SELECT BOARD
Minutes
January 6, 2021 – 7:00 PM
Location Online/Zoom Meeting
https://us02web.zoom.us/j/82329949256?pwd=aEN6VFozUTJtQndoNkNTM09CL0htZz09

Vision Statement - The Town of Ashland will be a prosperous and fiscally sound community with a full range of housing, business, cultural, educational, and recreational opportunities in a safe, inclusive, and attractive environment for residents and visitors. We will embrace all differences and ensure that all persons have the opportunity to enjoy, contribute and be part of the Ashland community.

Mission Statement - The Ashland Select Board is dedicated to promoting responsible fiscal management, advocating for sustainable development & growth and providing excellent municipal services which will enhance the quality of life in our diverse community. The Ashland Select Board is committed to providing clear goals and objectives for Town management and creating effective engagement and public participation with residents, state legislators and other elected officials in order to achieve our mission.

Call Meeting to Order
Chair Yolanda Greaves called the regular meeting to order at 7:00 pm explaining that the meeting is being broadcast live on WACA TV and livestreamed on Facebook. Board members are participating using the Zoom Video Conferencing platform. All board and committee members are participating remotely. Yolanda took attendance by rolcall; Brandi Kinsman-aye, Joe Magnani-aye, Steve Mitchell-aye, Rob Scherer-aye, and Yolanda Greaves-aye. In addition, Town Manager Michael Herbert, Assistant Town Manager Jenn Ball and Executive Assistant Susan Robie were also in attendance.

Yolanda requested the member’s approval to add Bond Renewals to the agenda under Old/New Business. All members were in favor.

Citizen’s Participation
Debra Griffin offered her support to the three potential appointees of the Affordable Housing Trust.

Catherine Jurczyk raised concern regarding the condition of Town Hall and asked for a status update on the Request for Proposal (RFP) for the building repairs. Michael mentioned that over the summer an Invitation for Bid (IFB) was issued primarily to repair the Town Hall front stairs. The cost for the work was estimated to be $30,000 and would be completed before the spring.

Scheduled Hearings/Apparances
  Taking of 14-16 Union Street Public Hearing
The Chair read the public notice into record to open the public hearing:

I hereby open the public hearing for the Taking by Eminent Domain of a fee interest in the land, as approved by Article 6 at the December 9, 2020 Special Town Meeting, that certain parcel of land in Ashland, Middlesex County, Massachusetts, located on East Union Street and Union Street, shown as Lot 11 on a Plan of Land entitled: “Plan of Registered Land, 1 East Union Street and 12-16 Union Street (Route 135), Middlesex County, Ashland, Mass., Scale 1”=50”, Date: December 5, 2019, Guerriere & Halnon, Inc. Engineering & Land Surveying” filed with the Middlesex South Registry District of the Land Court on February 24, 2020 and stamped 14371E which includes 2.76 acres and also shown as Lot B on a Plan in
Book 2020 Plan 444 recorded on July 9, 2020 in Middlesex South Registry of Deeds including 3.82 acres as shown on said Plan, subject to that certain to be agreed upon access easement as referred to in that certain Gift Agreement by and between 58 Exchange Ashland LLC and the Town of Ashland.

All trees upon the land in which rights are hereby taken as well as any structures affixed thereto or running underneath are included in this taking.

This Taking is for the purpose of public safety and general municipal purposes under the care custody and control of the Select Board. Said notice having been sent by this Board to the following owner:

Howard A. Fafard, Manager
58 Exchange Ashland, LLC
One Boston Place, Suite 2600
Boston, MA 02108

Michael explained that Town Meeting authorized the Taking up to 12 acres including the gift parcel which is 3.82 acres and the rear parcel. Subsequent to that meeting Town Counsel Attorney Mead has been in communication with Howard Fafard’s Counsel, Attorney Roloff, but an agreement has not been reached.

Catherine Jurczyk explained that she is neither in favor nor against the Taking still wanted to understand if an environmental study had been done, which Michael confirmed one was completed. Additionally, Catherine asked how the easement works with a Taking. Michael explained that the easement would allow access to the back parcel and is still part of the ongoing discussions. Taking the easement and the back parcel would have an associated cost.

All those speaking against: None.

Joe commented that this hearing is concerning the gift parcel only, and that the 3.82 acres are at no expense to the town.

Joe motion to close the public hearing. This motion was seconded by Brandi, with a vote of Kinsman-aye, Magnani-aye, Mitchell-aye, Scherer-aye, and Greaves-aye; 5-0-0.

Brandi made a motion that the Board take by eminent domain a fee interest in the land, as approved by Article 6 at the December 9, 2020 Special Town Meeting, that certain parcel of land in Ashland, Middlesex County, Massachusetts, located on East Union Street and Union Street, shown as Lot 11 on a Plan of Land entitled: “Plan of Registered Land, 1 East Union Street and 12-16 Union Street (Route 135), Middlesex County, Ashland, Mass., Scale 1"=50', Date: December 5, 2019, Guerriere & Halnon, Inc. Engineering & Land Surveying” filed with the Middlesex South Registry District of the Land Court on February 24, 2020 and stamped 14371E which includes 2.76 acres and also shown as Lot B on a Plan in Book 2020 Plan 444 recorded on July 9, 2020 in Middlesex South Registry of Deeds including 3.82 acres as shown on said Plan, subject to that certain to be agreed upon access easement as referred to in that certain Gift Agreement by and between 58 Exchange Ashland LLC and the Town of Ashland. This taking to include all trees upon the land in which rights are hereby taken as well as any structures affixed thereto or running underneath are included in this taking. And further because the land was the subject to a gift agreement no compensation be provided.

This motion was seconded by Steve, with a vote of Kinsman-aye, Magnani-aye, Mitchell-aye, Scherer-aye, and Greaves-aye; 5-0-0.

Michael asked, and the board confirmed that they would like him to continue the conversation to on the remainder of the land.
**Affordable Housing Trust**

Steve Greenberg, Chair of the Affordable Housing Trust, explained that at their December 17, 2020 meeting they voted unanimously to recommend appointing Alan Galiwango to fill the full vacancy. Additionally, they are requesting to add Bernadette Lunkuse and Barbara Sekesogundu as Associate Members.

Yolanda supported adding Associate Members, considering that they understand they are not voting members but are interested in learning. Steve also supported adding Associate members. Joe explained he has met all the candidates and supported the appointments.

Alan Galiwango explained that he has been a resident since 2007 and has two children. He said he is looking to get involved in the community and thought this would be a great way to contribute.

Joe made a motion to appoint Alan Galiwango to the Affordable Housing Trust with a term that will expire on August 31, 2023. This motion was seconded by Steve, with a vote of Kinsman-aye, Magnani-aye, Mitchell-aye, Scherer-aye, and Greaves-aye; 5-0-0.

Barbara Sekesogundu explained that she is single mother of two sons. She has been a resident for 2 years and is looking for a way to participate in the town.

Joe made a motion to appoint Bernadette Lunkuse and Barbara Sekesogundu as Associate members of the Affordable Housing Trust with a term that will expire on August 31, 2021. This motion was seconded by Steve, with a vote of Kinsman-aye, Magnani-aye, Mitchell-aye, Scherer-aye, and Greaves-aye; 5-0-0.

**Consent Agenda**


B. Accept the donation made to the Library in the amount of $250.00 in memory of Milton and Shirley Morrisette.

C. Notification of the Town Manager’s Appointment of Aidan Shepard as a Light Equipment Operator for Cemetery, Parks and Trees Department and Douglas Scott as Building Commissioner.

Joe made a motion to approve the Consent Agenda as read into the record. This motion was seconded by Rob, with a vote of Kinsman-aye, Magnani-aye, Mitchell-aye, Scherer-aye, and Greaves-aye; 5-0-0.

**Old New Business**

**January 27, 2021 Election**

Michael explained that the deadline for early voting has been extended. Requests should be made online or contact the Town Clerk’s Office. Early mail-in voting must be made by January 21st and for an absentee ballot by the January 27, 2021.

**January 23, 2021 Special Town Meeting Warrant**

Jenn explained that the Special Town Meeting Warrant includes two Articles. The first Article is for the funding for the Public Safety Building and the second Article is for the Mindess Building Committee. The meeting at the High School will begin at 10:00 am on January 23, 2021 and will include a period for presentations, discussions, and questions. Voting will remain open to allow everyone time to vote. A meeting is scheduled for tomorrow night to finalize the details.

Brandi made a motion approve the warrant as presented. This motion was seconded by Joe, with a vote of Kinsman-aye, Magnani-aye, Mitchell-aye, Scherer-aye, and Greaves-aye; 5-0-0.

**Housing Production Plan**

Brandi mentioned recent Housing Production Plan forums and explained that the town is working with the Metropolitan Area Planning Council (MAPC) to update the Housing Production Plan. In 2015, the town partnered with MAPC to create the plan, which is essentially a tool that makes the town eligible for various
grants, assess affordability needs and where to focus, and some protection from 40B developments. The process is expected to take about 10 months.

Rob felt the challenges include housing growth, disappearing open space and quality of life issues. He felt that the town should focus on locations to redevelop, sustainability and smart growth.

Steve mentioned that he attended the forum, and he would like to understand the build out, and the meaning of “housing challenged”.

Joe stated that he also attended the forum, and he feels the Housing Production Plan should include a development agreement that requires a 25% affordable component. He also felt the communities used as comparisons seemed not to be the best choices.

Steve Greenberg explained that we need to stay on top of this with MAPC and be clear with our expectations.

Steve Mitchell cautioned everyone that the town needs to ensure the report that results from this effort is developed specifically for Ashland.

10 - 50 Main Street Peer Review
Michael stated that as a result of the discussion with Richard Gordon, property owner of Ashland Mills, 10 - 50 Main Street, the project would be a 40R District development, which is specific to zoning. Michael explained that he is currently working on a development agreement with Mr. Gordon. Part of the conversation with the property owner is for them to put funds towards a Peer Review that would be conducted by April Anderson, of Anderson Strategic Advisors. The Peer Review would help to define the feasibility of the redevelopment at this location. The cost of Peer Review would be $15,000.00 and Mr. Gordon has agreed to fund it. If the board approves the process would start in mid-January.

Steve made a motion to approve and accept the proposal from Anderson Strategic Advisors LLC to complete the Peer Review for the project known as Ashland Mills, not to exceed $15,000.00. This motion was seconded by Joe, with a vote of Kinsman-aye, Magnani-aye, Mitchell-aye, Scherer-aye, and Greaves-aye; 5-0-0.

