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 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.

Yolanda opened the meeting with a welcome message for President Biden and congratulated Kamala Harris on becoming the first female Vice President.

Citizen’s Participation
Mark Dassoni thanked Yolanda for her great opening of the meeting and felt that today is a great day in history.

Cathy Rooney explained that she has several comments and the first pertained to the Ashland Mills. Yolanda explained that they will be creating another forum that will discuss this project to allow residents an opportunity to make comment. Cathy also had specific questions pertaining to the ballot questions and wanted to understand why they were worded differently, which Michael explained was the language used is required.

Scheduled Hearings/Appearances
Sunnyside Liquors
Yolanda read the legal notice to open the public hearing for the change in hours for Sunnyside Liquors. The owner is requesting to change of operating on Sunday that would allow them to close at 10:00 pm. Currently the closing hours are at 8:00 pm.

Yolanda read a letter of support from neighbors.
Kitty Mahoney explained that she supports the request from Sunnyside Liquors.

Joe made a motion to close the public hearing. This motion was seconded by Rob, 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 extension of Sunnyside Liquors’ operating hours from 10:00 am to 10:00 pm on Sundays. This motion was seconded by Steve, with a vote of Kinsman-aye, Magnani-aye, Mitchell-aye, Scherer-aye, and Greaves-aye; 5-0-0.

**Ashland Housing Authority**

Candace Avery, Ashland Housing Authority Director thanked the board and the community for their support, and said the Authority is thrilled that Carolyn Beaton has expressed interest in becoming a member.

Carolyn explained that she was looking for a way to give back to the community and thought this was a great way to get involved.

Jon Fetherston explained that the Housing Authority still has two vacancies and he hoped that others are interested in serving.

Joe explained that in the past there was a member that served on both the Affordable Housing Trust and the Ashland Housing Authority and he asked Candace if she would like that to continue.

Joe made a motion to appoint Carolyn Beaton to the Ashland Housing Authority with a term that will expire on May 18, 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.

**Douglas Scott, Building Commissioner**

Michael Herbert explained that Mike Crisafuli, former Building Commissioner, left the town a couple months ago and that the town was seeking a replacement. He was very pleased to introduce Doug Scott, Ashland’s new Building Commissioner and Zoning Officer.

Doug explained that he has been working in the field in for many years and has worked in several different communities. He also was a consultant for himself for a number of years and felt that his work experience has provided him opportunities to sit on both sides of the table.

Yolanda asked what specific challenges he is looking forward to. Doug responded that he is looking forward to offering fresh ideas and working with the Town Manager and Town Planner.

Steve welcomed Doug and asked if the inspection services of the new building projects would be handled internally or if they would be handled privately. Doug explained that it would depend on private project workload at the time, if so, a private agent may be hired.

Brandi welcomed Doug and she wanted to know if he had any experience with sustainability and net zero. Doug explained that there many ways to meet the goal, such as hiring the right construction firms and ensure the designers have the expertise.

**Board of Health Joint Appointment**

Yolanda explained that the Select Board and Board of Health will participate in the joint appointment of a new Board of Health member.
Diane Mortensen called the Board of Health meeting to order at 7:45 pm. Present at the meeting was Diane Mortensen, K. G. Narayana, and Ron Etskovitz.

Ann Carey has been a resident for 30 years and is a nurse. She just received her doctorate and felt with that behind her she would like to give back to the town.

Barbara Sekosogundu Simon explained that when she found there was an opening on the Board of Health, she became interested and felt with her nursing background she would be a good fit.

Brandi thanked both candidates for expressing an interest in serving. Additionally, Brandi wanted to know if either candidates would be willing to run for the seat in May.

Barbara felt that filling role would allow to see how everything works but would be interested in serving beyond that. Anne also explained that she would like to continue in the role beyond the appointment.

Joe asked what each candidate considers the most pressing issues facing the board. Barbara mentioned that one of the meetings she attended was dealing with retailers that sold cigarettes to minors and she felt it is important to keep the children in the community safe. Ann felt that the pandemic is such a big issue, but she would like to be sure the town is looking at ways to get the vaccines rolled out to residents. Additionally, Joe wanted to be sure that both understand Nyanza hazardous waste site and challenges it has created.

Rob asked the candidates about their experience with the COVID pandemic. Ann felt that vaccinations should be handled at the local level, therefore the town should be preparing to deal with refrigeration and the rollout plan. Barbara agreed that the vaccine is a priority but felt we have an advantage because of the number of pharmacies nearby. She felt that partnering with others would help to cut down on any waste of the vaccine.

Diane thanked both candidates and encouraged them to consider serving on the Medical Reserve Corp.

KG remaindered the candidates that even if they are not appointed, they should consider running for an open seat in May.

Ron encouraged both candidates to run for a seat in May because they are both great candidates.

Yolanda asked the members of the Board of Health if they wanted to recommend one of the candidates over the other.

KG made a recommendation to have Barbara fill the interim Board of Health position until the election in on May 18, 2021. This nomination was seconded by Diane with a vote of Kinsman-aye, Magnani-aye, Mitchell-aye, Scherer-no, Greaves-aye, Mortensen-aye, Etskovitz-no, Narayana-aye; 6-2-0.

Joe made a motion to adjourn at 8:08 pm. This motion was seconded by Ron, with a vote of Mortensen-aye, Etskovitz-no, Narayana-aye; 3-0-0.

**Zoning Board Appeal**

Yolanda explained that John Trefethan has requested changes to the membership of the Zoning Board Appeal. John explained that Stuart Siegel would like to move from a full member to an associate member. Additionally, Nathan Band is willing to move from his associate position to a full member.

Steve made a motion to appoint Stuart Siegel as an associate member to the Zoning Board of Appeals with a term that will expire on August 31, 2021. This motion was seconded by Brandi, with a vote of Kinsman-aye, Magnani-aye, Mitchell-aye, Scherer-aye, and Greaves-aye; 5-0-0.
Steve made a motion to appoint Nathan Band as a full member of the Zoning Board of Appeals with a term that will expire on August 31, 2023. This motion was seconded by Brandi, with a vote of Kinsman-aye, Magnani-aye, Mitchell-aye, Scherer-aye, and Greaves-aye; 5-0-0.

**Ashland Mills**

Michael Herbert explained that Rich Gordon approached the town about developing a project at 10-50 Main Street known as Ashland Mills. Michael explained that they are being joined by the Planning Board.

Dale Buchanan, Chair of the Planning Board called the meeting to order. Present was Dale Buchanan, Joe Rubertone, Tricia Kendall, Lakshmi Krishnan, Deepa Venkat with all members present.

Joe Antonellis, Attorney representing Rich Gordon, introduced the members of the team that would be presenting. He explained that he has been working on a 40R bylaw that will be presented to the Planning Board.

