

**Select Board Meeting  
November 6, 2023 – 7:00 PM  
Sanford Hall  
155 Village Street**

**Present** Glenn Trindade, Chair; Frank Rossi, Vice-Chair; Todd Alessandri, Clerk; Maryjane White, Member.

**Absent:** Dennis Crowley, Member.

**Staff Present:** Michael Boynton, Town Manager; Allison Potter, Assistant Town Manager; Peter Pelletier, Department of Public Works (DPW) Director; Stephanie Carlisle, Sustainability Coordinator; Sandra Johnston, Communications Director.

**Others Present:** Jeanne Johnson, Historical Commission Co-Chair; Conservation Commission (ConCom): David Travalini, Chair, Dayna Gill, Vice-Chair; Brian Cowen; Finance Committee Chair; Paul Yorkis.

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At 7:00 PM, Mr. Trindade called the meeting to order and led the Pledge of Allegiance.

**Public Comments:** There were none.

**Approval of Minutes: October 23, 2023**

*The Board reviewed the draft minutes of October 23, 2023.*

**Mr. Alessandri moved that the Board approve the minutes of October 23, 2023. Ms. White seconded. No discussion. VOTE: 4-0-0.**

**Public Hearing: US EPA Brownfield Clean Up Grant Application and Analysis of Brownfield Cleanup Solutions Report for Medway Block property (120 Main Street)**

*The Board reviewed the (1) memo from Stephanie Carlisle, (2) presentation, (3) draft application narrative, and (4) draft analysis of cleanup alternatives.*

**Mr. Alessandri moved that the Board open the public hearing. Ms. White seconded. No discussion. VOTE: 4-0-0.**

Mr. Pelletier explained that a brownfield is a location with some type of contamination and gave some specific examples. The property, 120 Main Street, is 8.3 acres, with four buildings, and had two known releases. The first was an underground storage leak which was resolved and came back clean. The second was in the manufacturing building that was a hydraulic leak which was investigated, and they found contamination. The area was stabilized, and manual remediation measures were instituted from 2018 until today. Ms. Carlisle explained the specific cleanup tasks and their order. This includes a year of post monitoring, a permanent solution statement and approval, and then demolition of the remaining buildings. She noted that we partnered with the University of Connecticut to complete the application and received an Environmental Protection Agency (EPA) grant of \$170,000, which covers the hazardous building material (HBM) assessment and additional sampling and monitoring. She then reviewed the specific amounts budgeted for each cleanup task noting we will be applying for a total \$1,986,000. Mr. Trindade asked how long before we hear if we receive the grant funding. Ms. Carlisle reviewed the

timeline with the collection of comments until this Friday, submission of the application package by November 13<sup>th</sup>, receiving the results of the HBM assessment in winter of 2024, and grant award announcements in June of 2024. We hope to go out to bid in May 2025, complete the work from September 2025 through February of 2026. We then must complete one year of monitoring. Therefore, June of 2027 will be when the site would be available. She noted there is \$95 million in grant funding available, and the EPA waived the twenty percent Town match. Mr. Alessandri asked if this was a reimbursement grant. Mr. Boynton stated that is to be determined. If we are awarded the funding, they will tell us what needs to be done. Mr. Trindade asked if we are reaching out to our federal legislators. Mr. Boynton confirmed noting that we received a letter of support from the Department of Environmental Protection. Mr. Trindade noted there is no threat to drinking water. Mr. Boynton explained the process to date relative to obtaining the property. He stated we are asking for the total amount for what we are expecting we will have to deal with. Ms. Carlisle then noted the makeup of the project team, including herself, Mr. Pelletier, the Select Board, PEDB, Inclusion, Diversity, and Equity Advisory (IDEA) Committee, Board of Health, and Energy and Sustainability Committee to facilitate the community dialog and communication. There is already a website page on the Town website for this project. Ms. Carlisle explained the outreach plan, which includes a survey. She then explained the next steps, public comments collection until this Friday, submission of applications by November 13<sup>th</sup>, monitoring, with the June of 2024 announcement of the award. Mr. Rossi noted that we could get less than what is requested. Ms. Carlisle confirmed. Mr. Trindade asked for public comments. Ms. Yorkis asked if we have a contingency plan if we do not receive the grant. Mr. Boynton confirmed. Mr. Myers stated Ms. Carlisle did a great job. He noted his concern that we are putting things in the application that are planned but Town Meeting has not yet approved. He further stated the application needs to be built up on environmental justice (EJ) component, as that is how Infrastructure Investment and Jobs Act (IAJA) money is dispersed. He noted what jobs this project will create in the Town and what benefits to the Town should be included in the application.

**Mr. Alessandri moved to close the public hearing. Ms. White seconded. No discussion. VOTE: 4-0-0.**

**Vote Recommendations: November 13, 2023, Fall Town Meeting Warrant Articles 5 and 22**

*The Board reviewed the Fall Town Meeting warrant.*

ARTICLE 5: (CPA Funds: 158 Main Street Repair Design Work)

Mr. Boynton stated that the Community Preservation Committee is discussing this at their meeting and the cost is \$80,000, \$74,000 for design and a small contingency.