Board of Health - Vacancy
Yolanda wanted to understand the motivation to fill the single vacancy on the Board of Health, given the position could be filled in May via the election.

Diane Mortensen said that the Board of Health that currently has four members, felt that due to the Charter they want to fill the vacancy and not wait until May. This would be a joint appointment between the Board of Health and the Select Boards.

Joe asked if the two applicants attended last night’s meeting. Diane confirmed that one resident reached out to her to express their interest in running for the seat in May.

KG explained that he supports filling the seat and he clarified that the interim candidates are not mandated to run to fill the elected position.

Collectively, the members indicated that the two boards would make the appointment at the January 20, 2021 Select Board Meeting.

Conservation Restriction Work Group
Yolanda explained that the Conservation Restriction (CR) Work Group was created for the CR on the Oak Street Parcel and the Olive Street Parcel. At this time, the CR on the Oak Street parcel has been completed, and the CR on the Olive Street Parcel still outstanding.
Bond Renewal

VOTE OF THE SELECT BOARD

Yolanda explained that the Select Board of the Town of Ashland, Massachusetts (the “Town”), certify that at a meeting of the board held January 6, 2021, of which meeting all members of the board were duly notified and at which a quorum was present, the following votes were unanimously passed, all of which appear upon the official record of the board in my custody:

**Voted:** that the maximum useful life of the departmental equipment listed below to be financed with the proceeds of the borrowing authorized by the vote of the Town passed May 1, 2019 (Article 4) is hereby determined pursuant to G.L. c.44, §7(1) to be as follows:

<table>
<thead>
<tr>
<th>Purpose</th>
<th>Borrowing Amount</th>
<th>Maximum Useful Life</th>
</tr>
</thead>
<tbody>
<tr>
<td>Warren School Modulars</td>
<td>$707,500</td>
<td>15 years</td>
</tr>
<tr>
<td>Pumper Truck</td>
<td>$489,055</td>
<td>15 years</td>
</tr>
</tbody>
</table>

**Further Voted:** that the sale of the $11,130,000 General Obligation Municipal Purpose Loan of 2021 Bonds of the Town dated January 21, 2021 (the “Bonds”), to Robert W. Baird & Co., Inc. at the price of $12,496,688.83 and accrued interest, if any, is hereby approved and confirmed. The Bonds shall be payable on January 15 of the years and in the principal amounts and bear interest at the respective rates, as follows:

<table>
<thead>
<tr>
<th>Year</th>
<th>Amount</th>
<th>Interest Rate</th>
<th>Year</th>
<th>Amount</th>
<th>Interest Rate</th>
</tr>
</thead>
<tbody>
<tr>
<td>2022</td>
<td>$470,000</td>
<td>5.00%</td>
<td>2032</td>
<td>$730,000</td>
<td>2.00%</td>
</tr>
<tr>
<td>2023</td>
<td>490,000</td>
<td>5.00</td>
<td>2033</td>
<td>745,000</td>
<td>2.00</td>
</tr>
<tr>
<td>2024</td>
<td>545,000</td>
<td>5.00</td>
<td>2034</td>
<td>755,000</td>
<td>2.00</td>
</tr>
<tr>
<td>2025</td>
<td>540,000</td>
<td>5.00</td>
<td>2035</td>
<td>715,000</td>
<td>2.00</td>
</tr>
<tr>
<td>2026</td>
<td>565,000</td>
<td>5.00</td>
<td>2036</td>
<td>190,000</td>
<td>2.00</td>
</tr>
<tr>
<td>2027</td>
<td>595,000</td>
<td>5.00</td>
<td>2037</td>
<td>195,000</td>
<td>2.00</td>
</tr>
<tr>
<td>2028</td>
<td>625,000</td>
<td>5.00</td>
<td>2038</td>
<td>200,000</td>
<td>2.00</td>
</tr>
<tr>
<td>2029</td>
<td>655,000</td>
<td>5.00</td>
<td>2039</td>
<td>200,000</td>
<td>2.00</td>
</tr>
<tr>
<td>2030</td>
<td>690,000</td>
<td>5.00</td>
<td>2040</td>
<td>210,000</td>
<td>2.00</td>
</tr>
<tr>
<td>2031</td>
<td>715,000</td>
<td>2.00</td>
<td>2046</td>
<td>1,330,000</td>
<td>2.00</td>
</tr>
</tbody>
</table>

**Further Voted:** that the Bonds maturing on January 15, 2046 (a “Term Bond”) shall be subject to mandatory redemption or mature as follows:

<table>
<thead>
<tr>
<th>Year</th>
<th>Amount</th>
</tr>
</thead>
<tbody>
<tr>
<td>2041</td>
<td>$210,000</td>
</tr>
<tr>
<td>2042</td>
<td>$215,000</td>
</tr>
<tr>
<td>2043</td>
<td>$220,000</td>
</tr>
<tr>
<td>2044</td>
<td>$225,000</td>
</tr>
<tr>
<td>2045</td>
<td>$230,000</td>
</tr>
<tr>
<td>2046*</td>
<td>$230,000</td>
</tr>
</tbody>
</table>

**Further Voted:** to approve the sale of a $3,999,000 1.00 percent General Obligation Bond Anticipation Note of the Town dated January 21, 2021, and payable January 21, 2022 (the “Notes”), to Piper Sandler & Co. at par and accrued interest, if any, plus a premium of $25,873.53.

**Further Voted:** that in connection with the marketing and sale of the Bonds, the preparation and distribution of a Notice of Sale and Preliminary Official Statement dated December 29, 2020, and a final
Official Statement dated January 6, 2021 (the “Official Statement”), each in such form as may be approved by the Town Treasurer, be and hereby are ratified, confirmed, approved, and adopted.

Further Voted: that in connection with the marketing and sale of the Notes, the preparation and distribution of a Notice of Sale and Preliminary Official Statement dated December 29, 2020, and a final Official Statement dated January 6, 2021, each in such form as may be approved by the Town Treasurer, be and hereby are ratified, confirmed, approved, and adopted.

Further Voted: that the Bonds shall be subject to redemption, at the option of the Town, upon such terms and conditions as are set forth in the Official Statement.

Further Voted: that the Town Treasurer and the Select Board be, and hereby are, authorized to execute and deliver continuing and Significant events disclosure undertakings in compliance with SEC Rule 15c2-12 in such forms as may be approved by bond counsel to the Town, which undertakings shall be incorporated by reference in the Bonds and Notes, as applicable, for the benefit of the holders of the Bonds and Notes from time to time.

Further Voted: that we authorize and direct the Town Treasurer to establish post issuance federal tax compliance procedures and continuing disclosure procedures in such forms as the Town Treasurer and bond counsel deem sufficient, or if such procedures are currently in place, to review and update said procedures, in order to monitor and maintain the tax-exempt status of the Bonds and Notes and to comply with relevant securities laws.

Further Voted: that any certificates or documents relating to the Bonds and the Notes (collectively, the “Documents”), may be executed in several counterparts, each of which shall be regarded as an original and all of which shall constitute one and the same document; delivery of an executed counterpart of a signature page to a Document by electronic mail in a “.pdf” file or by other electronic transmission shall be as effective as delivery of a manually executed counterpart signature page to such Document; and electronic signatures on any of the Documents shall be deemed original signatures for the purposes of the Documents and all matters relating thereto, having the same legal effect as original signatures.

Further Voted: that each member of the Select Board, the Town Clerk and the Town Treasurer be and hereby are, authorized to take any and all such actions, and execute and deliver such certificates, receipts or other documents as may be determined by them, or any of them, to be necessary or convenient to carry into effect the provisions of the foregoing votes.

I further certify that the votes were taken at a meeting open to the public, that no vote was taken by secret ballot, that a notice stating the place, date, time and agenda for the meeting (which agenda included the adoption of the above votes) was filed with the Town Clerk and a copy thereof posted in a manner conspicuously visible to the public at all hours in or on the municipal building that the office of the Town Clerk is located or, if applicable, in accordance with an alternative method of notice prescribed or approved by the Attorney General as set forth in 940 CMR 29.03(2)(b), at least 48 hours, not including Saturdays, Sundays and legal holidays, prior to the time of the meeting and remained so posted at the time of the meeting, that no deliberations or decision in connection with the sale of the Bonds or the Notes were taken in executive session, all in accordance with G.L. c.30A, §§18-25, as amended, and as further suspended, supplemented or modified by the Executive Order of the Governor of The Commonwealth of Massachusetts Suspending Certain Provisions of the Open Meeting Law, Chapter 30A, §20 dated March 12, 2020.

Yolanda explained that the entire borrowing is within the levy, and none of it is excluded debt. Michael added that the interest cost on the 30-year bond is 1.48%.
Joe made a motion approve the Bond Renewal. This motion was seconded by Brandi, with a vote of Kinsman-aye, Magnani-aye, Mitchell-aye, Scherer-aye, and Greaves-aye; 5-0-0.

Priority Project Update

Rail Transit District
Michael explained that he distributed the UGC project approval letter from the Dept. of Housing and Community Development (DHCD) to the board. Therefore, DHCD can apply for the Comprehensive Permit.

Downtown
Michael reported that he has asked BSC to provide the board with a presentation on the downtown project, including the cost and sequencing. However, he mentioned that working with Eversource has become increasingly difficult, in terms of getting the information needed to move the project forward, including estimates for the equipment costs. Michael asked the board to consider sending a correspondence to Eversource expressing their concern.

Public Safety Building
In spite of the pandemic Michael reported that moving forward with the Public Safety Building municipal initiative has resulted in lower bid prices. The town estimated $29 million in construction costs. Six bids were received, and all six bids were below the estimate. The lowest bid, submitted by CTA, was $22 million. Michael explained that with low bids and low interest rates on a 30-yr bond, the cost per household for the Public Safety Building project is estimated to be under $100. Michael reviewed a PowerPoint that outlined the estimated tax increase for single-family residence to pay for the Public Safety Building and the Mindess School projects. The estimated net tax increase FY21 to FY25 is $241. At Town Meeting voters will be asked to approve $27.4 million 30-yr bond.

Michael noted that the town maintained its Standard and Poor’s AAA rating. The town’s financial statements, ratings letter, and audit results are available on the town’s website. He also confirmed that there are two public forums scheduled on January 13th at 7:00 pm and January 21st at 7:00 pm.

Warren District and Valentine Estate
Concerning the Valentine Estate, Michael noted that he had no update at this time. Regarding the Warren District, Michael reported that he anticipated receiving bids for the Warren Barn next week. He is still working on finalizing the agreement with Framingham State University.