Scott Richardson provided a presentation that included site drawings and conceptual renderings and explained how several changes the board requested have been incorporated. The mixed-use complex includes 200 residential apartments (141 one-bedroom, 62 two-bedrooms, 25% affordable) and 31,500 sq. ft. of commercial space. The overall gross is 262,000 sq. ft. and the and the existing buildings are 145,000.

Michael questioned the height of the first building given it is a single-story building. Scott confirmed it is a 1-story building, but explained it has a double height to accommodate a restaurant or a fitness center. Scott also confirmed that the existing granite would be incorporated and building #20 would have a granite façade, and the second floor would have windows and inserted dormers integral to the mansard roof. Underground parking would be located on the basement floor.

Craig Seymour provided an overview of the project’s fiscal and economic impacts. He estimated that the net positive fiscal impact would be approximately $255,000.00 per year, including $800,000.00 in new property tax revenue. The project would also generate one-time fees and revenues of over $1.6 million in building permit and utility hook-up fees. He explained the direct and indirect economic impacts, including 260 full-time construction positions, ongoing employment, short-term sales tax receipts and consumer spending from new households of nearly $7.5 million.

Craig explained that Chapter 40R is the commonwealth’s Smart Growth Program. It creates a zoning overlay district and bylaw that encourages smart growth principles within an area of concentrated development and areas served by public transportation.

Yolanda commented that at least building one’s façade with the roof and copper should be maintained, so it retains its look as much as possible.

Brandi thanked the team for taking the comments and working towards addressing them. She wanted to understand the application process and DHCD and then back to Town Meeting and the timing. Craig said that he felt DHCD would be making this project a priority and it should run parallel with the town’s process.

Michael explained that the board had asked that the number of units be reduced that the commercial space increase. Originally, the residential unit count was 270 and it is currently at 200 units. Increase in commercial space started at 20,000 sq. ft. and it has increased to 31,523 sq. ft.

Rob felt that the two main concerns will be that the buildings may be visually overwhelming and the traffic impact to downtown.
Steve asked about 40R funding and the lack of confidence that the funding will be available, and given the Governor is pro housing choice and the current budget impacts, he wanted to be sure the funding will be available. Joe said this Governor is very concerned with providing affordable housing in transit communities, and the fiscal recovery will allow for this type of growth.

Joe Magnani asked if the site would be considered a 40A project and what the impact would be at Town Meeting. Joe also was concerned with the entrance located near the traffic signal and how the traffic lights would change to work with the existing lights. Joe Antonellis said that they do expect they will need look at what is existing and work on solution. Additionally, Joe stated that the project would be a 40R project not a 40A project.

Dale Buchanan explained that because this is a 40R project the Select Board will sign the Development Agreement as opposed to the Planning Board. The Planning Board will weigh-in on the zoning change.

Michael and Yolanda recommended that the Select Board, Planning Board, Design Review, and the Historical Committee consider creating a subcommittee to work on the 40R process for this project.

Tricia felt that the site needs some help, given the direction Ashland is attempting to move towards. She asked for a better understanding of the historical context of the building and if there are aspects that should be preserved.

Joe commented that the site has great potential and thought several aspects for the proposed design that are thoughtful. He asked for more information concerning the financial benefits, with or without funding, and the historic significance to the town.

Lakshmi asked whether the overall downtown streetscape was considered in the design of this project.

Rob asked what the role of the Planning Board is with the project. Yolanda explained that the Select Board will sign the Development Agreement, but the Planning Board will have the final say.

Yolanda also mentioned that Ashland Mills was built in the 1800’s, and its redevelopment is appropriate, but thoughtful redevelopment that fits in with Ashland, with input from residents is essential.

Michael the deposit will be made into the 53G account to begin the peer review.

Yolanda indicated that the topic will be included on a future agenda.

Tricia made a motion to close the Planning Board Meeting. This motion was seconded by Joe; Kendall–aye, Krishnan-aye, Venkat-aye, Rubertone-aye, Buchanan-aye; with a vote of 5-0-0.

**Consent Agenda**

A. Approve the Regular Session Minutes January 6, 2021.

B. Accept the 2020 Dividends Program Funds in the amount of $8,800.00 to be used for improving and expanding the recycling initiatives.

C. Accept the Training Grant Award from the State in the amount of $15,455.96 to be used for Telecommunication (Dispatcher) Personnel.

D. Accept the donation in the amount of $250.00 from Colleen and Richard Hesser for the Police Department.

E. Notification of the Town Manager’s Appointment of Justine Grassey, Assistant Animal Control Officer.
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**

**Town Meeting / Town Election**
The members discussed the January 23rd Town Meeting and January 27th Town Election.

**Town Meeting Quorum**
Brandi explained that the Town Moderator has asked the board to reduce the quorum from the usual 25 at Town Meeting to allow the meeting to remain open to allow residents to vote. The purpose behind the reduction is to avoid the larger quorum from having to stay for the duration of the Town Meeting. The recommendation is to make the quorum five for this Town Meeting, only. The Special Town Meeting will start with presentations at 10:00 am followed by questions and discussions. The voting portion will follow, which is expected to take an hour and half and is anticipated to end by 2:00 pm.

Brandi made a motion to reduce the quorum to five for the January 23rd Town Meeting, only. This motion was seconded by Steve, with a vote of Kinsman-aye, Magnani-aye, Mitchell-aye, Scherer-aye, and Greaves-aye; 5-0-0.

**Ratify Vote – Bonds/Notes**
Michael explained that because this item was not on the agenda, the board needs vote to ratify the vote taken on January 6, 2021 with regards to the Town’s Bonds and Notes.

Steve read into record that the attached votes taken on January 6, 2021, approving the sale of (i) the $11,130,000 General Obligation Municipal Purpose Loan of 2021 Bonds of the Town dated January 21, 2021 (the “Bonds”) and (ii) the $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”), and approving the terms and details of the Bonds and Notes, are hereby ratified, approved and confirmed. This motion was seconded by Brandi, with a vote of Kinsman-aye, Magnani-aye, Mitchell-aye, Scherer-aye, and Greaves-aye; 5-0-0.

Steve motion to extend the Board meeting beyond 10:00 pm. This was seconded by Joe, with a vote of 5-0-0.

**Robert Hill Way**
Michael explained that the developer will be starting the construction on the booster pump for Robert Hill Way and in the meantime the occupancy permits will be released slowly, so the water system is not negatively impacted prior to the installation of the booster pump.

**Eversource**
Concerning the correspondence with Eversource regarding outstanding issues, Michael explained that this is no longer needed and asked to have item d. Correspondence with Eversource Regarding Outstanding Issues and e. Intermunicipal Agreement for Nursing Services removed from the agenda.

