

**TOWN OF WINCHESTER
SELECT BOARD MEETING
Wednesday, May 19, 2021
Record**

OPENING

Chair Susan Verdicchio called the meeting to order at 6:00 PM via Zoom remote participation due to the State of Emergency COVID-19. Present were Select Board members Vice Chair Mariano Goluboff, Amy Shapiro, Michael Bettencourt and Richard Mucci. Also present was Town Manager Lisa Wong. (Note - due to the remote participation all Select Board votes are roll call votes.)

Select Board/Planning Board joint meeting to interview applicants for Interim Planning Board position. Present were Planning Board members Chair Diab Jerius, Vice Chair Sally Dale, Heather Hannon, and I-Ching Scott. The Select Board and Planning Board members, with Chair Jeruis leading the interviews, interviewed the following candidates, William Foucher, Cheryl Wolfe, Duo Yu and Housen Zhang, for the Interim Planning Board position. Select Board & Planning Board members each voted for their preferred candidate for the position. Cheryl Wolfe received the five votes, William Foucher received two votes and Housen Zhang received two votes. Both Boards unanimously approved Cheryl Wolfe's appointment to the Planning Board.

*Motion That the Select Board approve the appointment of Cheryl Wolfe to the vacant Planning Board position for a term to expire with the 2022 Town Election.
Goluboff - Shapiro
Roll Call: Shapiro, Goluboff, Bettencourt, Mucci, Verdicchio VOTED

The Select Board moved to Executive Session at 7:00 p.m.

*Motion: That the Select Board adjourn to Executive Session for the purpose of discussing matters related to MBTA - 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.
Goluboff - Shapiro
Roll Call: Shapiro, Goluboff, Bettencourt, Mucci, Verdicchio VOTED

*Motion: That the Select Board adjourn from Executive Session to Public Session, not to return to Executive Session.
Goluboff - Shapiro
Roll Call: Shapiro, Goluboff, Bettencourt, Mucci, Verdicchio VOTED

NOTIFICATION OF MEETINGS AND HEARINGS

1. Thursday, June 7, 2021 - Regular Session
2. Monday, June 14, 2021 - Regular Session
3. Monday, June 21, 2021 - Regular Session

ACCEPTANCE OF DONATIONS

*Motion That the Select Board accept, with gratitude, donations of \$1,050 from Celestino & Angela Vozzella, Daniel & Melinda Perenick, Theresa and

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Gerard Smith, Kenneth & Christine Albertelli, William O'Leary, and BDH Real Estate Inc. for the Public Safety Memorial.

Shapiro - Goluboff

Roll Call: Goluboff, Shapiro, Bettencourt, Mucci, Verdicchio

VOTED

*Motion That the Select Board accept, with gratitude, in kind donation from the Winchester Tennis Association to the Recreation Department of a 2009 Maintenance Golf cart to be used at the Winchester Recreation Department Parker Ellis Tennis Courts.

Shapiro - Goluboff

Roll Call: Goluboff, Shapiro, Bettencourt, Mucci, Verdicchio

VOTED

TOWN MANAGER REPORT AND COMMENTS

Town Manager's Updates

Governor COVID restrictions

On May 17th, Governor Baker announced the end of the State of Emergency on June 15th. The Face Covering Order will be rescinded on May 29th. There will be new advisories for face coverings consistent with the CDC's guidance. Face coverings will still be mandatory for all individuals (vaccinated and unvaccinated) on public and private transportation systems, healthcare facilities and other settings hosting vulnerable populations. Face covering requirements will be revised for sports, childcare and K-12 schools starting May 18th. Updated summer camp guidance will be effective May 29th. The Town is reviewing the impacts on local matters, especially related to matters that were waived during the SOE such as serving alcohol in outdoor dining requirements, and whether establishments now need to apply to the ABBC.

Sustainability

The Town submitted its first report for the Accelerating Climate Resiliency Grant updating MAPC that the hiring of a Sustainability Director is going to proceed.

Waterfield Lot

The first deposit is in escrow. The Chamber is moving to 39 Church Street so that building will be unoccupied.

Affordable Housing

MassHousing informed the Town that the owner of Noonan Glen apartments located at 75 Hemingway Street will be refinancing with MassHousing. The complex consists of 18 rental units for the elderly. The loan will extend the affordability restriction.

Transportation

SPIN is not currently resuming operations in Massachusetts yet. I have reached out to BlueBikes to set up a meeting. The MBTA demo project is on schedule to end by May 31st.

Senate budget

The Senate budget has similar numbers as the House budget for local aid, with only some minor adjustments amounting to less than a \$2k increase in total for various line items.

Citizen of the Year

Winchester Police Lieutenant Dan Perenick has been named the Citizen of the Year by the Chamber of Commerce.

ARPA

The U.S. Treasury has released guidance on the eligible uses of funds for the American Rescue Plan Act. The funds can be used through 2024. <https://home.treasury.gov/system/files/136/FRF-Interim-Final-Rule.pdf>

Water Award

The Water & Sewer Department has been recognized by DEP Drinking Water Program for Outstanding Performance and Achievement in the medium and large community systems category.

COMPTROLLER'S REPORT

LICENSES

1. Change of ownership - from Neil DeRosa, to Ernst & Eugene Corp d/b/a Bagels 'N' Brew at 748 Main Street.

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*Motion That the Select Board approve the Change of Ownership from Neil DeRosa, to Ernst & Eugene Corp d/b/a Bagels 'N' Brew at 748 Main Street.

