

**TOWN OF WINCHESTER
SELECT BOARD MEETING
Monday, March 7, 2022
Record**

OPENING

Chair Susan Verdicchio called the meeting to order at 6:30 PM via Zoom remote participation due to the State of Emergency COVID-19. Present were Select Board members Michael Bettencourt, Mariano Goluboff, and Richard Mucci. Also present was Acting Town Manager Beth Rudolph, PE. (Note - due to the remote participation all Select Board votes are roll call votes.)

*Motion: That the Select Board adjourn to Executive Session for the purpose of discussing matters related to Washington/Swanton, Waterfield Lot - MGL Ch. 30 §21(a) 6 - To consider the purchase, exchange, lease or value of real property if the chair declares that an open meeting may have detrimental effect on the negotiating position of the governmental body; MGL Chapter 30 §21(a) 2 - To discuss strategy with respect to collective bargaining or litigation.

Goluboff - Bettencourt

Roll Call: Goluboff, Bettencourt, Mucci, Verdicchio VOTED

*Motion: That the Select Board adjourn from Executive Session to Public Session, not to return to Executive Session.

Goluboff - Bettencourt

Roll Call: Goluboff, Bettencourt, Mucci, Verdicchio VOTED

NOTIFICATION OF MEETINGS AND HEARINGS

1. Wednesday, March 9, 2022 - 87-89 Cross Street 40B Presentation
2. Saturday, March 19, 2022 - Annual Election
3. Monday, March 28, 2022 - Regular Session
4. Monday, April 4, 2022 - Regular Session
5. Monday, April 11, 2022 - Regular Session
6. Monday, April 25, 2022 - Regular Session before Spring Town Meeting
7. Monday, April 25, 2022 - Spring Town Meeting

CHAIR REPORT

Chair Verdicchio announced that this is her last Select Board meeting and expressed her appreciation of working with both the Select Board and School Committee for the past nine years.

ACCEPTANCE OF DONATIONS

*Motion That the Select Board accept, with gratitude, two ARPA Stabilization Grants to the Recreation Department, January disbursement, one in the amount of \$16,333.33 to be used for the WRAP/Kid Connection and the other in the amount of \$5,633.33 to be used for the Lynch After School Program.

Goluboff - Bettencourt

Roll Call: Goluboff, Bettencourt, Mucci, Verdicchio VOTED

TOWN MANAGER REPORT AND COMMENTS

Monday, March 7, 2022
Select Board Meeting

1. Ms. Rudolph announced the following appointment in accordance with section 4-2b of the Town Charter, **DPW Water & Sewer Heavy Equipment Operator - David Pratt**, no action is needed.
2. Acting Town Manager's Updates:
Please find below an update on various topics for discussion at the Board's March 7th meeting:

AGENDA ITEMS:

Sports Court Update

Funding for design of the proposed "Sports Court" at the Mystic School was approved at Fall 2021 Town Meeting. Design has been progressing over the past few months, and the Recreation Department is requesting that the Select Board sponsor an article at Spring Town Meeting to fund construction and construction admin services in the amount of \$200,000. This would be a Free Cash appropriation.

Waterfield Lot Proposal

On Monday night, the Board will be considering whether or not to place an article on the Spring Town Meeting for approval of the LDA and ground lease related to the CIVICO proposal for the Waterfield Lot property. Staff recommends that if the vote does move forward, the article be placed on a separate warrant for a Special Town Meeting to be mailed as one package with the annual Spring Town Meeting warrant. The Special Town Meeting could be opened and postponed to a time certain or to the last item of business. This would allow for the regular Town Meeting to close without waiting for the Waterfield Lot article to be completed.

ADDITIONAL UPDATES:

Municipal Building Mask Mandate

The mask mandate in municipal buildings will be in effect until Monday, March 14th. The School and Recreation Departments will be implementing separate policies for their buildings and programs.

Town Election

The Annual Town Election will be held on Saturday, March 19th. All precincts will be voting at Winchester High School Gymnasium (2nd floor). Polls will be open from 7am to 8pm. Parking is available in the high school lots, no parking on Spruce Street or the adjacent neighborhoods. Absentee ballots are available from the Town Clerk's office; there will be no early voting. The Winchester Chamber of Commerce will be holding a meet the candidate forum on Wednesday, March 9th at 8am. The League of Women Voters will also be holding four debates before the election. The debates will be broadcast on WinCam and are scheduled for:

- March 2nd, 7 to 9:30pm – School Committee and Board of Health
- March 10th, 7 to 9:30pm - Select Board and Planning Board

Spring Town Meeting

The Spring Town Meeting warrant closes on Friday, March 11th. The Select Board will need to vote the final Town Meeting warrant no later than Monday, April 4th. The first night of Town Meeting is scheduled for Monday, April 25th.