Robin Hicks asked for an update on the extension RFP. Michael responded that the process was extended to allow the committee to fully vet the proposals.

Town Manager Report

COVID Update
Michael reported that today a $300.00 fine was issued to a homeowner who hosted a New Year’s gathering with more than 20 individuals.

Update on Vaccination
Michael explained that the state has contracted with CVS and Walgreens to administer the vaccine. First responders will be vaccinated first. The town is still waiting for guidance concerning the plan to vaccine the general public.

FY22 Budget Update
Michael reported that the FY22 budget process is underway, however revenue projects are tough, given the current state of municipal financing.

Board Reports
Brandi Kinsman
Brandi reported that she registered for MMA virtual conference.
Brandi reminded everyone that words and actions matter. She understood that it has been a rough year and what each of us do reflects on the community.

Joe Magnani
Joe announced that the Public Safety Building committee will be meeting on Tuesday at 3:00 pm.

Joe also reminded everyone to take care when traveling along Cordaville Road to avoid the icy section. He believed the issue will be resolved.

Joe thanked all the employees and volunteers for everything they do for the community.

Joe also wished Jim and Lailah a speedy recovery.

Steve Mitchell
Steve wanted to acknowledge the Police Department for the incident on Buckley Ave and thanked the Chief for his action within the neighbors.

Secondly, Steve mentioned that he is disappointed by the actions unfolding today in Washington D.C.

Steve expressed his best wishes to healthcare workers, human services staff, first responder, and teachers.

Rob Scherer
Rob asked if Michael or Yolanda had responded to Julie’s question about the booster pump.

Rob reported that the MBTA Advisory Board Executive Committee is meeting this week.

Rob reminded everyone to pay attention to what is going on in the country and expressed hope for improved municipal financial support in the coming years.

Yolanda Greaves
Yolanda also registered for the MMA virtual conference and hoped that it will be as enriching as in the past.

Yolanda reported that the MAPC meeting is scheduled on January 28th at 9:00 am

Yolanda said that she was disappointed with the number of people that attended the forum and she hoped that the next one will be better attended.

Yolanda felt that what happened today in Washington DC is an attack on democracy and she is disappointed by the incidents.

Yolanda thanked town staff and the first responders for all they do.

Adjournment
Steve made a motion to adjourn at 8:57 pm. This motion was seconded by Brandi with a vote of Kinsman-aye, Magnani-aye, Mitchell-aye, Scherer-aye, and Greaves-aye; 5-0-0.

This agenda is subject to change and includes those items reasonably anticipated by the Chair to be discussed at the meeting. Not all agenda items may in fact be discussed and other items not listed may also be brought up for discussion to the extent permitted by law.
SELECT BOARD
Minutes
December 2, 2020 – 5:15 PM
Location Online/Zoom Meeting

https://us02web.zoom.us/j/85837522996?pwd=NnZKb2lyb3pvRWM1UGFCYkhENUsweZz09

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Call Meeting to Order
Executive Session at 5:15 pm: Pursuant to G.L. c. 30A sec 21 (a)(6) to consider the purchase, exchange, lease or value of real property. Public discussion of which will have a detrimental impact on the litigating position of the Board as declared by the chair. Once Executive Session is complete the meeting will resume in open session.

Chair Yolanda Greaves called the regular meeting to order at 6:00 pm explaining that the meeting is being broadcast live on WACA TV and livestreamed on Facebook. Board members are participating using the Zoom Video Conferencing platform. All board and committee members are participating remotely. Yolanda took attendance by rollcall; Brandi Kinsman-aye, Joe Magnani-aye, Steve Mitchell-aye, Rob Scherer-aye, and Yolanda Greaves-aye. In addition, Town Manager Michael Herbert, Assistant Town Manager Jenn Ball, and Executive Assistant Susan Robie were also in attendance.

Citizen’s Participation
Debra Griffin thanked the board for their efforts against the Eversource pipeline. Debra also asked the board to consider increasing the number of Affordable Housing Trust full voting members from five to seven members. Yolanda indicated that this request will be added to the next meeting agenda.

Chuck and Lynn Lidz asked if citizens will be allowed to ask questions regarding Eversource during the update. Steve recommended moving the Eversource item up on the agenda after the Consent Agenda.

Catherine Jurczyk asked how she can get a copy of the agreement on the Hall House. Michael asked which agreement she is looking for. She responded it was the article in the MetroWest Daily News which Michael explained will be an action item at Town Meeting.

Cathy Rooney commented that Eversource is looking to increase their custom base by doing to mass mailing.
Mark Dassoni expressed his disappointment that Eversource is trying to drum up more business.
Additionally, Mark thanked Meals on Wheels for the service they provide.

**Scheduled Hearings/Appearances**

**Tax Classification Hearing**

Yolanda read the legal notice to open the public hearing for the FY21 Tax Classification Hearing.

Michael explained that based on the date of Town Meeting the hearing will need to remain open until after Town Meeting.

Richard Ball, Assistant Assessor, explained the process for setting the tax rate. Rich explained that based on the ratio of residential, commercial industrial, and personal properties, the split is not wide enough to warrant a split rate. Rich explained that they are expecting the rate to decrease by about $0.20 cents per thousand. The average bill for a single-family home is expected to be $234.00 and the average increase on a condominium is approximately $219.00. Commercial properties did not see much in sales based on last year’s numbers. Rich concluded that as in past years and the Board of Assessors is recommending moving forward with a single rate, as opposed to a split rate.

Joe made a motion to approve the recommendation from the Board of Assessor’s for a single tax rate for FY 2021. This motion was seconded by Rob with a vote of Kinsman-aye, Magnani-aye, Mitchell-aye, Scherer-aye, and Greaves-aye; 5-0-0.

Steve made a motion to suspend the hearing until December 16, 2020. This motion was seconded by Brandi, with a vote of Kinsman-aye, Magnani-aye, Mitchell-aye, Scherer-aye, and Greaves-aye; 5-0-0.

**Consent Agenda**

A. Approve the Regular Session Minutes from November 18, 2020.
B. Accept the donation made to the Library in the amount of $340.00 in memory of Evelyn Gates.
C. Accept the Grant from MIA in the amount of $10,000.00 for Aiphone project.
D. Notification of the Town Manager’s Appointment of Anaid Vladimirov as the Activity and Volunteer Coordinator. As the replacement for Kim Kitobe.
E. Notification of the Town Manager’s Appointment of Ryan Fitzgerald as an Intermittent Dispatcher.

Joe made a motion to approve the Consent Agenda as read into the record. This motion was seconded by Steve, with a vote of Kinsman-aye, Magnani-aye, Mitchell-aye, Scherer-aye, and Greaves-aye; 5-0-0.

**Old New Business**

**Eversource Update**

Michael explained that he has limited information on the wetlands appeal because the courts are once again shut down. Brian is waiting to see if the town should be exercising it rights for an appeal. Rob explained that filed and questioned many of the items outlined as needs by Eversource, however Eversource is actively working to make agreement with individual landowners.

Steve felt the responses from Eversource were essentially non-answers. Michael clarified that Brian is looking at the initial brief, our response and Eversource’s response to our questions. He said that we are exploring whether to open the hearing again but keeping in mind even if we file it does not mean the request will be granted. Rob recommended scheduling an Executive Session next week if Brian is ready for additional discussion.

Chuck Lidz stated that the Attorney General sent a memo to the Mass Dept. of Public Utilities stating that Eversource needs to explain how their policies and procedures are in support of the 2050 goal to radically reduce climate change emissions. He recommended the board consider delaying, with the possibility of finding a more sympathetic Citing Board in the future.
Keith Ferguson explained he is a trustee for the Great Bend Farm Trust, and the Trust will be impacted by this project and will be against any offers made by Eversource to change the easement or right-of-way.

Mark Dassoni thanked the board for the update.

**Review Annual License Renewals**

Yolanda explained the Annual License Renewals will include Alcoholic Beverages, Amusement Device, Billiards, Class II and Class III, Club, Common Victualler, Entertainment, Hobby, Lodging House and Wine and Malt.

Joe made a motion to approve the All Alcohol Restaurant List as presented. This motion was seconded by Steve, with a vote of Kinsman-aye, Magnani-aye, Mitchell-aye, Scherer-aye, and Greaves-aye; 5-0-0.

Joe made a motion to approve the All Alcohol Retail List as presented. This motion was seconded by Brandi, with a vote of Kinsman-aye, Magnani-aye, Mitchell-aye, Scherer-aye, and Greaves-aye; 5-0-0.

Joe made a motion to approve the Billiards list as presented. This motion was seconded by Brandi, with a vote of Kinsman-aye, Magnani-aye, Mitchell-aye, Scherer-aye, and Greaves-aye; 5-0-0.

Joe made a motion to approve the Class II Licenses as presented. This motion was seconded by Brandi, with a vote of Kinsman-aye, Magnani-aye, Mitchell-aye, Scherer-aye, and Greaves-aye; 5-0-0.

Joe made a motion to approve the Class III Licenses as presented. This motion was seconded by Brandi, with a vote of Kinsman-aye, Magnani-aye, Mitchell-aye, Scherer-aye, and Greaves-aye; 5-0-0.

Joe made a motion to approve the Club Licenses as presented. This motion was seconded by Brandi, with a vote of Kinsman-aye, Magnani-aye, Mitchell-aye, Scherer-aye, and Greaves-aye; 5-0-0.

Joe made a motion to approve the Common Victualler License as presented. This motion was seconded by Brandi, with a vote of Kinsman-aye, Magnani-aye, Mitchell-aye, Scherer-aye, and Greaves-aye; 5-0-0.

Joe made a motion to approve the Entertainment Licenses as presented. This motion was seconded by Brandi, with a vote of Kinsman-aye, Magnani-aye, Mitchell-aye, Scherer-aye, and Greaves-aye; 5-0-0.

Joe made a motion to approve the Hobby License as presented. This motion was seconded by Brandi, with a vote of Kinsman-aye, Magnani-aye, Mitchell-aye, Scherer-aye, and Greaves-aye; 5-0-0.

Joe made a motion to approve the Lodging House License as presented. This motion was seconded by Brandi, with a vote of Kinsman-aye, Magnani-aye, Mitchell-aye, Scherer-aye, and Greaves-aye; 5-0-0.

Joe made a motion to approve the Sunday Entertainment Licenses as presented. This motion was seconded by Brandi, with a vote of Kinsman-aye, Magnani-aye, Mitchell-aye, Scherer-aye, and Greaves-aye; 5-0-0.