Shapiro - Goluboff

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

2. Change of name - FRASA d/b/a D'Agostinos to Waterfield Foods d/b/a D'Agostinos.

*Motion That the Select Board approve the Change of Name from FRASA d/b/a D'Agostinos to Waterfield Foods d/b/a D'Agostinos.

Shapiro - Goluboff

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

HEARINGS

BUSINESS

1. **Reorganization** - Chair Verdicchio opened up the meeting to the public for 10 minutes to allow residents to respond about the Board's discussion regarding reorganization at the May 17th meeting. Each Board member then gave a statement with all in agreement that mediation is needed. Mr. Goluboff also offered to step down as Vice Chair. Mr. Mucci would like to have a time frame to take a step back, get the Board together to set goals and operational issues and then come up with an action plan.

*Motion That the Select Board appoint Susan Verdicchio as Chair and Amy Shapiro as Vice Chair.

Goluboff - Bettencourt

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

2. **Winchester Hospital/Lahey PILOT** - Ms. Wong reviewed the memo, history and timeline of what was done to get to where we are today with the PILOT. We are currently in negotiation for the FY21-FY23. Town staff and the Hospital agreed to simplify the agreement to a simple letter outlining the payments. The Hospital also requested that the letter tie the expenses to certain expenses that maximized their obligations to spend on community and health needs. The Hospital submitted an agreement on April 26th and the Town submitted a proposed counteroffer on May 3rd. Ms. Wong would like the Board to vote on the agreement in June, so this is the time to discuss any changes. Ms. Shapiro would like the Board to talk about what programs, such as from the Recreation Department, to apply the money to. Ms. Wong will continue negotiations with the Hospital and bring the agreement to the Board in June.

3. **MBTA Agreements** - Discussion continued to June 7th meeting.

4. **Waterfield Project Update** - Ms. Wong informed the Board that the Land Disposition Agreement was signed by both parties on Monday, May 10, 2021 and the first deposit of \$50,000 is in escrow. A negotiation team needs to be set for the Ground Lease which has to be approved at Fall Town Meeting.

5. **10 Converse Place** - Ms. Wong reviewed the cost estimate and steps needed to install parking on the property of 10 Converse Place. Starting with Design (\$2,000), Permitting (\$5,000), Construction (\$31,000) and allowing for cost increases due to the volatile market, the construction estimated budget is \$40,000. The Board is in agreement that it is not worth the \$40,000 to develop the parking lot and would rather do a study to figure other options.

6. **Committees and Commissions** - The Select Board appointed/reappointed the following:

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- *Motion That the Select Board appoint David Feigenbaum as a regular member to the Board of Appeals for a term to expire March 31, 2024.
Shapiro - Goluboff
Roll Call: Goluboff, Shapiro, Bettencourt, Mucci, Verdicchio VOTED
- *Motion That the Select Board appoint Stephen Cohn to the Conservation Commission for a term to expire March 31, 2024.
Shapiro - Goluboff
Roll Call: Goluboff, Shapiro, Bettencourt, Mucci, Verdicchio VOTED
- *Motion That the Select Board appoint Jennifer Wilson to the Council on Aging for a term to expire March 31, 2024.
Shapiro - Goluboff
Roll Call: Goluboff, Shapiro, Bettencourt, Mucci, Verdicchio VOTED
- *Motion That the Select Board reappoint Wei Han to the Council on Aging for a term to expire March 31, 2024.
Shapiro - Goluboff
Roll Call: Goluboff, Shapiro, Bettencourt, Mucci, Verdicchio VOTED
- *Motion That the Select Board reappoint Edward Martin to the Council on Aging for a term to expire March 31, 2024.
Shapiro - Goluboff
Roll Call: Goluboff, Shapiro, Bettencourt, Mucci, Verdicchio VOTED
- *Motion That the Select Board reappoint Margaret McIndoe to the Council on Aging for a term to expire March 31, 2024.
Shapiro - Goluboff
Roll Call: Goluboff, Shapiro, Bettencourt, Mucci, Verdicchio VOTED

CONSENT AGE NDA

- *Motion That the Select Board approved the Memorial Day Program - Starting at small group of veterans will meet at the WWI Memorial to place a wreath, proceed down Mystic Valley Parkway left on Washington to the Town Hall Memorial to place a wreath, pledge of allegiance, taps and dismiss.
Shapiro - Goluboff
Roll Call: Goluboff, Shapiro, Bettencourt, Mucci, Verdicchio VOTED
- *Motion That the Select Board approved the One Day Alcoholic Beverage Licenses for Huu Le for Pairings Wine & Food - June 5, 2021 - outdoor wine tasting at Pairings Wine & Food, 600 Main Street; and Michelle Noska for Beaujolais Catering - June 6, 2021 - Wright-Locke Farm.
Shapiro - Goluboff
Roll Call: Goluboff, Shapiro, Bettencourt, Mucci, Verdicchio VOTED

COMMUNICATIONS AND WORKING GROUP REPORTS

ADJOURNMENT : 9:45 PM

- *Motion: That the Select Board adjourn for the evening.
Shapiro - Goluboff
Roll Call: Goluboff, Shapiro, Bettencourt, Mucci, Verdicchio VOTED

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Respectfully submitted,
Lisa Wong, Town Manager