**Priority Project Update**

**Rail Transit District**
Michael reported that there is no update at this time.

**Downtown**
Michael reported that work with GOCO continues, concerning the construction and the funding schedules. He stated that he will ask Bill Paley from BSC to attend the next Select Board meeting and provide a presentation on the project.
**Public Safety Building**
Steve explained that yesterday he had a discussion with Paul Kendall about the Mindess Building Project and the Public Safety Building Project. He explained that after speaking to many of the members he is requesting that both the Select Board and School Committee sign a joint resolution supporting both building projects.

Joe made a motion to accept the joint resolution statement as written. This motion was seconded by Brandi, with a vote of Kinsman-aye, Magnani-aye, Mitchell-aye, Scherer-aye, and Greaves-aye; 5-0-0.

**Warren District and Valentine Estate**
Michael explained that the Warren Barn bids came higher than expected. The lowest bid was $808,000.

The Hall House agreement was finalized with FSU, and work is underway on the Purchase and Sale that will be presented to the board for approval.

**Town Manager Report**

**COVID Update**
Michael reported that first responders and senior housing residents have been vaccinated. The next phase will include residents that are 75 years and older. He understood that the state will set up mass vaccination sites.

**Update on Vaccination**
The next phases in the process are being worked out and the hope is to get vaccines locally in addition to state run mass vaccine clinics.

**FY22 Budget Update**
Michael commented that there is nothing new to report except that the Finance Committee will be televising its budget hearing on February 2nd.

**Board Reports**

**Brandi Kinsman**
Brandi quoted Martin Luther King and she thanked everyone that has worked so hard on bring the Public Safety Building Committee and the Mindess Building Committee projects forward.

**Joe Magnani**
Joe on behalf of the Affordable Housing Trust attended webinar which was informative, and they have a few more upcoming.

Joe thanked Brandi for all she has done working on the Special Town Meeting.

Joe thanked everyone for all their efforts on the Public Safety Building Committee and he reminded all that a public forum will take place tomorrow night.

Joe extended his condolences to the families of James Hanna and Joseph Norton and said that they will both missed greatly.

**Steve Mitchell**
Steve thanked Yolanda for her opening comments and hoped everyone had a chance to see the swearing in ceremony. He thought the performances were great.

Steve participated in the Senior Coffee Hour and one of the items discussed was the Ashland Emergency Fund and the resources they have.
Steve thanked first responders, teacher, administrators, and town staff.

**Rob Scherer**
Rob said one thing that strikes him about the incoming administration believe in government, in the system, and will ensure that things are done properly.

Rob reported that the Upper Charles Trail Committee has a great meeting, and the project is moving along.

Rob asked for information from Brian Winner regarding the briefing. Michael explained we will have to see what is filed and create a response.

Rob mentioned that the Governor vetoed the Climate Bill, but his understanding is that the House and Senate will vote on it again.

Rob explained that he is going to run for re-election, as there are items that he would like to see to the end.

**Yolanda Greaves**
Yolanda extended her condolences to Jim Hanna and Joe Norton’s families.

Yolanda said she will be attending the MMA events over the next couple of days.

She hoped that she sees residents at Town Meeting and at the ballot. She reminded everyone that many people have been working on these projects for a long time and timing was not great, but we need to move the projects forward.

**Adjournment**
Joe made a motion to adjourn at 10:40 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.*
LIC/7 POND STREET

LEGAL NOTICE
Public Hearing Notice

Notice is hereby given that the Select Board will conduct a public hearing for a request to change Sunday operating hours for Sunnyside Liquors. The current operating hours on Sunday are from 10:00 am to 8:00 pm and they are requesting to change to 10:00 am to 10:00 pm.

Sunnyside Liquors Store
7 Pond Street

The public hearing will be held on Wednesday January 20th, 2021 using Zoom. Meeting information will be posted on the agenda which can be found on the town website www.ashlandmass.com. The hearing will take place at 7:10 PM.

Persons wishing to be heard on this matter are invited to attend the public hearing by logging into the Zoom meeting. Interested parties who are unable to attend the hearing may submit written comments to the Select Board’s Office, Town Hall 101 Main Street, Ashland, MA 01721 or by e-mailing Susan Robie at srobie@ashlandmass.com

Yolanda Greaves, Chair
Select Board

AD#13934575
MWDN 1/7/21
Request to change hours of operation

1 message

Sunnyside Liquor <sunnysideli@qmail.com>
To: srobie@ashlandmass.com

Hi, this is Mukeshkumar Patel from Sunnyside liquor store located at 7 pond st, Ashland, MA 01721. My store operating on Sunday 10.00am to 8.00pm. We would like to change operating hours on Sunday because of customers requested since long time to open little late so they can purchase after work. We would like to update new hours on Sunday 10.00am to 10.00pm. Thanks.

Mukeshkumar Patel.
Hi Susan,
We are unlikely to be able to attend the Public Hearing concerning Sunnyside Liquors request for adjustment to operating hours so are submitting written comments. We request the following comment be read at the hearing:

We wholeheartedly and enthusiastically support the request to change operating hours. The current owner is a great neighbor and we offer our support to a local small business.

Sincerely,
Catherine Jurczyk
Janet Platt
11 Rodman Road
Re: Board member

1 message

millishousing@comcast.net <millishousing@comcast.net>  To: Susan Robie <srobie@ashlandmass.com>

Wed, Dec 16, 2020 at 9:23 PM

Susan Robie <srobie@ashlandmass.com>

Sue,
That would be fantastic... and yes she is wonderful. She is exactly what the authority needs. This is fantastic so thank you again.
Sincerely,
Candace Avery
Executive Director

On Dec 16, 2020, at 1:26 PM, Susan Robie <srobie@ashlandmass.com> wrote:

Candace,

I'm so glad that Carolyn connected with you and that she is interested in serving on the board. She is a wonderful person and I'm sure she will be an asset to the Housing Authority.

I'm not sure when you next meeting is scheduled for but the board could place her appointment on their January 6th agenda. Please let me know if you have any questions and if that works.

Have a great day!

Susan Robie
Executive Assistant
Town Manager/Select Board
Town of Ashland
a: 101 Main Street, Ashland, MA 01721
p: 508-532-7621
f: 508-881-0171

On Wed, Dec 16, 2020 at 12:44 PM <millishousing@comcast.net> wrote:

Sue,
First, I would like to extend the most sincere thank you for helping us to obtain a board member for the authority. We met with Carolyn Beaton and she was wonderful. We would like to see when we may be able to added to the agenda to have her appointed. Also, just need to know what you may need us to send to you for her appointment. Again, thank you so so much for helping us through this difficult time.
Sincerely,
Candace Avery
Executive Director

Please remember when writing or responding, the Massachusetts Secretary of State has determined that e-mail is a public record. This e-mail is intended to be conveyed only to the designated recipient(s) named above. Any use, dissemination, distribution, or reproduction of this message by unintended recipients is not authorized and may be unlawful.
Housing Authority

Authority Members

- Vacant
  Term Expires 5/2021
  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

Carolyn would be appointed until the next election.

