

**TOWN OF WINCHESTER
SELECT BOARD MEETING
Monday, August 14, 2023
Record**

OPENING

Chair Richard Mucci called the meeting to order at 6:00 PM in the Select Board meeting room located in the Town Hall. Present were Select Board members Vice Chair Anthea Brady, Michael Bettencourt, Michelle Prior and John Fallon. Also present was Town Manager Beth Rudolph, PE.

SELECT BOARD GOALS AND WORK PLAN

Chair Mucci turned the meeting over to Vice Chair Brady and Ms. Prior. Vice Chair Brady did a quick overview of the draft at table and the Board continued to delve deeper into the goals, making multiple changes and additions. They continued the discussion to the September 25th meeting.

*Motion: That the Select Board adjourn to Executive Session for the purpose of discussing matters related to 25-27 Waterfield Rd, Waterfield Lot, Winchester Hospital PILOT - 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; DPW MOU - MGL Ch. 30 §21(a) 3 - To discuss strategy with respect to collective bargaining or litigation; MGL Ch. 30 §21(a) 2 - To conduct strategy sessions in preparation for negotiations with nonunion personnel; Asa Fletcher Fund - MGL Ch. 30A §21(a) 1 - To discuss the reputation, character, physical condition, or mental health rather than the professional competence of an individual.

Brady - Bettencourt

VOTED

Roll Call: Brady, Bettencourt, Fallon, Prior, Mucci

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

Brady - Bettencourt

VOTED

Roll Call: Brady, Bettencourt, Fallon, Prior, Mucci

NOTIFICATION OF MEETINGS AND HEARINGS

1. Monday, September 11, 2023 - Regular Session
2. Monday, September 25, 2023 - Regular Session

ACCEPTANCE OF DONATIONS

*Motion That the Select Board accept, with gratitude, a donation of \$750 from the Winchester Savings Bank to the Recreation Department for the Concerts on the Common.

Brady - Bettencourt

VOTED

*Motion That the Select Board accept, with gratitude, donations of \$648 from families & individuals from the Winchester Recreation Department to the Recreation Department's Neighbors Helping Neighbors fund.

Brady - Bettencourt

VOTED

*Motion That the Select Board accept, with gratitude, a donation of \$500 from Bette & Bernie Crowley to the Recreation Department to purchase a memorial bench at Packer Ellis Tennis Courts.

**Monday, August 14, 2023
Select Board Meeting**

	Brady - Bettencourt	VOTED
*Motion	That the Select Board accept, with gratitude, a donation of \$7,563.89 from the Winchester First Responders Fund to the Fire Department to purchase a treadmill.	
	Brady - Bettencourt	VOTED
*Motion	That the Select Board accept, with gratitude, donations of \$558 to the Council on Aging, \$185 for appreciation of services and \$373 for Meet Up Mondays Socialization.	
	Brady - Bettencourt	VOTED
*Motion	That the Select Board accept, with gratitude, a donation \$20,000 from Cummings Foundation to the Winchester Coalition for a Safer Community for their substance/mental health issues program.	
	Brady - Bettencourt	VOTED
*Motion	That the Select Board accept, with gratitude, donations totaling \$3,500 from Winchester residents to the Town of Winchester to be applied to the Shannon Property appraisal cost.	
	Brady - Bettencourt	VOTED

TOWN MANAGER REPORT AND COMMENTS

1. Ms. Rudolph announced that she had appointed Tom Boulay to the Conservation Commission term to expire March 31, 2025.
2. Town Manager's Updates: Please find below additional updates on various topics for August 14, 2023 meeting.

Personnel Updates

The Planning Board has offered the Town Planner position to Mr. Taylor Herman, and his first day with the Town will be Monday, August 14th. Mr. Herman has a Master of Architecture and has worked for the past several years in urban planning and community engagement. Please join me in welcoming him to Winchester.