Joe made a motion to approve the Wine and Malt Restaurant Licenses as presented. This motion was seconded by Brandi, with a vote of Kinsman-aye, Magnani-aye, Mitchell-aye, Scherer-aye, and Greaves-aye; 5-0-0.

Joe made a motion to approve Wine and Malt Retail Licenses as presented. This motion was seconded by Brandi, with a vote of Kinsman-aye, Magnani-aye, Mitchell-aye, Scherer-aye, and Greaves-aye; 5-0-0.
Special Town Meeting
Michael explained that since the board last reviewed the December 8, 2020 Special Town Meeting Warrant there have been a few changes. The first change is the date. The Special Town Meeting has been rescheduled to December 9, 2020 at 6:00 pm. Michael reviewed the Warrant Articles, several changes, and their impact.

Special Town Election
Michael explained that he is requesting that the open the Special Town Election Warrant to take place on January 13, 2020. Additionally, he explained the Ballot Questions. Rob asked why that date was selected and Michael explained that they focused on the Wednesday because there are no students in the schools on Wednesday. Steve asked, and Michael confirmed that absentee voting will be allowed for this Special Election.

Steve made a motion to open the Warrant for the Special Town Election to be held on January 13, 2021. This motion was seconded by Joe, with a vote of Kinsman-aye, Magnani-aye, Mitchell-aye, Scherer-aye, and Greaves-aye; 5-0-0.

Steve made a motion to insert on the ballot the following questions as presented for the January 13, 2021 Special Town Election. This motion was seconded by Brandi, with a vote of Kinsman-aye, Magnani-aye, Mitchell-aye, Scherer-aye, and Greaves-aye; 5-0-0.

BALLOT QUESTIONS
Shall the Town of Ashland be allowed to exempt from the provisions of Proposition two-and-one-half, so called, the amounts required to pay for the bonds issued in order to fund the project management, construction and equipping a new public safety building and related facilities, including site work and for the payment of all costs incidental and related thereto?

YES___ NO___

Shall the Town of Ashland be allowed to exempt from the provisions of Proposition two-and-one-half, so called, the amounts required to pay for the bonds issued in order to fund the design, project management and construction, equipping and outfitting a replacement school facility for the existing David Mindess Elementary School and associated demolition and site work located at 90 Concord Street, which shall have an anticipated useful life as an educational facility for the instruction of school children for at least 50 years?

YES___ NO___

Steve made a motion to close the Warrant for the Special Town Election and notify the Town Clerk of same. This motion was seconded by Joe, with a vote of Kinsman-aye, Magnani-aye, Mitchell-aye, Scherer-aye, and Greaves-aye; 5-0-0.

Cathy Rooney commented that she is very concerned that we are rushing this Special Town Election. Yolanda explained that these projects may seem rushed to some but in reality, these items have been discussed for a number of years. Additionally, Yolanda reminded everyone that although the amount will not be part of the ballot question the amounts will need to be approved at Town meeting as a not to exceed number.

Joe addressed Cathy’s concerns by letting her know the Public Safety Building Committee has been working hard to get accurate and solid figures. Joe also explained that because of the economy we are hoping, based on the number of interested vendors, the bids will be lower and reflected in their estimates.
Priority Project Update
Rail Transit District
No update at this time.

Downtown
Michael reported that construction is scheduled to start on January 2, 2021. We are still waiting on the estimate from Eversource concerning equipment costs but expect to get that information shortly.

Public Safety Building
Jenn reported that the sub-bids are due on January 9th and the general bids on January 18th.

Warren District and Valentine Estate
Michael reported that the Valentine Property Committee received a full proposal from Legacy Development as a result of a request for proposal (RFP), and a letter of interest from Waypoint Adventure that was not complete and therefore could not be considered.

Steve mentioned that he attended the last couple of meetings and thought the proposed concepts were interesting. Steve stated that everyone he has spoken to has been supportive of creating something similar to the proposal Legacy Development submitted. Brandi felt the proposal was strong and felt the Waypoint idea was very interesting as well. She wanted to remind everyone that time is limited on the barn so hopefully we move forward quickly. Yolanda said that she also attended the meetings and agreed with Brandi that we need to start work before the barn’s condition worsens.

Michael said that the committee is interested in meeting with Legacy Development to request that they extend their bid. He also wanted to discuss leasing the property. Additionally, Michael wanted to be sure that everyone understood that the CPC restriction remain intact.

Rob asked if the barn needs anything done to prevent further deterioration during the winter. Michael explained that about $30,000.00 will need to be invested to shore up the barn. Rob also asked about the proposal from Legacy Development. Michael explained that the bidder would like to purchase the property for $1.00 and then have the town provide $500,000.00 towards the project. Michael explained that he would like to work on the town’s portion.

Mark Dassoni asked what the goal is for the property. Yolanda explained that her understanding is that the redeveloped property would maintain the restrictions in place and result in a productive asset the town can be proud of.

Robin Hicks wanted to know who submitted the Legacy Development proposal, which Michael responded it was Charles Zammuto. Robin wanted to verify that the restrictions would remain in place even if in the event of a sale. Cindy Hicks said that the covenants may be void if the care and custody are not transferred to the Historical Commission or Conservation Commission. Yolanda explained that the board would not change the covenants in anyway and everyone involved feels the same way. In addition, no sale can take place without keeping the restrictions and covenants intact.

Town Manager Report
COVID Update
Ed Burman explained that as of tonight there are 70 active cases. There has been an uptick similar to the communities around us. Ed provided a breakdown that included apartments and single-family homes that have had more than one person in the home infected. The town is experiencing 2 to 3 reported cases a day and the numbers are changing much quicker. The Dept. of Public Health (DPH) close contact guidelines stipulates a 14-day quarantine, or on day 8 after the exposure the person can get tested with a PCR test and if negative and asymptomatic their last day of quarantine would be day 10.
Ed explained that we do not have a spread in the schools, but we do have an issue with students gathering outside of school. Recently, several students attended a couple of parties and as a result Mr. Adams thought it would be best to go remote until December 15th.

**Update on Cares Funds**
Concerning COVID-19 charges, Michael explained that the on the municipal side we have spent $761,452.00 and that the funding expires at the end of the month. Jenn explained that the town has provided rental and mortgage assistance and when the programs end the Affordable Housing Trust voted to allocate funds to continue the program and assist those that meet the criteria. Staff is working with the Ashland Emergency Fund to hopefully support those that do not qualify for the Affordable Housing Trust funding.

**FY21 Budget Update**
Michael explained that the Finance Committee is actively working on FY22 budget.

**Town Meeting Logistics**
Michael let Rob know that he did confirm the air purifier filters being used are the specialized filters he had asked about. Rob also wanted to ensure fans would be used and the air would be circulated. Joe wanted to know where the funding for the filters and air purifiers is coming from and Michael responded the funding is from the Cares Funds.

Steve wanted to know how the room would be set up and who would be presenting the article and how overflow would be addressed. Jenn explained that Special Town Meeting will be held in the gym and the cafeteria will be used for overflow.

**Board Reports**

**Brandi Kinsman**
Brandi reported on “AREA” Ashland Residents for Equity and Action, the new group in town created by Cara Tirrell and Maggie Sukie. The group’s mission is to provide a voice for everyone.

Brandi also reminded everyone that the Lighted Up Ashland luminaries are still on sale at Blush Bouquets.

Brandi gave a shout to Jennifer Wuelfing and Cara Tirrell on the Holiday Program they run every year.

**Joe Magnani**
Joe reminded everyone that the next Public Safety Building meeting is tomorrow at 3:00 on Zoom.

Joe requested that the Affordable Housing Trust membership is discussed at the next board meeting. The trust currently has three interested candidates, and they would like to appoint all of them, but there is only one vacancy.

Joe explained how the annual holiday lighting will be different this year. The lights will be up, and this year Santa will visit the neighborhoods via a Fire Truck. The route will be posted at a later date and this will take place on December 12th and the 13th.

**Steve Mitchell**
Steve mentioned that the Holiday Program is serving 98 families this year. Steve gave a shout out to everyone that works on the program this each year and makes it a success.

Steve said that during the holiday season the food pantry get filled but after the holidays the donations drop off. He would like the board to consider supporting a food drive in January or February.

Steve also explained that the senior Grab-and-Go lunch program continues, and the December 21st Holiday Lunch will be free.
Steve also reported that that the Community Center Pen-Pal program has been a great success.

Steve explained that Candi Wilson applied for an Ashland “Aide” grant and she was awarded the funding. “Aide” stands for activities, internet connection, devices, and education. The funds will be allocated to devices and WiFi access for seniors. This will internet access for seniors that do not currently have access to social media. Candi said that she is really excited and anxious to get the program up and running.

Steve explained that he visited Doragon Provisions and said they have adapted to the current situation and wished them the very best.

Lastly, Steve thanked all the first responders and frontline workers.

**Rob Scherer**
Rob reminded everyone that the Ashland Lions is selling trees on Rte. 126.

Rob also reported on the MBTA Advisory Committee and the Commuter Rail Subcommittee meetings and said they continue to discuss service cuts, and the Advisory Committee reviewed the changes, and they proposed that the severe cuts are not necessary if FEMA revenues are received and other COVID related expenses are cutback.

**Yolanda Greaves**
Yolanda mentioned that there are two vacancies on the Valentine Property Committee, and several on the Affordable Housing Trust to create a quorum.

The Bark Park raffle is ongoing until the end of the year.

Yolanda has signed up to attend the two-day MMA Annual virtual meeting on December 21st and 22nd.

Regarding Governor Baker’s daily COVID update, Yolanda expressed her support of his messaging and appreciated his frustration.

Yolanda mentioned the MMA Policy meeting and that the Police Reform bill have passed. In addition, the Cannabis Control Commission has approved delivery service.

Yolanda thanked Jenn, Michael, Town Hall staff, the first responders and everyone that assist with keeping everything moving forward.

Finally, she hoped to many at Town Meeting wearing a mask on Wednesday January 9, 2020.

**Adjournment**
Joe made a motion to adjourn at 8:57 pm. This motion was seconded by Rob with a vote of Kinsman-aye, Magnani-aye, Mitchell-aye, Scherer-aye, and Greaves-aye; 5-0-0.