Affordable Housing - 40 Elmwood Avenue, Unit 7

A condominium is available for purchase by a qualified first time homebuyer for the below market price of \$275,000 at 40 Elmwood Avenue. The unit is 1082 square feet, and has two bedrooms and two bathrooms. It is on the second floor of the building and includes one indoor parking space for an additional \$10 per month. Income and asset limits apply. Please contact the Town Manager's office for more information.

Construction/Capital Project Updates

- Upcoming bids:
 - Transfer Station Improvements - The Town received our approval letter from MassDEP on December 7th. The bid opening has been extended to March 22nd.
 - Muraco School Immediate Repairs - Bids for the roof repairs are scheduled to be open April 14th and work is expected to start in late June. Electrical repairs are being delayed until 2023 as a result of extended lead times for materials and the need to turn power off to the building while the work is being completed.

Monday, March 7, 2022
Select Board Meeting

- Church at Waterfield - Construction is expected to start at the intersection on Church Street and Waterfield Road around May 1st, and will last 6 to 8 weeks.
- Winchester Center Station (MBTA) - The MBTA and their contractor expect to be on-site starting Monday, April 4th to install fencing and establish their work zones on Laraway Road, and in the Aberjona and Waterfield lots. We expect the MBTA to attend the Select Board meeting on March 28th to provide an update on the project.
- Eversource 115kV Project - Eversource is continuing vacuum testing in the Bacon and Church Street area through the weekend, and potentially into the week of March 7th.
- National Grid - National Grid will be on Bacon Street from Lagrange Street to Mystic Valley Parkway; Lagrange Street from Bacon Street to Norwood Street; Norwood Street from Church Street to Central Street; Cottage Avenue from Bacon Street to Norwood Street; Central Street from Bacon Street to Rangeley Road; Harrington Road from Bacon Street to the dead end; and Everett Avenue from Bacon Street to Stratford Road to replace and/or relocate the gas mains. Work is expected to last two to three months.

COVID-Related Updates

The Winchester Health Department is holding weekly COVID testing in the Town Hall Auditorium. Testing is open to Winchester residents, Town employees, and non-residents who work in Winchester. Cost is \$20 per test, and free for Winchester Town employees and in hardship cases. The next testing is scheduled for Wednesday, March 9th from 3 to 4pm.

Registration is available at: <https://www.winchester.us/695/Project-Beacon-Account>

Community Events

- **Past, Present, and Future of Winchester's Trees** - Event hosted by the Planning Board, Conservation Commission, and Climate Action Advisory Committee on March 3rd at 7pm to highlight the importance of trees in Winchester. More information on the Town's calendar.
- **EV101** - An introduction to owning electric vehicles will be presented on Wednesday, March 9th at 7pm. More information on the Town's calendar.
- **Repair Café** - March 5, 9:30am to 12:30pm at Chidley Hall at the First Congregational Church. The Repair Café is to encourage folks to repair and reuse items (such as clothing, furniture, tools, appliances, bikes, toys, etc.) rather than throw them away. Please make an appointment. (Link is on Community Calendar).

PUBLIC COMMENT

Brian Sogoloff, representing the Friends of Skillings Field, stated that in the past the Town had taken land by eminent domain from several owners for parkland at Skillings Field. The Friends of Skillings Field are requesting that the Select Board continue to keep Skillings Field as parkland.

COMPTROLLER'S REPORT

The Select Board acknowledged the Comptroller's Financial Report as of January 31, 2022

HEARINGS

Eversource Grant of Locations - to install approximately 7-feet of conduit within the public right-of-way to serve #25 and 8-feet of conduit in the right-of-way to serve #29. This work is necessary to provide underground electrical service to 25 Calumet Road and 29 Calumet Road. Beth Rudolph, Town Engineer, presented and informed the Board that the Engineering Department and DPW have no issues.

*Motion: That the Select Board approve the installation of approximately 7-feet of conduit within the public right-of-way to serve #25 and 8-feet of conduit in the right-of-way to serve #29. This work is necessary to provide underground electrical service to 25 Calumet Road and 29 Calumet Road.

Goluboff - Bettencourt

Monday, March 7, 2022
Select Board Meeting

Roll Call: Goluboff, Bettencourt, Mucci, Verdicchio VOTED

LICENSES

The Select Board approved the Class II Second Hand Motor Vehicle License:

*Motion: That the Select Board approve the Class II Second Hand Motor Vehicle License for Robson Santos, President of Rio Auto Group Corporation d/b/a Dealer One Motors, 802 Main Street, Winchester, Operating hours 7:00 am - 7:00 pm.