**Mr. Alessandri moved that the Board approve Article 5. Ms. White seconded. No discussion. VOTE: 4-0-0.**

ARTICLE 22: (Amend General Bylaws: New Tree Bylaw)

Ms. White asked what Mr. Crowley's issues with this proposed bylaw were. Mr. Travalini stated this came from the development in Applegate where all the neighbors cut down the trees causing stormwater drainage issues. He noted that this is to keep Medway as a rural Town per the Master Plan and is also a climate change issue. Ms. Gill stated Holliston just passed one limited to public shade trees. Mr. Cowan stated part of Mr. Crowley's concern was where the specific setbacks were defined. It was determined it was based on the specific lots.

**Mr. Alessandri moved that the Board approve Article 22. Ms. White seconded.** Discussion: Mr. Rossi stated this is similar to other towns, including Concord, Lexington, and Cambridge. He asked why there was a spending limit of \$25,000. Mr. Boynton stated that is because this is a revolving fund and is a cap

that the Town would spend. Mr. Rossi asked about the 10-day appeal period. Mr. Travalini said that is standard. Mr. Alessandri asked for confirmation that there was no grandfathering in. Ms. Gill confirmed. Mr. Alessandri asked if there are any situations that are exceptions and if we are handcuffing ourselves for future developments. Ms. Gill stated that we want to keep the trees in the setbacks. Mr. Trindade stated a lot of this impacts existing residents and asked why they don't just educate residents. Ms. Gill stated that this gives ConCom and PEDB the legal opportunity to deal with clearcutting scenarios. **No discussion. VOTE: 4-0-0.**

**Approval: Inter-Municipal Agreement (IMA) with the Town of Swansea for Brush Truck Transfer**

*The Board reviewed the IMA.*

Mr. Boynton stated in an effort to keep the fleet manageable, we purchased a new shift officer vehicle and a skid unit for Fire squad 5, which made this brush truck no longer needed. Mr. Alessandri asked about the value. Mr. Boynton stated it has minimal value to the Town noting the truck is twenty-eight years old.

**Mr. Alessandri moved that the Board vote to approve the inter-municipal agreement with the Town of Swansea for the Brush Truck transfer as presented. Mrs. White seconded. No discussion. VOTE: 4-0-0.**

**Discussion/Approval: Ishmael Coffee Bench Wording and Site Plan – Corner of Coffee and Main Streets**

*The Board reviewed the (1) proposed bench wording, and (2) site plan.*

Mr. Yorkis shared that the bench will be made of granite, that it will be made by a Medway firm, and that the pavers were donated by Medway Block. He explained the plan for the bench noting it will be totally granite and takes twelve weeks to construct. He noted each letter cost \$10. He stated the Historical Society and Historical Commission have worked together so that the QR code will have the most information available. He noted that Ms. Johnson suggested a sign be installed as well. The Greater Boston Association of Realtors has donated the funds for the sign, and it will be consistent with other Town signs. Most funds are coming from the National Association of Realtors. Ms. White asked about the specific location. Mr. Yorkis explained the specific location. He noted the existing lighting is non-functional and hopes to have funds to have solar lighting installed for both the bench and Welcome to Medway sign. Mr. Pelletier stated that it would require two-days of work by DPW staff at a cost of approximately \$1,000. Mr. Trindade asked about the wording of the sign. Mr. Yorkis reported that the Historical Society, Historical Commission, and Ms. Saint Andre will determine the language and it will then come before the Select Board for approval. Mr. Rossi asked about the bench wording. Mr. Yorkis clarified.

**Mr. Rossi moved that the Board approve the bench wording and site plan as discussed. Ms. White seconded. No discussion. VOTE: 4-0-0.**

**Action Items from Previous Meeting**

*The Board reviewed the action items dated October 23, 2023.*

This agenda item was not discussed.

**Town Manager's Report**

*There were no items for the Board to review.*

Veterans' Day Holiday: Mr. Boynton stated this will be observed Friday with the ceremony being held on Saturday.

Town Meeting Reminder: Mr. Boynton reminded all that next Monday is Fall Town Meeting with a Select Board meeting scheduled at 6:30pm.

Town Manager Out of Office: Mr. Boynton stated he will be out of the office as follows:

- Thursday, November 9 – Hopkinton Fire Chief Assessment
- Wednesday, November 15 – MGFOA – Speaker - Princeton

NEXT Select Board Meeting – November 13, 2023 – Pre-Fall Town Meeting

### **Select Board's Reports**

*There were no items for the Board to review.*

This was not addressed.

**At 7:52PM, Mr. Alessandri moved that the Board enter Executive Session for Reason Exemption 3: To discuss strategy with respect to collective bargaining or litigation if an open meeting may have a detrimental effect on the bargaining or litigating position of the public body and the chair so declares [Medway Realty LLC v. Medway Planning and Economic Development Board and the Town of Medway] and the Chair so declares, with no intention of returning to open session. Mr. Alessandri seconded. It was voted by roll call: Alessandri aye; Rossi aye; Trindade aye; White aye. VOTE: 4-0-0.**

Respectfully submitted,  
Liz Langley  
Executive Assistant  
Town Manager's Office