This agenda is subject to change and includes those items reasonably anticipated by the Chair to be discussed at the meeting. Not all agenda items may in fact be discussed and other items not listed may also be brought up for discussion to the extent permitted by law.
SELECT BOARD
Minutes
December 11, 2020 – 9:30 AM
Location Online/Zoom Meeting

https://us02web.zoom.us/j/86055934795?pwd=dFdz2VT3RnN1oveEpsWElzYkk3Zz09

Vision Statement - The Town of Ashland will be a prosperous and fiscally sound community with a full range of housing, business, cultural, educational, and recreational opportunities in a safe, inclusive, and attractive environment for residents and visitors. We will embrace all differences and ensure that all persons have the opportunity to enjoy, contribute and be part of the Ashland community.

Mission Statement - The Ashland Select Board is dedicated to promoting responsible fiscal management, advocating for sustainable development & growth and providing excellent municipal services which will enhance the quality of life in our diverse community. The Ashland Select Board is committed to providing clear goals and objectives for Town management and creating effective engagement and public participation with residents, state legislators and other elected officials in order to achieve our mission.

Call Meeting to Order
Vice Chair Joe Magnani called the meeting to order at 9:33 am. Board members are participating using the Zoom Video Conferencing platform. All board and committee members are participating remotely. Joe took attendance by rollecall; Brandi Kinsman-aye, Steve Mitchell-aye, Yolanda Greaves-aye, and Joe Magnan-aye. In addition, Town Manager Michael Herbert, Assistant Town Manager Jenn Ball, and Executive Assistant Susan Robic were also in attendance. Rob Scherer joined the meeting while in session.

Old New Business

Tax Classification Hearing
Michael explained that we are not required to review and sign the LA5 any longer but he requested that board close the Tax Classification Hearing.

Steve made a motion to close the Tax Classification Hearing. Motion was seconded by Brandi, with a vote of Kinsman-aye, Magnani-aye, Mitchell-aye, and Greaves-aye; 4-0-0.

Open and Close the Special Town Meeting Warrant
Michael told the board that we have moved into the red zone for COVID and that Audrey Lacroix stated at last night School Committee Meeting that things are likely going to get worse after the Christmas break. Michael asked the board if based on this information if they would like to consider moving the Special Town Meeting date out a little. Michael asked the board their thoughts on postponing this for a couple of weeks. Board members agreed that postponing was a good idea but they wanted it held on a Saturday during the day and outside. Collectively the board thought pushing the meeting out to January 16, 2021 or January 23, 2021.

Michael explained to the board that the pricing for the Public Safety Building is coming in is less than estimated. He feels that holding the meeting in January is important to take advantage of the savings reflected in the bids. Yolanda asked if we could we consider voting the questions and then cancel town meeting if the project(s) fail at the ballot.
Yolanda also shared that recently one community did a drive in model for Town Meeting and she would like us to find out how that worked and perhaps look to see if it would work for us. Michael explained that he envisions something similar at whichever school seems to work best. Steve would like to understand which responsibilities fall under which official body. Michael explained that Select Board is responsible for opening the and closing the warrant and for calling the election.

Steve made a motion to open the warrant with a tentative date of January 9, 2021. Motion was seconded by Brandi, with a vote of Kinsman-aye, Magnani-aye, Mitchell-aye, Scherer-aye and Greaves-aye; 5-0-0.

**Adjournment**
Steve made a motion to adjourn seconded by Joe with a vote of Kinsman-aye, Magnani-aye, Mitchell-aye, Scherer-aye and Greaves-aye; 5-0-0.

This agenda is subject to change and includes those items reasonably anticipated by the Chair to be discussed at the meeting. Not all agenda items may in fact be discussed and other items not listed may also be brought up for discussion to the extent permitted by law.
SELECT BOARD
Minutes
December 16, 2020 – 6:00 PM
Location Online/Zoom Meeting

https://us02web.zoom.us/j/87138374327?pwd=SERQVkJdXhlMFpXWUtjaG13cUJZUT09

Vision Statement - The Town of Ashland will be a prosperous and fiscally sound community with a full range of housing, business, cultural, educational, and recreational opportunities in a safe, inclusive, and attractive environment for residents and visitors. We will embrace all differences and ensure that all persons have the opportunity to enjoy, contribute and be part of the Ashland community.

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Call Meeting to Order
Executive Session at 6:00 pm: Pursuant to G.L. c. 30A sec 21 (a)(6) to consider the purchase, exchange, lease or value of real property. Public discussion of which will have a detrimental impact on the litigating position of the Board as declared by the chair. Once Executive Session is complete the meeting will resume in open session.

Chair Yolanda Greaves called the regular meeting to order at 7:00 pm explaining that the meeting is being broadcast live on WACA TV and livestreamed on Facebook. Board members are participating using the Zoom Video Conferencing platform. All board and committee members are participating remotely. Yolanda took attendance by rolcall; Brandi Kinsman-aye, Joe Magnani-aye, Steve Mitchell-aye, Rob Scherer-aye, and Yolanda Greaves-aye. In addition, Town Manager Michael Herbert, Assistant Town Manager Jenn Ball, and Executive Assistant Susan Robie were also in attendance.

Citizens Participation
Mark Dassoni wished everyone Happy Holidays.

Old/New Business

433 Chestnut Street
Michael explained 433 Chestnut Street, aka the Hall House, Article was approved at the December 9th Special Town Meeting. It allowed the board to change the property lot lines, execute the agreement, and develop a Purchase and Sale with Paul Gustafson.

Steve made a motion to approve the agreement that was presented with changes and authorize Michael to sign on behalf of the board. This motion was seconded by Joe, with a vote of Kinsman-aye, Magnani-aye, Mitchell-aye, Scherer-aye, and Greaves-aye; 5-0-0.

December 9th Special Town Meeting
Michael reported that the December 9th Special Town Meeting was a success, it was attended by 87 residents, and all of the Warrant Articles passed. He mentioned to date there have been no cases of COVID transmissions
reported as a result of the meeting, but it was still early. The board hoped residents understood the reason why the Special Meeting was important was mainly concerning two-time sensitive CPC Articles that required action in order to retained awarded grant funding.

Concerning future meetings, the board members agreed to enforce mask wearing at all times, including when participants speak at the microphone.

MDAR – 120 Day Notice
Yolanda read the Notice of Proposed Acquisition provided by the Mass Department of Agricultural Resources (MDAR), as required. The application received by MDAR was for the property owned by Charles Nickerson that consists of parcels located at Highland St. and South St.

Steve made a motion to authorize a vote to consent to the reduction of a 120-day notice period to not less than 60 days. This motion was seconded by Joe, with a vote of Kinsman-aye, Magnani-aye, Mitchell-aye, Scherer-aye, and Greaves-aye; 5-0-0.

Consent Agenda
A. Accept the resignation of Judy Teller from her position on the Board of Health with thanks for her service.
B. Accept the donations in Memory of Evelyn Gates in the amount of $300.00.
C. Approve the grant application for a sign and façade for Main Street Wine and Spirits in the amount of $804.61.
D. Appoint Kevin Mullins to fill the vacancy on the Sustainability Committee with a term that would expire on 8/31/23 and appoint Margaret Musoke as an associate member with a term that would expire on 8/31/21.

Steve made a motion to approve the Consent Agenda as read into the record. This motion was seconded by Joe, with a vote of Kinsman-aye, Magnani-aye, Mitchell-aye, Scherer-aye, and Greaves-aye; 5-0-0.

Town Manager Report
Concerning the COVID-19 pandemic, Michael reported the number of reported cases in Ashland has increased, and it is unknown whether the upcoming holidays will further impact that number. He also mentioned that schools in town remain remote, primarily due to staffing challenges. And recently Governor Baker rolled-out a COVID vaccination plan that will begin with healthcare workers and the elderly.

Michael explained the dates for the Election and the next Special Town Meeting are being reconsidered. To allow time to manage these events if there is a COVID surge, he recommended rescheduling the Special Town Meeting on Tuesday January 23rd and the Election on Wednesday January 27th. The dates will be discussed in more detail at the meeting on Monday. Also, due to COVID, absentee ballots can be requested from the Town Clerk’s office and used for the election.

Regarding the Public Safety Building, Michael confirmed that the General Contractors bids are due on Tuesday. The Sub-contractor bids came in about 10% less than anticipated. Given rates are very low, he anticipated the General Contractor bids would also reflect a significant savings, which would be very beneficial to the town.

Board Reports
Joe Magnani
Joe felt that Special Town Meeting went well.

Joe thanked the Ashland Fire Department and the Ashland Police Department for escorting Santa around town. He thought activity will become an annual event, as it was enjoyed by many.

The Ashland Affordable Housing Trust meeting will be held tomorrow. Increasing the number of full voting members from five to seven will be discussed and brought to a future board meeting.
Rob Scherer
Rob congratulated Joe Biden and Kamala Harris on the ratification of their electoral college victory.

Rob reported that the MMA Policy Committee met last week, and Mass Healthy Aging, and the Executive Office of Elder Affairs discussed designating safe senior walking areas in all communities.

Rob mentioned that he attended the MBTA Advisory Board meeting and he outlined some of the upcoming cuts. The Worcester/Framingham Commuter Rail will continue to have some weekend service but will cut weekday evening service after 9:00 pm.

Brandi Kinsman
Brandi explained that she is working on the Housing Production Plan and Inclusionary Zoning. Anyone interested in attending the public forum on Tuesday the 29th at 7:00 pm must preregister.

Brandi shared a poem that she wrote summarizing 2020.

Steve Mitchell
Steve mentioned that he recently received a COVID test at Project Beacon, Franklin St., Framingham where an appointment is required. He highly recommended the service, as results are received in 24 hours.

Next Monday is the last senior free lunch of the year.

He offered best wishes and holiday greetings to all the front-line workers, healthcare workers and the staff at the Community Center.

Lastly, Steve thanked his fellow board members and the Town Manager’s team for all their efforts.

Yolanda Greaves
Yolanda mentioned that she had discussed with Beth Reynolds some of the town’s fundraising events that donate their proceeds to the Ashland Emergency Fund. The initiative is call Up Ashland.

Yolanda attended the Ashland Business Association Comedy Night, and said it was a great event.

She thanked everyone that purchased a tree from the Ashland Lions. Approximately 600 trees were sold.

Yolanda congratulated the Friends of the Ashland Library on their Drive-by Book Sale.

She thanked the town management and the Select Board for coordinating the Special Town Meeting and the Election, and for being flexible with changing the dates.

Yolanda wished everyone Happy Holidays and said it has been a tough year, but she is proud that everyone has stuck together.

Lastly, Yolanda reminded everyone to please shop local and support the town’s businesses.