Goluboff - Bettencourt
Roll Call: Goluboff, Bettencourt, Mucci, Verdicchio VOTED

BUSINESS

1. Committees & Commissions - The Select Board interviewed William McGonigle for the Board of Appeals position. At the time of the Select Board vote the second applicant, Martin Hill, was not in attendance. Mr. Mucci and Mr. Bettencourt stated that they wanted to wait to do the appointments until the Board was able to also interview Mr. Hill. Mr. Goluboff stated that the BOA is in great need of members and since there were two open positions there was no reason for not appointing Mr. McGonigle to the regular position now.

*Motion: That the Select Board appoint William McGonigle to the Board of Appeals regular position, term to expire March 31, 2023.

Goluboff - Verdicchio
Roll Call: YES - Goluboff, Verdicchio VOTED 2-1-1
NO - Mucci ABSTAIN - Bettencourt Motion Passes

Mr. Bettencourt questioned the motion passing as he thought that a majority vote was needed, Mr. Goluboff stated that with Mr. Bettencourt abstaining there was a majority vote. Immediately after the vote Mr. Hill joined the meeting and the Board interviewed and appointed him to the Board of Appeals.

*Motion: That the Select Board appoint Martin Hill to the Board of Appeals alternate position, term to expire March 31, 2023.

Goluboff - Verdicchio
Roll Call: Goluboff, Bettencourt, Mucci, Verdicchio VOTED

Note: Mina Makarious, Town Counsel, joined the meeting to clarify the rules and the parliamentary procedure of voting. He stated that four is a quorum but if you have two voting yes, one voting no and one abstaining, the motion passes as you still have a quorum. A motion to "reconsider the motion" can only be made by the yes voters. Chair Verdicchio and Mr. Goluboff felt that there was no need to reconsider the motion.

2. Photoville Fence 2022 - Hilda Wong-Doo, Cultural District Chair and Crista Dix, Griffin Museum Director, presented to the Board this year's Photoville Fence exhibit, which will be held from June through September 2022, for the Board's approval. Ms. Dix also informed that Board that this year is the Griffin Museum's 30th Anniversary. The Board was very supportive and excited that the exhibit was continuing this year

*Motion: That the Select Board approve the Photoville Fence 2022 as requested in the materials.

Goluboff - Bettencourt
Roll Call: Goluboff, Bettencourt, Mucci, Verdicchio VOTED

**Monday, March 7, 2022
Select Board Meeting**

- 3. Sport Court/Borggaard Beach Update** - Jim Sullivan, Recreation Department Program Director, presented to the Board the design of the Sports Court. The court will include a full basketball court, volleyball, pickleball, street hockey along with other activities. He also presented the estimate of probable construction costs, the benefits of the project and the potential increase in revenue from the programming. The Board is in full support of the Sports Court and will sponsor the appropriation of funds warrant article for the construction of the court. They did not discuss the state of Borggaard Beach.

*Motion: That the Select Board sponsor the warrant article for Spring Town Meeting to fund the Sports Court out of free cash.

Goluboff - Bettencourt

Roll Call: Goluboff, Bettencourt, Mucci, Verdicchio

VOTED

- 4. Climate Action Advisory Committee Terms** - Chair Verdicchio reviewed the history of the Climate Action Advisory Committee (CAAC), when they were formed in 2020, the board did a little experimenting with having two-year terms. In reviewing the various boards and committees the Town Clerk had a question about the two-year term and whether it is really workable with the turnover of the majority of the committee at the same time. Chair Verdicchio did talk with the chair and vice chair of the CAAC and they would prefer two-year over three-year terms but differ to the Board's decision. This is a committee that the Select Board formed and it is up to the Board whether to continue with the two-year terms or to change it to lessen the turnover. Mr. Goluboff felt, that for any board, he does not think that it is good policy for us to set that a majority of a board can be reappointed all at once. That's why we have staggered three-year terms, which would be his preference from a good governance stand point.

*Motion: That the Select Board move that the Climate Action Advisory Committee will be made up of seven members, six Winchester residents and one Winchester High School Student. Members shall have terms of three years except the Winchester High School student shall have a one year term. Members' terms shall be staggered such that in the first year two members will have a term expiring in three years, two members terms expiring in two years and two members will have a term expiring in one year.