MyWRA Funding for Parks and Paths along the Mystic River

The Mystic River Watershed Association (MyRWA) is celebrating four recent grants to advance multiple paths and parkland projects in Charlestown, Medford, Somerville, and Winchester. The grants include \$176,420 from the MassTrails grant program and \$43,070 from the Lawrence and Lillian Solomon Foundation to begin the design of a 2-mile shared use path and other amenities along Mystic Valley Parkway between the Wedgemere Commuter Rail Station and High Street in Medford, providing an important connection to the existing Tri-Community Bikeway. Additionally, information on the four projects is available on MyRWA's website: <https://mysticriver.org/news/2023/7/19/myrwa-secures-nearly-1-million-for-parks-and-paths-along-the-mystic-river>

Construction/Capital Project Updates

- On-going Construction projects:
 - Eversource 345kV Project - Eversource will be in attendance to provide a project update.
 - Transfer Station Renovation - Abatement work is complete, and the contractor is working to complete all debris removal. Final paving is tentatively scheduled for Sunday, August 27th and Monday, August 28th.
 - Parkhurst Swing Space & Lynch School - Installation of modular classrooms and interior work is complete. Town is waiting on Eversource for installation of a transformer, hopefully scheduled for next week. The Lynch School project is expected to be bid in October.
 - Muraco School Electrical - Phase I of the work will be finished at the end of August, the contractor will come back over April vacation next spring to finish the remaining work, which was delayed due to supply chain issues.

**Monday, August 14, 2023
Select Board Meeting**

- McCall Masonry Project - Work at the front entry will be completed before school starts, additional work will proceed after the start of school in collaboration with the School Department.
- Lake Street Bridge - Project is moving forward on schedule.
- Winter Pond Water Quality Project - Project is complete.
- Projects currently out to bid:
 - Washington and Cross Street bridge repairs - The bid opening was held on June 28th and both projects came in overbid. We are working with DPW to determine if we can use Chapter 90 funding to complete one of the projects and will look to go back to Fall Town Meeting for additional funding.
 - Winchester High School Drainage - The second bid opening was held on July 13th (there were no bidders the first time around), and both bidders were over the Town's budget. Staff is currently evaluating funding options and looking at work that DPW can move forward independently of the contract award.
 - McDonald Field Pump Station - The project is currently out to bid; the bid opening scheduled for August 30th.
- Upcoming Construction and Design projects:
 - Town Hall Fire Alarm - The contract has been awarded and the work will start in September.
 - Lynch School traffic study - Town staff have a kick-off meeting with Toole next week to discuss project schedule and public outreach plan.
 - Town Center traffic improvements - We are in the process of getting Toole under contract to complete the project design.
 - Woodside Road/Winter Pond improvements - Project will go out to bid in late August for a September bid opening.

Upcoming Select Board + Fall Town Meeting schedule

The schedule for upcoming Select Board meeting is as follows:

- Monday, September 11th - SB vote Fall Town Meeting warrant articles
- Monday, September 25th
- Thursday, October 5th (tentative, for discussion) - SB vote Fall TM motions (due to TM's office by October 13th)
- Monday, October 16th - SB vote Fall TM warrant for publication
- Monday, October 30th
- Fall Town Meeting - November 6th, 9th, and 13th
- Monday, November 27th

Winchester Recreation Department - Summer Concert Series

There are two weeks left in the Recreation Department's summer concert series on the Town Common. Live music starts at 6:30pm.

- Wednesday, August 16th - Ben Rudnick (Family/children)
- Wednesday, August 23rd - Classic groove, R&B, smooth jazz, Latin rhythm band.

PUBLIC COMMENT

Ferenc Vajda, West Chardon Road, spoke on behalf of the members of the Winchester Tennis Association (WTA) to raise their concerns of the continuously deteriorating conditions of the Parker Ellis Tennis Court. During this last storm there was flash flooding that washed away a retaining wall, destabilized stairs and deposited debris on most of the courts, some of which are unusable. Over the years the members have funded smaller projects but do not have the funds to do the larger repairs that are greatly needed. The Association has two requests for the Board to consider: 1) to do emergency repairs due to the latest storm and 2) fund an engineering design study to assess the overall needs of the courts. Also, the WTA has pledged \$10,000 to defray the cost of the design and engineering study.