May 18, 2021
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 ___________________________ 
Carolyn Beaton

Email Address _______________________

Address __________________________ 
City: Ashland
State: Massachusetts
Zip Code: 01721

Home Phone _________________________

Cell Phone ___________________________ Field not completed.

I am interested in serving the Town in the following positions: 
Keefe Tech School Committee, Youth & Family Services Advisory Board

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

Other: Field not completed.

BACKGROUND:
<table>
<thead>
<tr>
<th>Employer</th>
<th>Town of Franklin</th>
</tr>
</thead>
<tbody>
<tr>
<td>Position</td>
<td>Teacher</td>
</tr>
<tr>
<td>Education</td>
<td>Bachelor and Master Degrees</td>
</tr>
<tr>
<td><strong>Page 3</strong></td>
<td></td>
</tr>
<tr>
<td>Please describe any training/experience you possess</td>
<td>I have been a high school teacher for 25 years. I have been on numerous committees at my school over the years dealing with all aspects of schools.</td>
</tr>
<tr>
<td>Please describe other skills and interests</td>
<td>Field not completed.</td>
</tr>
<tr>
<td>Please describe your government or community volunteer experience (Ashland or elsewhere)</td>
<td>I was on the Ashland PTO executive board for many years before resigning to take care of a sick family member.</td>
</tr>
</tbody>
</table>

Email not displaying correctly? View it in your browser.
Experience

July, 2019 to October 2020
UMass Amherst
Design and Construction Management Division
Resident Engineer, provided Building Code Advice

2017-July, 2019
4Leaf Inc.
Represent the City of Everett
Inspectional Services performing inspections and Quality Control
on the Wynn Casino project
Provide inspectional services for the Town of Hudson on a $28 million
Assisted living complex

December 2015 to 2017
City of Marlborough
Building Commissioner
Oversee a staff of 9, including the Con Com staff.
Work with the FD, DPW, City Solicitor, Mayors Office and
City Councilors to update the Zoning and Planning Board Ordinances.
Chaired the Site Plan Review Committee.
Coordinated inspections and Code Enforcement.
Worked with the IT department to implement a new permitting system.

2014 to November 2015
Town of Uxbridge
Inspector of Buildings/ Facilities Manager
Oversee Planning, Zoning and Building Departments
Liaison to the Town’s Insurance Adjuster
Worked with the Town Manager to coordinate funds to make necessary
repairs to Town owned buildings.

November 2011-2014
Town of Belmont
Building Inspector
Perform code reviews and provide
help to the public re: The Building Code and Stretch Code requirements.
Review all plans submitted for permitting as they relate to local zoning.
Provide interpretations of 780 CMR, 521 CMR, State and Local Zoning Laws.
Provide interpretations of state and local laws and ordinances to the public.
Work with other Town Departments to solve Town infrastructure issues.
Oversee all work related to sewer tie-ins and subsurface drainage.
2007-2011        Quality Contracting, Inc.  Worcester, MA

Senior Project Manager

Developed a division of the company to bid on and work on Public Construction. Developed the companies Bonding capability and bidding qualifications for General Construction and Historical Construction/Renovation.

Performed estimating and provided project record keeping. Managed Project Superintendents, attended project meetings, and submitted bid proposals.

2001-2007        Self-Employed  Massachusetts

Consulting Building Inspector, Code Consultant and Clerk of the Works.

- Received certification from State Inspector General’s Office as an Owners Project Manager to oversee public works projects. (MCPPO)
- Oversee and provide budgeting for a variety of large projects, from a Waste Water Treatment plant renovation to a complex DPW project, school renovations and modular expansion projects.
- Site Planning, building planning, Construction Management Services.
- Commercial, Industrial and Retail Construction and Development.
- Construction Management: Provided management services to my clients during design, municipal review, site and building construction of projects.
- MA State Building Code consultant.
- Zoning / Planning consultant.
- Provided expert witness testimony regarding legal issues related to construction in court.
- Represented clients before various municipal and state boards and departments at public hearings.
- Conducted presentations to various public boards for project approval.
- Housing Rehabilitation Coordinator for the Town of Southbridge, a federal and state funded program.
- Provided scheduling and coordination.
- Provided cost control.
- Coordinated and archived project records.
- Acted as interface between contractors, owners, municipalities, and government agencies.
- Assisted in securing funding for projects.
- Wrote Code reviews for a variety of projects.
- Met with Fire Departments and Building Departments to discuss Code interpretations.
- Coordinated activities with Site Engineers, Architects and Structural Engineers
- Provided value engineering and project estimating.
- Provided Clerk of the Works services.
- Worked on a sewerage treatment plant expansion, Browns field project, new DPW complex and a modular High School expansion.
1996-2001  City of Worcester  Massachusetts

**Principal Building Inspector**
- Plans Examiner and Building Inspector. Reviewed all plans submitted for permitting and wrote code reviews. Chaired meetings with the private sector regarding code and zoning issues.
- Sat with the Planning Board, Zoning Board and License Commission to provide interpretation for City of Worcester Zoning Ordinances and Planning Requirements.
- Zoning Enforcement Officer. Reviewed the zoning correspondence and wrote zoning interpretations.
- Performed Inspections for residential construction.
- Performed Inspections for commercial and industrial projects both municipal and private.
- Performed enforcement duties as required.
- Appeared on behalf of the Code Department at Worcester Housing Court regarding code enforcement and zoning issues.
- Worked with various departments within the city to coordinate city resources and enforce local ordinances.
- Wrote Building Code reviews.
- Act as liaison between Building Department and Fire Department.
- Represented the City of Worcester as the Project OPM on various projects as directed by the City Manager.

1995-1996  Town of Bedford  Massachusetts

**Certifications/Qualifications/Education**
- Certified Owner's Project Manager (OPM) through MCPPO
- Inspector of Buildings/ Building Commissioner
- Local Building Official
- Building Plans Examiner
- 10-hour OSHA certification
- 30-hour OSHA certification
- Licensed Construction Supervisor
- Licensed Home Improvement Contractor
- NFPA 5000-certified Building Inspector and Building Plans Examiner
- NFPA 5000, Member of the committee writing testing certification for Building Inspector and Building Plans Examiner
- Instructor for Massachusetts State Building Code
- Completed the LEED AP Overview course
- Quinsigamond Community College, Worcester, Massachusetts
- Associates Degree, Business Administration

- University of Southern Maine
- Business administration

- Worcester State College, Worcester, Massachusetts
- Business Management
- Nichols College, Dudley, Massachusetts
- Accounting

- Worcester Polytechnic Institute, Worcester, Massachusetts
- Fire Sprinkler Design
Community Skills

- Retired USSF certified Soccer Referee (10 years)
- US Soccer coaching licenses, E, F, G
- CMSO High School Soccer Referee
- NSCAA Goal Keeping Trainer Certification
- Coached the Spencer Middle School Girls Soccer Team
- Coached Girls Soccer ages 9-18 for 10 years
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: Ann Carey

Page 2

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

Field not completed.