Adjournment
Joe made a motion to adjourn at 8:03 pm. This motion was seconded by Steve with a vote of Kinsman-aye, Magnani-aye, Mitchell-aye, Scherer-aye, and Greaves-aye; 5-0-0.

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Call Meeting to Order
Chair Yolanda Greaves called the regular meeting to order at 7:00 pm explaining that the meeting is being broadcast live on WACA TV and livestreamed on Facebook. Board members are participating using the Zoom Video Conferencing platform. All board and committee members are participating remotely. Yolanda took attendance by rollcall; Brandi Kinsman-aye, Joe Magnani-aye, Steve Mitchell-aye, Rob Scherer-aye, and Yolanda Greaves-aye. In addition, Town Manager Michael Herbert, Assistant Town Manager Jenn Ball, and Executive Assistant Susan Robie were also in attendance.

Old/New Business
Eminent Domain Taking – 3.82 Acres
Michael explained that Attorney Mead has been working with Fafard’s Attorney to develop a deal that everyone agrees with so that we can avoid litigation. We need to set a hearing date and he suggests January 6, 2021 as the date of the hearing. The is for Eminent Domain Taking of 3.82 Acres “Plan of Registered Land, 1 East Union Street and 12-16 Union Street dated December 5, 2019. Joe expressed his concern with creating a deal that everyone agrees with but Michael explained that we can move forward either way.

Joe made a motion to set the date for the Eminent Domain Taking for January 6, 2021 at 7:30 pm. This motion was seconded by Brandi, with a vote of Kinsman-aye, Magnani-aye, Mitchell-aye, Scherer-aye, and Greaves-aye; 5-0-0.

Special Election and Special Town Meeting
Michael explained that board had previously voted on the date of the Special Town Meeting and the Town Election but collectively everyone expressed interest in moving the date out a little bit. Michael suggested holding the Special Town Meeting on Saturday January 23, 2021 and the Election on Wednesday January 27th.

The poles will be open on January 27th from 8:00 am to 7:00 pm. Jenn also explained that the state has extended the mail in ballots and anyone interested would need to make a request. January 21st is the last day to request the ballot. Additionally, early voting in person will not be offered but anyone interested in voting prior to election date can do so via mail in or absentee. Ballots must be received at the Town Clerk’s Office by January 27th.
Joe made a motion to set the date for the election as January 27, 2021 from 8:00 am to 7:00 pm and all precincts will vote at Ashland High School. This motion was seconded by Rob, with a vote of Kinsman-aye, Magnani-aye, Mitchell-aye, Scherer-aye, and Greaves-aye; 5-0-0.

Adjournment
Rob made a motion to adjourn seconded by Steve, with a vote of Kinsman-aye, Magnani-aye, Mitchell-aye, Scherer-aye, and Greaves-aye; 5-0-0.

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Mr. Aidan Shepard

Dear Mr. Shepard:

We were impressed with your skills and accomplishments and feel your background and experience is a good match for our present needs. It is with great pleasure that the Town of Ashland offers you the position of **Light Equipment Operator** for the **Cemetery, Parks, and Trees Department**, with the following compensation package. This offer is contingent upon a successful pre-employment screening including: (1) a DOT physical and drug test (to set up the physical, please contact the HR Director, at 508-532-7910), (2) driver’s license report (provided by you), and (3) employment eligibility verification.

- The position is **full-time, 40 hours/week, non-exempt** and is offered at **Grade HO3 Step 2 rate of $18.4443/hr.**
- You will be subject to the agreement between the Town of Ashland and Massachusetts Laborers District Council on behalf of Local Union 1156 of the Laborer’s International Union of North America AFL-CIO. Under this agreement, you will have a **six-month probationary period**.
- **Within 6 months** of your starting date, you need to obtain the MA hoisting license 2A/1C.
- **DPW staff schedule** as follows: Monday through Friday, 6:30 am – 2:30 pm
- Annual **COLA and Performance-based step increases**, based on an positive annual review;
- Sick and Vacation Paid Time Off (PTO) per the Union contract, and Town-paid holidays;
- Insurance **benefits**, if selected; participation in Middlesex County Retirement System.

We will plan for a starting date of Monday, January 4; please contact us if this needs to change. On your first day, Roy Correia, Deputy Director, will meet you at the DPW office. **Prior to your start date, please be in touch with Kathy Arsenault, Payroll Coordinator (x7107), to complete employment forms.** Kathy will let you know the appropriate documentation you need to bring for the completion of your new hire forms, including proof that you are presently eligible to work in the United States for I-9 purposes. Failure to provide appropriate documentation will result in immediate termination of employment in accordance with the terms of the Immigration Reform and Control Act.

If you are in acceptance of this employment offer, please sign below and return to Human Resources at your earliest convenience. I will request for consent from the Select Board at their next meeting for this appointment. If you have any questions, please feel free to contact me.

Congratulations and we look forward to having you as part of our team!

Sincerely,

Michael Herbert

cc: Lisa Ugliarolo, HR Director
    Doug Small, DPW Director
    Dan Maurer, General Foreman, Union Rep
STM Warrant Jan 23, 2021
1 message

Tara Ward <tward@ashlandmass.com>
To: Susan Robie <srobie@ashlandmass.com>  

Thu, Dec 31, 2020 at 10:04 AM

Susan,

Attached is the warrant for the Jan 23, 2021 Special Town Meeting. It needs the time the meeting is called for on it as well as the BOS signatures and the articles so that we may post this no later than Jan 8th.

I will hand you the paper copy today.

Thanks, Tara

---

Tara M. Ward, CMC/CMMC
Town Clerk
Town of Ashland

Notary Public, Justice of the Peace
Commissioner to Qualify
Board of Registrar, Burial Agent
Parking Clerk, Records Access Officer
Chief Election Official

a: 101 Main Street, Ashland, MA 01721
p: 508-881-0100 ext 7127
f: 508-881-0145

Warrant Posting for the January 23, 2021 Special Town Meeting Warrant.doc
33K
WARRANT - TOWN OF ASHLAND
JANUARY 23, 2021 SPECIAL TOWN MEETING

COMMONWEALTH OF MASSACHUSETTS

MIDDLESEX, SS:

TO: a Constable of the Town of Ashland, in said county:

GREETINGS:

In the name of the Commonwealth of Massachusetts, you are hereby required to notify the legal voters of the Town of Ashland to meet at the Ashland High School, 65 East Union Street in said Town, on SATURDAY, the Twenty-Third day of January, in the year Two Thousand and Twenty-One at____:____ M to act upon the following Articles of the Town Warrant.

Hereof fail not and make due return of this warrant by your doing thereon to the Town Clerk, at or before the time of the meeting aforesaid.

Given under our hands, at Ashland, on the 6th day of January in the year Two Thousand and Twenty-One.

ASHLAND BOARD OF SELECTMEN

__________________________________________
Yolanda Greaves, Chairman

Joseph J. Magnani, Jr, Vice Chair  Brandi E. Kinsman, Clerk

Steven Mitchell  Robert K. Scherer

ATTEST:  ________________________________
Tara M. Ward, CMC/CMMC
Ashland Town Clerk
POSTING CERTIFICATION

CONSTABLE'S RETURN OF SERVICE

I, the undersigned, a Constable in and for the Town of Ashland, do hereby certify that I have posted attested copies of the within warrant at least fourteen days before the time of said Special Town Meeting at the following locations:

Town Hall, 101 Main Street, Ashland, MA (Precinct 1)
Ashland Police Station, 137 Main Street, Ashland, MA (Precinct 1)
Ashland Public Library, 66 Front Street, Ashland, MA (Precinct 1)

Marathon Mobil, 103 West Union Street, Ashland, MA (Precinct 2)

Ashland Convenience Store/Pizza Palace, 72 Union Street, Ashland, MA. (Precinct 3)

Shaw's Supermarket, 307 Pond Street, Ashland, MA (Precinct 4)

Ashland Community Center, 162 West Union Street, Ashland, MA (Precinct 5)

Constable's Signature ___________________________ Date of Posting ___________________________

Constable's Name Printed ___________________________

ATTEST: ___________________________

Tara M. Ward, CMC/CMMC, Ashland Town Clerk

Special Town Meeting Warrant Posting for January 23, 2021 - tmw, Ashland High School
December 30, 2020

Ms. Yolanda Greaves, Chair
Select Board
101 Main Street
Ashland, MA 01721

Mr. Michael J. Uccelini, President and CEO
United Group of Companies, Inc.
300 Jordan Road
Troy, NY 12180

RE: The Arbella at Ashland, Ashland, MA
   Determination of Project Eligibility under the Local Initiative Program (LIP)

Dear Ms. Greaves and Mr. Uccelini:

I am pleased to inform you that your application for project eligibility under the Local Initiative Program (LIP) for the proposed Arbella at Ashland project has been approved. This approval is based on your application that sets forth a plan for the development of 180 rental units. The proposed rents for the LIP units are generally consistent with the standards for affordable housing to be included in a community’s Chapter 40B affordable housing stock.

As part of the review process, Department of Housing and Community Development (DHCD) staff performed an on-site inspection of the proposed project site on November 10, 2020. DHCD has made the following findings:

1. The proposed project appears generally eligible under the requirements of LIP, subject to final program review and approval;
2. The site of the proposed project is generally appropriate for residential development;
3. The conceptual plan is generally appropriate for the site on which the project is located;
4. The proposed project appears financially feasible in the context of the Ashland housing market;
5. The initial pro forma for the project appears financially feasible and consistent with cost examination and limitations on profits and distributions on the basis of estimated development costs;
6. The project sponsor and the development team meet the general eligibility standards of LIP; and,
7. The project sponsor has provided evidence of site control.
The proposed project must comply with all state and local codes not specifically exempted by a comprehensive permit.

Please provide us with a copy of the comprehensive permit as soon as it is issued. The DHCD legal office will review the comprehensive permit and other project documentation. Additional information may be requested as is deemed necessary. Following the issuance of the comprehensive permit, the specifics of this project must be formalized in a regulatory agreement signed by the municipality, the project developer, and DHCD prior to starting construction.

As stated in the application, the Arbella at Ashland project will consist of 180 units, 45 of which will be affordable; all will be eligible for inclusion in the Ashland subsidized housing inventory. The affordable units will be marketed and rented to eligible households whose annual income may not exceed 80% of area median income, adjusted for household size, as determined by the U.S. Department of Housing and Urban Development.