Goluboff - Bettencourt

Roll Call: Goluboff, Mucci, Bettencourt, Verdicchio

VOTED

- 5. Lynch School/Carriage House Update** - Chair Verdicchio updated the Board that for renovating the Carriage House funding, the EFPBC is still estimating costs and the potential amount of debt service. The EFPBC will also be going to the School Committee as they are planning on putting a place holder on the Spring Town Meeting Warrant. They are still working on more clarity themselves in getting this ready.
- 6. Waterfield Lot Proposal** - Ms. Rudolph reviewed the formal proposal from CIVICO and she is asking the Board to make a motion to request that staff prepare the Land Development Agreement and place an article on the Spring Warrant. The Board feels that this is a great outcome and thanked the staff for all of the time that they put in to make this possible, this is a good compromise.

*Motion: That the Select Board vote to (1) request that the Town Manager's office and Town Counsel prepare a lease and land development agreement with CIVICO that reflects CIVICO's initial August 2020 proposal as supplemented by the March 2, 2022 letter from CIVICO to the Town; and (2) place an Article on the 2022 Spring Annual Town Meeting Warrant to approve said land development agreement and lease. .

Goluboff - Bettencourt

**Monday, March 7, 2022
Select Board Meeting**

Roll Call: Goluboff, Bettencourt, Mucci, Verdicchio VOTED

7. Select Board Sponsored Warrant Articles - Mark Twogood, Assistant Town Manager, submitted a list of the Board sponsored Warrant Articles for the Board's vote. They need to vote the Appropriation of Funds for the Fire Department Equipment and the supplement for the Main Street Bridge Railing Project. They also need to approve the Lynch School Neighborhood Traffic Study, the Transfer Station Permit Fee and the Standard Articles. The Transfer Station Permit Fee article was submitted by Mr. Bettencourt and he was asked for some detail about the article. He is looking to get some direction from Town Meeting on the structure of the Transfer Station fees making sure that we are considering all of the residents. Mr. Mucci thought this was what the Transfer Station Working Group was developed to do and we should let them do what they are being tasked to do. Mr. Goluboff suggested that since he was appointed to the group, he could give regular updates to the Board. Mr. Bettencourt was agreeable to the suggestion and decided to remove this article.

*Motion That the Select Board sponsor the articles that were presented except the Transfer Station Permit Fee article.

Goluboff - Bettencourt

Roll Call - Goluboff, Bettencourt, Mucci, Verdicchio VOTED

CONSENT AGENDA

*Motion That the Select Board grant the Town Day annual permissions for Friday, June 3 and Saturday, June 4, 2022 with a rain date of Sunday, June 5, 2022. A.) Street closings and parking bans: Friday, June 3rd - Block Party - 5:30 PM - 9 PM - closure of Mt. Vernon St. from Converse Place to Washington Street; Saturday, June 4th (or rain date of Sunday, June 5th) 6:00 AM to 10 PM: Main Street (Rotary to Mystic Valley Pkwy); Mt. Vernon St. (Rotary to Washington St.), Thompson St.; Converse Pl., and Laraway Rd. until 5 PM only (if not closed due to train station construction); Jenks Parking Lot (to replace displays normally on Laraway Rd); B.) Approval to use the following open areas: Town Common, Manchester Field, Eliot Park, Town Hall and the Mill Pond and adjacent grounds; C.) Approval for a fireworks display from Manchester Field.

Goluboff - Bettencourt

Roll Call: Goluboff, Bettencourt, Mucci, Verdicchio VOTED

*Motion That the Select Board approve the Winchester Foundation for Educational Excellence / Highlander's Running Club Annual 2.5 Mile Town Day Road Race to be held June 4, 2022 with registration taking place on Manchester Field starting at 7:00 am.

Goluboff - Bettencourt

Roll Call: Goluboff, Bettencourt, Mucci, Verdicchio VOTED

*Motion That the Select Board approve One Day Liquor Licenses for Archie McIntyre for Wright-Locke Farm - March 17, April 14 June 9 & 13, August 24 and September 21, 2022 - Wright-Locke Farm; Emily Stanowicz for Simply Serving - April 9, 2022 - Temple Shir Tikvah.

Goluboff - Bettencourt

Roll Call: Goluboff, Bettencourt, Mucci, Verdicchio VOTED

*Motion That the Select Board approve meeting minutes for February 7, 2022.

Goluboff - Bettencourt

Monday, March 7, 2022
Select Board Meeting

Roll Call: Goluboff, Bettencourt, Mucci, Verdicchio

VOTED

ADJOURNMENT : 10:15 PM

*Motion: That the Select Board adjourn for the evening.
Mucci - Bettencourt

Roll Call: Goluboff, Bettencourt, Mucci, Verdicchio

VOTED

Respectfully submitted,
Beth Rudolph, Acting Town Manager