (includes distribution costs).
- Mark received calls from some businesses in town about large increases that would affect their ability to continue in business. They met again with the study company, reducing rates for businesses for a couple of years and will need to review it again. As more business comes to Town, it will alleviate rate increases.
- Jim Wood asked the status of solar/wind power in Town. Mark said the renewables (wind, solar and hydro) are:
  - Member of Berkshire Wind in western Massachusetts;
  - Last year signed on with a wind farm in Hancock, New Hampshire, due to come alive next year;
  - Purchase hydro power from New York;

Also, five hydro facilities in the north.

We currently allow solar; we were at the cap but it was just extended. Going forward the policy will change.

- Jim Wood asked if today can homeowners add solar and to what limit? Mark said there is not a specific number of homes, its system capacity. They allow up to ten kilowatts for residential and could average 50% of homeowner usage.
- Mark said they held a meeting tonight. Existing customers with solar, rate equals net metering. New customers equal power minus customer rate. Kilowatt hours are returned at a set cost (60% of value). Solar panels must be owned by homeowner; leased purchases are not allowed.
- Laurie Levy (Pleasant Lane) said the issue with the customer selling back to the company – not paying enough of the cost to repair, etc. So that money is being charged to non-solar customers. Mark said customer charges are equal across the board for everyone (encompasses daily costs). Laurie asked why she should be paying for solar power to be delivered to the Light Department. Mark said the cost difference is very minute.
- Jamie Underwood asked how much higher is the cap? Mark said the initial cost was one percent of peak load. Where over, it is around two percent. Following State average of three percent at this time.
- Bill Manter said the state is moving toward a large U. S. energy bill before the July adjournment. This includes increases in state solar caps, wind energy and hydro. He spoke with Representative Naughton last week; a move to add an element that no subsidized energy is to pay for pipeline support. Mark said lots of legislation exempts municipal light departments.

#### **Library Renovation Project:**

- Mary Bulso, OPM for the project, sent an email to the TA recommending the bid be awarded to Builder's Systems due to the lowest bidder (GTC) having several bad references. GTC received two failing grades from DCAM. Their attorney has submitted rebuttals. Stephen Madaus said the Town may award the bid to the responsible bidder. The low bidder (GTC) omitted some projects from DECAM update statements which the OPM found, and got negative references. Brad Barker said Mary conducted checks on the low and next bidder and received six to ten poor references on the low bidder.
- Marty said that two projects at DCAM that received poor grades were not listed, but were included in the rebuttal. Our concern is, if we don't award to the low bidder and they protest, it will delay the project.
- Mary asked whether those two projects were omitted by the contractor or by DCAM. Stephen said it was by the contractor.
- Mike May asked what the standard is for us to not award to the low bidder. Stephen said the standard is the decision is arbitrary. It would have been simpler if the attorney had not submitted rebuttals. Mary suggested rebids might produce better results. Brad said he would not want to risk favorable bids. Also the next lowest bidder has excellent references. The Board agreed to meet on Thursday, the 21<sup>st</sup> at 8:00 am.

**Selectmen's Meeting Minutes:** The minutes of February 22 and 26 and March 14 were presented for approval.

*Jamie Underwood motioned to approve the minutes as written. Mike May seconded; voted all in favor.*

*At 8:02 PM, on a motion made by Selectman Jamie Underwood and seconded by Michael May, the following roll call vote was recorded to go into Executive Session under MGL c. 30A §21(a) ¶2, to discuss strategy with respect to collective bargaining of the Police Union contract; further, under MGL c. 30A §21 ¶3 to discuss strategy with respect to collective bargaining of the Dispatchers' Union contract; and under MGL.c. 30A §21(a) ¶6 to consider the lease or value of real property if the chair declares that an open meeting may have a detrimental effect on the negotiating position of the public body, relative to lease renewal/negotiations concerning the Gough House, 221 Main Street, Boylston. James Wood: Yes; Michael May: Yes; James Underwood: Yes. The Board agreed they would reconvene only to adjourn.*

*At 9:00 PM Selectman Michael May motioned to adjourn Executive Session and reconvene only to adjourn. James Underwood seconded; roll call vote recorded as follows: James Wood: Yes; Michael May: Yes; James Underwood: Yes.*

The meeting was adjourned at 9:00 PM.

Respectfully submitted,  
Lori Esposito, Assistant to the Board of Selectmen