Other: Board of Health

Finance Committee is appointed by the Town Moderator

Field not completed.

BACKGROUND:

Employer: Boston Medical Center

Position: Nurse Manager

Education: BS in Mathematics, MSN in Nursing, DNP in Nursing

Page 3

Please describe any training/experience you possess

I have been a nurse for almost 19 years. I have worked in the local hospital at MetroWest Medical Center along with Academic Medical Centers. I currently manage a 36 bed medical/surgical floor specializing in cardiac and geriatric care.
also included keeping abreast of the multiple changes in guidelines and care, including how to manage staff that have been exposed, or are positive. I value education and just recently received my doctorate in nursing practice.

<table>
<thead>
<tr>
<th>Please describe other skills and Interests</th>
<th>I enjoy reading for pleasure and spending time with my family. I also enjoy travelling.</th>
</tr>
</thead>
<tbody>
<tr>
<td>Please describe your government or community volunteer experience (Ashland or elsewhere)</td>
<td>I had been involved with the PTO when my children were in school. I have volunteered at Pine Street Inn as well as the Greater Boston Food bank.</td>
</tr>
</tbody>
</table>

Email not displaying correctly? [View it in your browser.]
Ann Carey
233 East Union St. Ashland, MA 01721
Phone: 617-879-8209
E-Mail: AnnCarey1030@comcast.net

Experience

Nurse Manager-Boston Medical Center
Medical Surgical Cardiac Unit
July 2015-Present

- Lead 75 direct reports
- Improved patient experience scores
- Chairperson of NICHE Committee
- Managed scheduling and onboarding of new staff
- Developed and implemented a Unit Based Council

Nurse Manager-Newton-Wellesley Hospital
Emergency Department
Feb 2014-July 2015

- Responsible for a 36 bed department
- Prepares and manages annual operating and capital budgets
- Encourage and facilitate staff participation in quality improvement activities
- Design and implement staffing patterns responsive to a dynamic care environment

Flow Manager-Brigham & Women’s Hospital
Emergency Department
Dec 2010-Feb 2014

- Coordinate and expedite patient throughput activity
- Lead the coordination of surge responses
- Interface with patient access services to provide patient throughput
- Supervise and direct interdisciplinary teams to ensure timely patient disposition
- Resolve conflict related to operational issues
- Accountable for performance evaluations
- Manage daily staffing of the department
- Responsible for interviewing and selecting new staff

Registered Nurse- MetroWest Medical Center
July 2002 – July 2011

- Provide direct patient care on a med-surg floor, PACU and Emergency Department
- Evaluated patient needs
- Collaborated with attending regarding patient care plans
- Delegated various tasks to aides as appropriate
- Acted as a preceptor for student nurses
Registered Nurse-Infusion Ventures  

- Administered IV therapy in the home care setting
- Established therapeutic relationships with long term care patients
- Oversaw care plans as primary nurse

Education

- DNP, Capella University  December 2020
- MSN, Framingham State College, Framingham, MA  May 2014
- BSN, Framingham State College, Framingham, MA  May 2008
- ADN, Massachusetts Bay Community College, Wellesley, MA  May 2002
- BS in Mathematics, Bridgewater State College, Bridgewater, MA  May 1986

Certifications

- Certified Basic Life Support, American Heart Association
- Nurse Executive-Board Certified

Awards and Honors

- *Partners in Excellence Award* for defining the role of the Flow Manager
- *Partners in Excellence Award* for team work with Ebola Virus Planning
- *Nurse Excellence Award* for implementation of falls reduction planning
- *Caring Nurse Model Award*—elected by my peers as the recipient of this award for providing excellent care

Professional Affiliation

- NICHE Organization
- Sigma Theta Tau
- Organization of Nurse Leaders
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
Barbra Sekesogundu Simon

Email Address

Address

City
Ashland

State
MA

Zip Code
01721

Home Phone

Cell Phone

Page 2

I am interested in serving the Town in the following positions: Field not completed.

Other:
Board of Health

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

BACKGROUND:

Employer
The Ellis Rehabilitation and Nursing

Position
Licensed Practical Nurse

Education
LPN, pursuing BS in Psychology/RN

Page 3

Please describe any training/experience you possess
Have been a Licensed Practical Nurse (LPN) for 19 years, wearing all different hats. Worked as Staff development/training, supervisor, Nurse manager in deaf services (Mental Health) and also doing paperwork for billing (MMQ/MDS)
<table>
<thead>
<tr>
<th>and interests</th>
<th>Can communicate with basic American Sign Language (ASL), I was the nurse manager in deaf services for 5 years.</th>
</tr>
</thead>
<tbody>
<tr>
<td>Please describe your government or community volunteer experience (Ashland or elsewhere)</td>
<td>Currently a member of AREA (Ashland Residents of Equity and Action)</td>
</tr>
</tbody>
</table>
Barbra Sekesogundu Simon
24 Greenhalge Rd
Ashland, MA 01721
(508)259-3569
btsekeso1@gmail.com

Skills

Nursing Skills including administering vaccines, proper use of PPE, and IV starting. Management skills - creating tracking spreadsheets, overseeing and assisting over 20 staff members. Nursing management including MDS and MMQ preparation and submission to state for payment. Computer Skills for Resume: MS Office (Word, Excel, Outlook, Powerpoint, OneNote, Access), Google Drive (Docs, Sheets, Slides, Forms), Spreadsheets (Excel, Google Sheets), Email and Presentations/Slideshows (Powerpoint, Google Slides, etc.)

Experience

MONTH 2019 - PRESENT

The Ellis Rehab and Nursing, Norwood (through Nurse Zone Consulting) - MMQ Coordinator

Reviewing CNA flowsheets, Nurses noted, Nursing summaries and having corrections done.

- Auditing Client’s charts and creating MMQ for each individual
- Ongoing staff education on documentation and proper steps for using PPE
- Submission to MassHealth for payment

MONTH 2014 - June 2019

Advocates Inc, Framingham - Deaf Services Nurse Manager (overseeing 5 programs- including a respite program)

- Communicating with client’s families and Dr’s for any changes in clients condition or care (in group home/ individual homes)
- Assisting/accompany clients to doctors appointments or special procedures
- Auditing charts and preparing for State audits annually.
- Weekly visits/ staff meeting to each program
- Ongoing training/teaching staff, clients and monitoring Certifications are upto date
- Auditing available medications at each program per state guidelines and destroying with staff at the program any expired or excess medications.
• Reevaluating clients for need of PRN medications, including Epinephrine injection Narcan, follow up and giving reports to doctors.
• Keeping of clients booked appointments and make appointment as needed 
• Perform quality assurance at scheduled monthly visits to all programs.