BUSINESS

Monday, August 14, 2023
Select Board Meeting

list of everything that has been discussed over the past few weeks for the Board to review as to what to assign as free cash.

4. **EV Charging Station Licenses Agreement** - Ken Pruitt, Sustainability Director, reminded the Board that we received a grant from Eversource to install two EV charging stations in the Jenks parking lot across from Town Hall. The agreement gives Eversource permission to come on the site to install the power and the Town commits to the upkeep of the stations. These are fast charging stations, with 80% charge taking half an hour and opens up to renters and condo owners who do not have availability to charge. Town Counsel did review the agreement and it is ready for the Board's approval.

*Motion That the Select Board approve the Site Host & License agreement with NSTAR Electric Company for the Massachusetts Commercial Electric Vehicle Charging program and authorize the Town Manager to sign the agreement.

Brady - Bettencourt

VOTED

5. **87-89 Cross St 40B Change** - Jonathan Silverstien, Mario Covino's lawyer, informed the Board that Mr. Covino has decided to go back to his original plan of building 9 rental units instead of condos. There will be no changes to the original plans and the affordable units will be at 50% AMI. John Suhrbier, Housing Partnership Board Chair, told the Board that Mr. Silverstien had met with the Housing Partnership Board (HPB) last Thursday to inform them of the change. There was a very collaborative discussion and the HPB, who did not support the condo change, does support the decision to go back to rental units. Mr. Covino is asking that the Board approve waiving the permit fees to help with the costs. Chair Mucci has issues with the fact that this is the first time that the Select Board is hearing about the change and does not even know if we can waive the fees. Mr. Bettencourt said that there is no action to take at this meeting as the Board had already approved the original ask. The Board would have to look at the options regarding waiving the permit fees and writing a letter of recommendation to the ZBA. Chair Mucci stated that we need to talk with Town Counsel regarding the permit fees.
6. **40 Church St Temporary Parking Request** - The request was withdrawn.
7. **Barletta-Chamber of Commerce Building License Agreement** - Ms. Rudolph informed the Board that the agreement is not ready.
8. **Waterfield Lot Permitting** - Ms. Rudolph told the Board that CIVICO has submitted their application to the Planning Board for a Planned Unit Development Special Permit with site plan review. The Planning Board is planning on hiring peer reviewers to evaluate traffic, circulation and pedestrian infrastructure; water, sewer and stormwater utilities; and architectural design. Chair Mucci will be sending the Planning Board a letter in support of CIVICO.
9. **Lynch Solar** - Ms. Rudolph gave a brief overview to the Board. Staff was involved with the comparisons of the companies and will be meeting with Solect and Zapotec (solar companies) to go over their financial analyses. Ken Pruitt, Sustainability Director, informed the Board that both companies are reputable companies. The next step will be that both companies will review the Lynch 90% plans and submit their proposals.
10. **Comptroller's Teaching Request** - Stacie Ward, Comptroller, was asked if she would be interested in teaching finance and accounting classes as part of the MMA-Suffolk Municipal Finance Management Seminar. She is asking the Board's approval to participate in the program.

Monday, August 14, 2023
Select Board Meeting

*Motion That the Select Board approve the legal services agreement with Attorney William Solomon for the Verizon Cable Renewal process and authorize the Town Manager to sign the agreement.

Brady - Prior

VOTED

*Motion That the Select Board approve the Chamber of Commerce request to close Main and Thompson Streets on Friday, September 22, 2023 from 4:00-9:00 p.m. and to have a Beer Garden at the Griffin Museum on Saturday, September 23, 2023 from 3:00-6:00 p.m.

Brady - Prior

VOTED

ADJOURNMENT : 10:00 PM

*Motion: That the Select Board adjourn for the evening.

Brady - Prior

VOTED

Roll Call: Brady, Fallon, Prior, Mucci

Respectfully submitted,
Beth Rudolph, Town Manager