The conditions that must be met prior to final DHCD approval include:

1. A final affirmative fair marketing and lottery plan with related forms shall be submitted that reflects LIP requirements including consistency with the Comprehensive Permit Guidelines, Section III, Affirmative Fair Housing Marketing Plans;

2. Any changes to the application it has just reviewed and approved, including but not limited to alterations in unit mix, rents, development team, unit design, site plan and financial pro forma reflecting land value, must be approved by DHCD;

3. The project must be organized and operated so as not to violate the state anti-discrimination statute (M.G.L. c151B) or the Federal Fair Housing statute (42 U.S.C. s.3601 et seq.). No restriction on occupancy may be imposed on the affordable unit (other than those created by state or local health and safety laws regulating the number of occupants in dwelling units); and

4. The Town shall submit to DHCD the finalized details of the comprehensive permit.

As the Arbella at Ashland project nears completion of construction, DHCD staff may visit the site to ensure that the development meets program guidelines.

When the units have received Certificates of Occupancy, the developer must submit to both DHCD and the Ashland Board of Selectmen a project cost examination for the comprehensive permit project.

This letter shall expire two years from this date or on December 30, 2022, unless a comprehensive permit has been issued.
We congratulate the Town of Ashland and the United Group of Companies, Inc. on your efforts to work together to increase the Town’s supply of affordable housing. If you have any questions as you proceed with the project, please call Alana Murphy at 617-573-1301.

Sincerely,

[Signature]

Catherine Racer
Associate Director

cc: Michael Herbert, Town Manager
John F. Trefethen, Chair, Zoning Board of Appeals
Office of the Chief Counsel, DHCD

Enc.
RESPONSIBILITY FOR COST CERTIFICATION:

By your signature below, United Group of Companies, Inc., acknowledges and accepts this approval letter, including the obligation under law to provide the Department of Housing and Community Development and the Town of Ashland with a project cost examination.

Signature: __________________________

Name (print): _________________________

Date: ________________________________

Upon receipt, please make copy of this letter and return a signed copy to Division of Housing Development, Department of Housing and Community Development, 100 Cambridge Street, Boston, MA 02114 ATTN: Local Initiative Program

Arbella at Ashland, Ashland, Massachusetts

LOCAL INITIATIVE PROGRAM – COMPREHENSIVE PERMIT

Sponsor: United Group of Companies, Inc.
300 Jordan Road
Troy, NY 12180

Project Addresses:
MBTA Access Road
Ashland, MA 01721

This project will provide rental opportunities according to the following breakdown:

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<th>Type of Unit</th>
<th># of Units</th>
<th># of Bdrms.</th>
<th># of Baths</th>
<th>Gross SF</th>
<th>Utility Allowance</th>
<th>Maximum Rent</th>
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Board of Health

Agendas & Minutes
Agendas are available prior to the meetings. Minutes are available following approval.
View Most Recent Agenda | View All Agendas and Minutes

About the Board
The Board of Health is comprised of 5 members elected for terms of 3 years each.

The Board of Health:
- Develops policies and plans that support individual and community health efforts.

Board Members
- OPEN SEAT
- Ron Etskovitz, Member, Term Expires 2023
- Christopher Daniele, Vice-Chair, Term Expires 2021
- Diane Mortensen, Chair, Term Expires 2022
- Koduvayur G. Narayana, Member, Term Expires 2021
Re: [selectboard:16512] CONSERVATION Restrictions Working Group

1 message

Wed, Dec 30, 2020 at 9:51 AM

Marty <gnir.nitram@verizon.net>
To: Susan Robie <srobie@ashlandmass.com>
Cc: cmjgvl52@gmail.com, Select Board <selectboard@ashlandmass.com>, Cathy Van Lancker <cmtjgvl@comcast.net>, William Moulton <W1TB1M@aol.com>, Cathy Rooney <designerofgreen@gmail.com>

Howdy.

This is correct; the Conservation Restriction Working Group has not met for quite a while... maybe since the CR on the Oak Street property was completed. We have only 3 members remaining since Mr. Germerline’s departure and at least two of us are caring for elderly parents in the Covid era. We would welcome Cathy Van Lanker’s membership!!, and perhaps one or two more people as well. The group was originally constituted with 5 members. I may recall that one member was from the Planning Board, one from ConCom, one from Open Space, and that’s where I don’t recall more.

Cathy Rooney and I have talked and we are both willing to get the band back together.

Bill Moulton - I’m sorry I haven’t called. Do you have any time/interest for this project or do you need to be focused elsewhere?

Sus Robie - do we all have to be re-appointed or is that part of your message specific to Ms. Van Lanker?

Thank you
-marty ring

On Dec 29, 2020, at 11:28 AM, Susan Robie <srobie@ashlandmass.com> wrote:

Cathy,

Thank you so much for your email and for your willingness to help out the community. I understand that you are interested in filling a vacancy on the Conservation Restriction Working Group but unfortunately they are currently inactive. It looks like the last meeting held was on November 15, 2018 and this is the link to view that agenda. [https://www.ashlandmass.com/AgendaCenter/ViewFile/Agenda_11152018-4013](https://www.ashlandmass.com/AgendaCenter/ViewFile/Agenda_11152018-4013)

The sitting members of the Conservation Restriction Work Group are:

William Moulton W1TB1M@aol.com
Martin Ring gnir.nitram@verizon.net
Catherine Rooney designerofgreen@gmail.com

As I’m sure you are aware the Select Board is the appointing authority, and the process to be appointed is the following.

- We ask that you complete a Talent Bank form (which can be found using this link) [https://www.ashlandmass.com/448/Volunteer-Opportunities](https://www.ashlandmass.com/448/Volunteer-Opportunities)
- We also ask that you attend a meeting or two to understand what they are working on and the level of the commitment. The best way to start the process is for you to reach out to one or more of the active members to find out when the next meeting may be. I’ve copied them on this email so that they can reach out to you as well.
- Once you have determined that the fit is right for you please let the Chair know your intention and they will send me an email to get this on a future Select Board agenda.

Once again thank you very much for expressing interest and please don’t hesitate to contact me with any questions you may have.

Have a great day!

Susan Robie  
Executive Assistant  
Town Manager/Select Board  
Town of Ashland  
a: 101 Main Street, Ashland, MA 01721  
p: 508-532-7921  
f: 508-881-0171  

On Tue, Dec 29, 2020 at 10:03 AM <cmjgvl52@gmail.com> wrote:

Attn Select Board.

I would like to be appointed to the Conservation Restrictions Working Group

Cathy Van Lanker
Attn Select Board.

I would like to be appointed to the Conservation Restrictions Working Group

Cathy Van Lancker
52 Donna Lee lane Ashland Ma
774 279 0506

I am currently a conservation commissioner, and on the Community Preservation Committee

I am very interested in getting the properties in town under conservation restrictions that require them

Cathy Van Lancker
Conservation Restrictions Working Group

Group Members

- Vacant (Staff Member)
  Appointed by the Select Board

- William O. Moulton
  Appointed by the Select Board
  (Conservation Commission Appointee)

- Martin D. Ring
  Appointed by the Select Board (Open Space and Recreation Appointee)

- Catherine Rooney
  Appointed by the Select Board (Town Forest Committee Appointee)

- Vacant (CPC Member)
  Appointed by The Select Board

- Vacant (Community Member)
  Appointed by the Select Board

- Vacant (Community Member)
  Appointed by the Select Board

The Conservation Working Group was created in 2014 as a 7 member group. The purpose is to address conservation restrictions for open space properties purchased with CPA funds.

The membership includes representation from the Town Forest Committee, Conservation Commission, Open Space and Recreation, Community Preservation Committee, a staff member and two at-large community members.
Conservation Restriction (CR) Plan Presentation: Beth Rosenblum appeared before the Board to present a proposal for an ad hoc CR Working Group, whose purpose will be to address Conservation Restrictions for open space properties purchased with Community Preservation Act (CPA) funds. The properties include the 28.43 acres adjacent to Oak St. and the Town Forest, and three small parcels at Western Nurseries. Ms. Rosenblum suggested the Working Group membership include representation from the Town Forest, Conservation Commission, Open Space and Recreation, and Community Preservation Committees and a Town appointee and two at-large community member. The group will address encroachment violations and will seek land trust holders for the CRs.

Mr. Mitchell moved and Mr. Monaco seconded the motion to establish a CR Working Group to include representation from the Town Forest Committee, Conservation Commission, Open Space and Recreation, and Community Preservation Committees and a town appointee and two Board appointed at-large community members. The motion passed 3-0-0.

December 30, 2020

- The group was established for a defined purpose / has the purpose been completed /or has the purpose changed.
- The appointments were done with a term that would expire once the task was completed / has the task been completed.
- Oak Street Conservation Restriction was recorded on 7/12/19 Book 72912 Page 513.
February 20, 2014

Re: Notification of Appointment – Conservation Restriction Working Group

Beth Rosenblum
Matt Selby
Bill Moulton
Cathy Rooney
Marty Ring

The Board of Selectman has exercised its authority to appoint you to the Conservation Restriction Working Group. Your appointment was presented to the Board of Selectman on February 20, 2014 and will expire at “Completion of the task”.

Please report to the Town Clerk as soon as possible, to be sworn-in. You must be sworn-in before performing any duties after February 20, 2014. The hours of the Town Clerk are as follows; Mon/Tues/Thurs from 8:00 AM to 3:30 PM and Wed from 8:00 AM to 7:00 PM.

Congratulations on your appointment.

Sincerely,

ANTHONY E. SCHIAVI
Anthony E. Schiavi
Town Manager

cc: Tara Ward, Town Clerk
     Susan Robie, Executive Assistant
     Bill Browne
6. **Priority Project Update**
   a. Priority Project Update
      i. Rail Transit District
      ii. Downtown
      iii. Public Safety Building
      iv. Warren District and Valentine Estate

7. **Town Manager Report**
   a. COVID Update
      i. Update on Vaccination
   b. FY22 Budget Update

8. **Board Reports**

9. **Adjournment**

This agenda is subject to change and includes those items reasonably anticipated by the Chair to be discussed at the meeting. Not all agenda items may in fact be discussed and other items not listed may also be brought up for discussion to the extent permitted by law.
SELECT BOARD
AGENDA
January 6, 2021 – 7:00 PM
Location Online/Zoom Meeting
https://us02web.zoom.us/j/82329949256?pwd=aEN6VFozUTJsQnndoNkJNM09CL0htZz09

Vision Statement - The Town of Ashland will be a prosperous and fiscally sound community with a full range of housing, business, cultural, educational, and recreational opportunities in a safe, inclusive, and attractive environment for residents and visitors. We will embrace all differences and ensure that all persons have the opportunity to enjoy, contribute and be part of the Ashland community.