MONTH 2015 - September 2020

Nizhoni Healthcare - Per diem LPN
• Client in home / group home nursing visits
• Coordinating with doctors and psychiatrists for appointments and any change in health or behaviors
• Administering flu shots to clients
• Refilling and picking up medications. Preparing medications as ordered
• Assessments and calling 911 if patients appeared unsafe in home environment

MONTH 2005 - 2017

Medicol Inc VNA - Nurse Manager/Staff development
• In-home nursing visits
• CNA and Nurses training and in-services 
• Auditing / reviewing charts, occasionally taking a route. 
• Submission of admissions/ recert etc to state for payment

Education

August 2019 - Current

Becker College, Worcester
Currently working on a Bachelor of Science in Nursing.
Certification in WELI (Woman Empowerment LI)

August 2000 - May 2001

Massachusetts Bay Community College, Framingham - LPN
Licensed Practical Nursing program, graduated 2001.

References

References upon request
Email from John for ZBA back up.

Regards,

Yolanda
-------- Forwarded message --------
From: <jfr@aol.com>
Date: Mon, Jan 11, 2021 at 5:40 PM
Subject: Zoning Board of Appeals
To: ygreaves@ashlandmass.com <ygreaves@ashlandmass.com>, mherbert@ashlandmass.com <mherbert@ashlandmass.com>
Cc: sgsiegel11@gmail.com <sgsiege11@gmail.com>, nathanband@gmail.com <nathanband@gmail.com>, asnellings@ashlandmass.com <asnellings@ashlandmass.com>

Dear Select Board Chair Greaves and Town Manager Herbert:

As you know, the ZBA has three Members, each appointed to a three year term. Stuart Siegel was reappointed last year; however Stu requested only a one year term, which expires on August 31, 2021. Stu has recently informed me that he would like to step down from his position as a Member and become an Associate Member (which has a one year term). In recent years when there has been an opening on the ZBA the Select Board has appointed the most senior Associate Member. Nathan Band is our most senior Associate Member. I took the liberty of speaking with Nathan to ascertain if he would be willing to serve as a Member if appointed by the Select Board and he said that he would.

Accordingly I would ask that Stuart Siegel be appointed as an Associate Member, with a term to expire on August 31, 2021 and Nathan Band be appointed as a Member, with a term to expire on August 31, 2023 (in order to resume the staggered terms of the three members).

If you need any further information or have any questions, please do not hesitate to contact me.

Very truly yours,
John Trefethen
ZBA Chair

---
Yolanda Greaves
Ashland Select Board, Chair
Current and Past ZBA Cases

If you are looking for information on a specific case, please click on the link on the left.

Board Members

- John F. Trefethen, Chair
  Term Expires 8/31/22
- Stuart Siegel
  Term Expires 8/31/20
- Brian Forestal
  Term Expires 8/31/21

- Vacant - (If you are interested in filling this vacancy please complete a Talent Bank Form)
  Term Expires 8/31/20
- Vacant - (If you are interested in filling this vacancy please complete a Talent Bank Form)
  Term Expires 8/31/20
- Vacant, Associate
  Term Expires 8/31/20
- Nathan Band, Associate
  Term Expires 8/31/20
PARKING NUMBERS:
SURFACE PARKING: 111 SPACES
COVERED PARKING: 235 SPACES
PARKING PODIUM: 56 SPACES

STREET LEVEL PARKING:
16 SPACES

TOTAL: 418 SPACES
ASHLAND MILLS
THIRD FLOOR PLAN

TOTAL RESIDENTIAL UNITS: 60

G R L A
Gormlan Richardson Lewis Architects

JANUARY 19, 2021
10-50 MAIN ST. ASHLAND, MA
# Ashland Mills - Unit Counts and SF Summary

Gorman Richardson Lewis Architects

## UNIT COUNTS

<table>
<thead>
<tr>
<th>#10</th>
<th>Studio</th>
<th>1 BR</th>
<th>2 BR</th>
<th>Total</th>
<th>Resid. Net SF</th>
<th>Comm. Gross SF</th>
<th>Gross SF</th>
</tr>
</thead>
<tbody>
<tr>
<td>1st Floor</td>
<td>0</td>
<td>0</td>
<td>0</td>
<td>0</td>
<td>0</td>
<td>7,763</td>
<td>7,763</td>
</tr>
<tr>
<td>2nd Floor</td>
<td>0</td>
<td>0</td>
<td>0</td>
<td>0</td>
<td>0</td>
<td>0</td>
<td>0</td>
</tr>
<tr>
<td>3rd Floor</td>
<td>0</td>
<td>0</td>
<td>0</td>
<td>0</td>
<td>0</td>
<td>0</td>
<td>0</td>
</tr>
<tr>
<td>4th Floor</td>
<td>0</td>
<td>0</td>
<td>0</td>
<td>0</td>
<td>0</td>
<td>0</td>
<td>0</td>
</tr>
<tr>
<td><strong>Sub-Total</strong></td>
<td>0</td>
<td>0</td>
<td>0</td>
<td>0</td>
<td>0</td>
<td><strong>7,763</strong></td>
<td><strong>7,763</strong></td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>#20</th>
<th>Studio</th>
<th>1 BR</th>
<th>2 BR</th>
<th>Total</th>
<th>Resid. Net SF</th>
<th>Comm. Gross SF</th>
<th>Gross SF</th>
</tr>
</thead>
<tbody>
<tr>
<td>1st Floor</td>
<td>0</td>
<td>6</td>
<td>2</td>
<td>8</td>
<td>7,851</td>
<td>4,160</td>
<td>14,087</td>
</tr>
<tr>
<td>2nd Floor</td>
<td>0</td>
<td>5</td>
<td>5</td>
<td>10</td>
<td>10,135</td>
<td>0</td>
<td>12,416</td>
</tr>
<tr>
<td>3rd Floor</td>
<td>0</td>
<td>5</td>
<td>3</td>
<td>8</td>
<td>7,814</td>
<td>0</td>
<td>11,540</td>
</tr>
<tr>
<td>4th Floor</td>
<td>0</td>
<td>0</td>
<td>0</td>
<td>0</td>
<td>0</td>
<td>0</td>
<td>0</td>
</tr>
<tr>
<td><strong>Sub-Total</strong></td>
<td>0</td>
<td>16</td>
<td>10</td>
<td>26</td>
<td>25,800</td>
<td>4,160</td>
<td>38,043</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>#30</th>
<th>Studio</th>
<th>1 BR</th>
<th>2 BR</th>
<th>Total</th>
<th>Resid. Net SF</th>
<th>Comm. Gross SF</th>
<th>Gross SF</th>
</tr>
</thead>
<tbody>
<tr>
<td>1st Floor</td>
<td>0</td>
<td>10</td>
<td>4</td>
<td>14</td>
<td>11,779</td>
<td>4,280</td>
<td>19,072</td>
</tr>
<tr>
<td>2nd Floor</td>
<td>0</td>
<td>14</td>
<td>3</td>
<td>17</td>
<td>13,954</td>
<td>0</td>
<td>17,427</td>
</tr>
<tr>
<td>3rd Floor</td>
<td>0</td>
<td>13</td>
<td>5</td>
<td>18</td>
<td>15,175</td>
<td>0</td>
<td>18,915</td>
</tr>
<tr>
<td>4th Floor</td>
<td>0</td>
<td>7</td>
<td>7</td>
<td>14</td>
<td>13,768</td>
<td>0</td>
<td>17,245</td>
</tr>
<tr>
<td><strong>Sub-Total</strong></td>
<td>0</td>
<td>44</td>
<td>19</td>
<td>63</td>
<td>54,676</td>
<td>4,280</td>
<td>72,659</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>#40</th>
<th>Studio</th>
<th>1 BR</th>
<th>2 BR</th>
<th>Total</th>
<th>Resid. Net SF</th>
<th>Comm. Gross SF</th>
<th>Gross SF</th>
</tr>
</thead>
<tbody>
<tr>
<td>1st Floor</td>
<td>0</td>
<td>8</td>
<td>7</td>
<td>15</td>
<td>13,267</td>
<td>2,466</td>
<td>18,968</td>
</tr>
<tr>
<td>2nd Floor</td>
<td>0</td>
<td>11</td>
<td>5</td>
<td>16</td>
<td>15,071</td>
<td>0</td>
<td>19,017</td>
</tr>
<tr>
<td>3rd Floor</td>
<td>0</td>
<td>9</td>
<td>5</td>
<td>14</td>
<td>14,086</td>
<td>0</td>
<td>18,052</td>
</tr>
<tr>
<td>4th Floor</td>
<td>0</td>
<td>9</td>
<td>2</td>
<td>11</td>
<td>9,458</td>
<td>0</td>
<td>16,394</td>
</tr>
<tr>
<td><strong>Sub-Total</strong></td>
<td>0</td>
<td>37</td>
<td>19</td>
<td>56</td>
<td>51,882</td>
<td>2,466</td>
<td>72,431</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>#50</th>
<th>Studio</th>
<th>1 BR</th>
<th>2 BR</th>
<th>Total</th>
<th>Resid. Net SF</th>
<th>Comm. Gross SF</th>
<th>Gross SF</th>
</tr>
</thead>
<tbody>
<tr>
<td>1st Floor</td>
<td>0</td>
<td>0</td>
<td>0</td>
<td>0</td>
<td>0</td>
<td>12,854</td>
<td>13,735</td>
</tr>
<tr>
<td>2nd Floor</td>
<td>0</td>
<td>14</td>
<td>3</td>
<td>17</td>
<td>14,155</td>
<td>0</td>
<td>17,378</td>
</tr>
<tr>
<td>3rd Floor</td>
<td>0</td>
<td>15</td>
<td>5</td>
<td>20</td>
<td>16,793</td>
<td>0</td>
<td>20,867</td>
</tr>
<tr>
<td>4th Floor</td>
<td>0</td>
<td>14</td>
<td>4</td>
<td>18</td>
<td>14,892</td>
<td>0</td>
<td>19,239</td>
</tr>
<tr>
<td><strong>Sub-Total</strong></td>
<td>0</td>
<td>43</td>
<td>12</td>
<td>55</td>
<td>45,840</td>
<td>12,854</td>
<td>71,219</td>
</tr>
</tbody>
</table>

**Total Units** | 0 | 140 | 60 | 200 | 178,198 | 31,523 | 262,115 |

**Rentable SF**

- **85%**
- **15%**

- **209,721**
PROPOSED 40 R “SMART GROWTH” ZONING BY-LAW FOR DOWNTOWN ASHLAND

Locus: The approximately 8 acre parcel of land with the buildings located thereon commonly referred to as “Ashland Mills” being situated on Main Street and Myrtle Street, and bounded in the rear by the Sudbury River (the “Site”)

Development Team:

Owner: Richard Gordon

Architect: Gorman Richardson Lewis Architects (Scott Richardson as principal architect for this project)

Engineer: Connors Engineering, Inc.; (George Connors)

Attorney: Mayer, Antonellis, Rachowicz & Haranas, LLP (Joseph M. Antonellis)

Financial Analysis: RKG Associates, (Craig Seymour)

History of Project:

In early January of 2020, after consulting with local officials, Rich Gordon began the process of creating a development team to review the possible uses for the above referenced Site. From the outset, Rich expressed his desire to completely repurpose the existing buildings and do so in a manner that would enhance the Ashland Downtown District and provide both commercial and residential uses.

After reviewing the Town’s Zoning By-law and engaging in multiple informal discussions with Town Personnel, the Development Team began work in earnest to develop a proposal to create a so called “40R Smart Growth Zoning District” allowing for a mix of residential and commercial space at the Site.

Initial concept plans were prepared and shared with the Select Board. Thereafter the plans were amended to incorporate suggestions from the Board and from Town Personnel. The revisions dealt mainly with reducing the number of residential units, increasing the amount of commercial space, and reducing the massing of the buildings.

Thereafter, the Development Team continued review how best to incorporate the many constructive comments received from Town Personnel. At this time, the Development Team is confident they have incorporated the comments and suggestions and have a plan they believe will work for both the owner and the Town of Ashland.

As presently configured, the project will create 200 new residential apartments and have approximately 34,000 square feet of commercial space. The proposed residential component will have 143 one bedroom apartments and 57 two bedroom apartments. During discussions
with Town Officials it became evident that 25% of the units should be classified as “affordable” per DHCD guidelines. The owner is committed to that concept. As developed, the Site will have parking for all of the residential apartments, the commercial space and perhaps an opportunity to have some limited “shared” parking for the general public.

Additionally, the plans call for public access to the rear of the Site. The plan is to create a river walk, thereby enhancing the opportunity for all Ashland residents to enjoy the area along the Sudbury River.

As previously mentioned, the Site will provide opportunities for business expansion in the downtown area. An additional 34,000 square feet of floor space will be available for development for commercial, retail, restaurant and professional office space. The additional commercial development will help create business opportunities in the downtown area, ones supported by the residents, thereby creating a mixed use downtown project similar to those in other communities.

One of the more significant features of adopting a 40 R district is the financial incentives that are provided by way of grants and payments from the Commonwealth. During the presentation this evening Craig Seymour will provide a summary of these benefits directed to the Town as part of the Town’s partnership in the Smart Growth concept.

Over the past two months, the Development Team completed their review of multiple Smart Growth Zoning By-Laws and now has a preliminary draft of a comprehensive by-law ready to submit to the Town Planner for review. Additionally, Michael Herbert has provided the Development Team with a proposed “Development Agreement” which when executed will require the Developer to deposit funds with the Town to assist in hiring the independent peer review consultants to further assure the Town has an active part in the development of the 40 R district.