Mission Statement - The Ashland Select Board is dedicated to promoting responsible fiscal management, advocating for sustainable development & growth and providing excellent municipal services which will enhance the quality of life in our diverse community. The Ashland Select Board is committed to providing clear goals and objectives for Town management and creating effective engagement and public participation with residents, state legislators and other elected officials in order to achieve our mission.

1. Call Meeting to Order
2. Citizen’s Participation
3. Scheduled Hearings/Appearances
   a. 7:15 pm – Public Hearing – Taking of 3.82 acres of 14-16 Union Street for Public Safety Building
   b. 7:45 pm – Affordable Housing Trust – Appointment(s) and Membership
4. Consent Agenda
   b. Accept the donation made to the Library in the amount of 250.00 in memory of Milton and Shirley Morrissette.
   c. Notification of the Town Manager’s Appointment of Aidan Shepard as a Light Equipment Operator for Cemetery, Parks and Trees Department.
5. Old New Business
   a. Discuss the January 27, 2021 Election Details.
   c. Update on the Housing Production Plan
   d. Discuss 10 - 50 Main Street Peer Review
   e. Discuss the Vacancy on the Board of Health
   f. Discuss the Status of the Conservation Restriction Work Group
6. **Priority Project Update**
   a. Priority Project Update
      i. Rail Transit District
      ii. Downtown
      iii. Public Safety Building
      iv. Warren District and Valentine Estate

7. **Town Manager Report**
   a. COVID Update
      i. Update on Vaccination
   b. FY22 Budget Update

8. **Board Reports**

9. **Adjournment**

This agenda is subject to change and includes those items reasonably anticipated by the Chair to be discussed at the meeting. Not all agenda items may in fact be discussed and other items not listed may also be brought up for discussion to the extent permitted by law.
Affordable Housing Trust Fund

Mission of the Trust
The purpose of the Trust shall be to provide for the preservation and creation of affordable housing in the Town of Ashland for the benefit of low- and moderate income households. In furtherance of this purpose, the Trustees are hereby authorized, in accordance with the procedures set forth herein, to acquire by gift, purchase or otherwise real property, personal property, or money, both tangible and intangible, of every sort and description; to use such property, both real and personal, and money in such manner as the Trustees shall deem most appropriate to carry out such purpose, provided however, that all property and money held by the Trust and the net earnings thereof shall be used exclusively for the preservation and creation in the Town of Ashland of affordable housing for the purposes for which the Trust was formed.

Trustees
- Steve Greenberg, Chair Term Expires 8/31/22
  Appointed by the Select Board
- Joseph J. Magnani, Jr. Term Expires 8/31/22 Appointed by Select Board
- Vacant Term Expires 8/31/22
  Appointed by the Select Board
- Debra Griffin Term Expires 8/31/21
  Appointed by the Select Board
- David Rosenblum Term Expires 8/31/21
  Appointed by the Select Board

The Trustees are appointed by the Select Board for 2-year terms.
Housing Authority

Authority Members

- Vacant
  Term Expires 5/2019
  Elected by Housing Residents

- Richard Maher
  Term Expires 5/2023
  Elected at Town Election

- Vacancy
  Term Expires 5/2022
  Elected at Town Election

- Vacant
  Term Expires 5/2021
  Elected at Town Election

- Jon Fetherston, Clerk, Term expires
  03/05/2021 - Appointed by the Governor
Affordable Housing Trust Fund

101 Main Street
Ashland, MA 01721

DATE: December 19, 2020

TO: Yolanda Greaves, Chair Select Board

FROM: Ashland Affordable Housing Trust

SUBJECT: Appointment to the Trust

Madame Chair,

The Trust at its meeting December 17, 2020 voted unanimously to recommend to the Select Board that Alan Galiwango be appointed to the Trust.

At that same meeting the Trust also voted unanimously to recommend to the Select Board that Bernadette Lunkuse & Barbara Sekesogundu be appointed to the Trust as Associate Members.

Please advise as to how we can assist in this process.

Thank you!

Steven H. Greenberg, Chair
Ashland Affordable Housing Trust
Talent Bank Form

Page 1

TALENT BANK FORM

From time to time, positions become available on committees appointed by the Board of Selectmen. Positions are not always readily available. Each committee or position has a different commitment level that is needed in order to be an effective member. Committees meet on a regular schedule, typically once or twice a month in the evening. Some committees require members to gather and review information outside of the meetings that are held. Committee chairs or staff is able to provide a better understanding as to the commitment that is needed for each position.

Upon receipt, your Talent Bank Form will be reviewed by the Town to determine if a current match exists between your desire to serve and openings that currently exist. Your application will be added to the list of volunteers who have expressed an interest in serving. We thank you for your interest in serving the Town of Ashland and returning this application.

Name
ALAN GALIWANGO

Email Address

Address

City
ASHLAND

State
MA

Zip Code
01721

Home Phone

Cell Phone
Field not completed.

Page 2

I am interested in serving the Town in the following positions:

Ashland Cultural Council, Keefe Tech School Committee, Affordable Housing Trust Committee

Finance Committee

Finance Committee

Other:
Field not completed.

BACKGROUND
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</tr>
<tr>
<td>Education</td>
<td>MS COMPUTER SCIENCE</td>
</tr>
</tbody>
</table>

**Page 3**

Please describe any training/experience you possess

11 EVERETT AVE CONDOMIUM TRUSTEE
FINANCE - CFA LEVEL 3 CANDIDATE

Please describe other skills and interests

- software development and IT
- sports, basketball, golf

Please describe your government or community volunteer experience (Ashland or elsewhere)

COMMUNITY ORGANIZATION - Founding member of AREA (AshlandEquity.org) a community group for POC and Allies to engage in the community and help their kids in school
BUDONIANS INTERNATIONAL - Founding member of charity that provides tuition support for underprivileged students in Uganda

Email not displaying correctly? [View it in your browser.]
From time to time, positions become available on committees appointed by the Board of Selectmen. Positions are not always readily available. Each committee or position has a different commitment level that is needed in order to be an effective member. Committees meet on a regular schedule, typically once or twice a month in the evening. Some committees require members to gather and review information outside of the meetings that are held. Committee chairs or staff is able to provide a better understanding as to the commitment that is needed for each position.

Upon receipt, your Talent Bank Form will be reviewed by the Town to determine if a current match exists between your desire to serve and openings that currently exist. Your application will be added to the list of volunteers who have expressed an interest in serving. We thank you for your interest in serving the Town of Ashland and returning this application.

Name: Bernadette Lunkuse
Email Address: 
Address: 
City: ASHLAND
State: Massachusetts
Zip Code: 01721-2369
Home Phone: 
Cell Phone: 

Page 2

I am interested in serving the Town in the following positions:
Affordable Housing Trust Committee, Youth & Family Services Advisory Board

Finance Committee is appointed by the Town Moderator
Field not completed.

Other:
Field not completed.
<table>
<thead>
<tr>
<th>Employer</th>
<th>VINFEN CORP</th>
</tr>
</thead>
<tbody>
<tr>
<td>Position</td>
<td>CNA</td>
</tr>
<tr>
<td>Education</td>
<td>BA(social sciences) and Master of public health 2017 (university of new England) Maine</td>
</tr>
</tbody>
</table>

**Page 3**

<table>
<thead>
<tr>
<th>Please describe any training/experience you possess</th>
<th>conducting Research/program Evaluation, managing group homes (human services), hiring and supervision of staff, Utilizing qualitative methods to analyze data</th>
</tr>
</thead>
<tbody>
<tr>
<td>Please describe other skills and interests</td>
<td>community dimensions, policy development and program planning skills, program planning and management,</td>
</tr>
<tr>
<td>Please describe your government or community volunteer experience (Ashland or elsewhere)</td>
<td>I have worked with the government of Uganda to guide comprehensive planning and implementation of child focused rehabilitation programming in mental health, corrective disability and education between 2003 to 2006</td>
</tr>
</tbody>
</table>

Email not displaying correctly? [View it in your browser.]
Talent Bank Form

Page 1

TALENT BANK FORM

From time to time, positions become available on committees appointed by the Board of Selectmen. Positions are not always readily available. Each committee or position has a different commitment level that is needed in order to be an effective member. Committees meet on a regular schedule, typically once or twice a month in the evening. Some committees require members to gather and review information outside of the meetings that are held. Committee chairs or staff is able to provide a better understanding as to the commitment that is needed for each position.

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<table>
<thead>
<tr>
<th>Name</th>
<th>Barbara Sekesogundu</th>
</tr>
</thead>
<tbody>
<tr>
<td>Email Address</td>
<td></td>
</tr>
<tr>
<td>Address</td>
<td></td>
</tr>
<tr>
<td>City</td>
<td>Ashland</td>
</tr>
<tr>
<td>State</td>
<td>MA</td>
</tr>
<tr>
<td>Zip Code</td>
<td>01721</td>
</tr>
<tr>
<td>Home Phone</td>
<td></td>
</tr>
<tr>
<td>Cell Phone</td>
<td></td>
</tr>
</tbody>
</table>

Page 2

I am interested in serving the Town in the following positions:

- Council on Aging, Affordable Housing Trust Committee
- Ashland Housing Authority
- Field not completed.

BACKGROUND:

<table>
<thead>
<tr>
<th>Employer</th>
<th>Nurse Zone Consulting</th>
</tr>
</thead>
<tbody>
<tr>
<td>Position</td>
<td>LPN</td>
</tr>
<tr>
<td>Education</td>
<td>LPN, pursuing BS in Psychology</td>
</tr>
<tr>
<td>Question</td>
<td>Answer</td>
</tr>
<tr>
<td>------------------------------------------------------------------------</td>
<td>----------------------------------------------------------------------------------------------------------------------------------------</td>
</tr>
<tr>
<td>Please describe any training/experience you possess</td>
<td>nursing skills, management, auditing personal files and working with health insurances.</td>
</tr>
<tr>
<td>Please describe other skills and interests</td>
<td>some college level ASL and experience working with deaf community and people with Mental health health.</td>
</tr>
<tr>
<td>Please describe your government or community volunteer experience</td>
<td>Mother of cub scouts, camping etc. Through work - community activities including health clinics to avoid unnecessary hospitalization, healthy eating, checking blood pressures and diabetes teaching.</td>
</tr>
</tbody>
</table>