It is our hope this brief summary will serve as a starting point for discussions at the meeting planned for January 20, 2021.

Respectfully submitted;

“The Ashland Mills Development Team”
Hi Rich – here is the south view for review – and should be able to get that language for the agreement together by Monday.

Have a great weekend.

Scott Richardson, AIA, LEED AP  
Principal  
Gorman Richardson Lewis Architects  
239 South Street, Hopkinton MA 01748  
T (508) 922–2302

Intelligent + Sustainable Design

This email message and any attached files contain information intended for the exclusive use of the individual or entity to whom it is addressed and may contain information that is considered privileged, proprietary, confidential and/or exempt from disclosure under applicable law. If you are not the intended recipient of this email, you are hereby notified that any dissemination, distribution, copying or action taken in relation to the contents of and attachments to this email is strictly prohibited and subject to prosecution to the fullest extent of the law. If you are not the intended recipient, please notify the sender immediately by telephone or email and permanently delete the original and any copy of this email message.
Richard Gordon <rich65@gmail.com>  
To: Susan Robie <srobie@ashlandmass.com>, Joe <jantonelis@antonelislaw.com>  
Sat, Jan 16, 2021 at 2:12 PM

Susan,

Here are the updated version of plan and unit counts for the meeting

Rich Gordon, President
Baystate Engineering
330 Hopping Brook Rd.
Holliston, MA. 01746
www.baystateengineering.com

(508) 893-8931 office
(508) 893-8921 fax
(617) 719-2884 cell

2 attachments

- ASHLAND MILLS Unit Counts and SF 12.17.2020.xlsx
  15K

- Ashland Mills - Unit Revision Plans Dec 16.pdf
  312K
<table>
<thead>
<tr>
<th></th>
<th>UNIT COUNTS</th>
<th>SF SUMMARY</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>Studio</td>
<td>1 BR</td>
</tr>
<tr>
<td>#10 1st Floor</td>
<td>0</td>
<td>0</td>
</tr>
<tr>
<td>#10 2nd Floor</td>
<td>0</td>
<td>0</td>
</tr>
<tr>
<td>#10 3rd Floor</td>
<td>0</td>
<td>0</td>
</tr>
<tr>
<td>#10 4th Floor</td>
<td>0</td>
<td>0</td>
</tr>
<tr>
<td>Sub-Totals</td>
<td>0</td>
<td>0</td>
</tr>
<tr>
<td>#20 1st Floor</td>
<td>0</td>
<td>6</td>
</tr>
<tr>
<td>#20 2nd Floor</td>
<td>0</td>
<td>5</td>
</tr>
<tr>
<td>#20 3rd Floor</td>
<td>0</td>
<td>5</td>
</tr>
<tr>
<td>#20 4th Floor</td>
<td>0</td>
<td>0</td>
</tr>
<tr>
<td>Sub-Totals</td>
<td>0</td>
<td>16</td>
</tr>
<tr>
<td>#30 1st Floor</td>
<td>0</td>
<td>10</td>
</tr>
<tr>
<td>#30 2nd Floor</td>
<td>0</td>
<td>14</td>
</tr>
<tr>
<td>#30 3rd Floor</td>
<td>0</td>
<td>13</td>
</tr>
<tr>
<td>#30 4th Floor</td>
<td>0</td>
<td>7</td>
</tr>
<tr>
<td>Sub-Totals</td>
<td>0</td>
<td>44</td>
</tr>
<tr>
<td>#40 1st Floor</td>
<td>0</td>
<td>12</td>
</tr>
<tr>
<td>#40 2nd Floor</td>
<td>0</td>
<td>11</td>
</tr>
<tr>
<td>#40 3rd Floor</td>
<td>0</td>
<td>10</td>
</tr>
<tr>
<td>#40 4th Floor</td>
<td>0</td>
<td>9</td>
</tr>
<tr>
<td>Sub-Totals</td>
<td>0</td>
<td>42</td>
</tr>
<tr>
<td>#50 1st Floor</td>
<td>0</td>
<td>0</td>
</tr>
<tr>
<td>#50 2nd Floor</td>
<td>0</td>
<td>13</td>
</tr>
<tr>
<td>#50 3rd Floor</td>
<td>0</td>
<td>14</td>
</tr>
<tr>
<td>#50 4th Floor</td>
<td>0</td>
<td>14</td>
</tr>
<tr>
<td>Sub-Totals</td>
<td>0</td>
<td>41</td>
</tr>
<tr>
<td><strong>Total Units</strong></td>
<td>0</td>
<td>143</td>
</tr>
<tr>
<td><strong>Rentable SF</strong></td>
<td></td>
<td></td>
</tr>
</tbody>
</table>
SELECT BOARD
Minutes
January 6, 2021 – 7:00 PM
Location Online/Zoom Meeting
https://us02web.zoom.us/j/82329949256?pwd=aEN6VFozUTJsQndoNkNTM09CL0htZz09

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 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.

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/Appearances
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.
<table>
<thead>
<tr>
<th>GRANT NAME</th>
<th>FUNDING (FEDERAL VS. STATE)</th>
<th>DURATION</th>
<th>AMOUNT</th>
<th>PURPOSE OF GRANT</th>
<th>DEPT.</th>
</tr>
</thead>
<tbody>
<tr>
<td>2020 Recycling Dividends Program funds - Sustainable Materials Recovery Program</td>
<td>STATE</td>
<td>N/A</td>
<td>$8,800</td>
<td>Award for current recycling/waste reduction programs in place to be used for improving and expanding recycling initiatives.</td>
<td>DPW</td>
</tr>
<tr>
<td>DONATION/GIFTS</td>
<td>ORGANIZATION OR INDIVIDUAL</td>
<td>DATE GIVEN</td>
<td>VALUE</td>
<td>PURPOSE</td>
<td>RESTRICTED, Y/N?</td>
</tr>
<tr>
<td>---------------</td>
<td>----------------------------------</td>
<td>-----------</td>
<td>-------</td>
<td>------------------------------------------------------------------------</td>
<td>------------------</td>
</tr>
<tr>
<td>29210-45228</td>
<td>Colleen &amp; Richard Hesser</td>
<td>1/5/2021</td>
<td>$250.00</td>
<td>Thank you for the response to the home invasion-to buy food (pizza, etc) to thank staff</td>
<td>Yes</td>
</tr>
</tbody>
</table>
January 6, 2021

Ms. Justine Grasley

Dear Ms. Grasley:

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 **Assistant Animal Control Officer** 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), (3) CORI background check, and (4) employment eligibility verification.

- The position is non-exempt, **per diem, non-benefitted** and is offered at an **hourly rate of $20.50/hr.**
- You will have a **six-month probationary period.**
- **Schedule** will be weekends, Saturdays and Sundays, 8:00 am – 4:00 pm or as assigned.

We will plan for your employment to start Saturday, February 6th; please contact us if this needs to change. On your first assignment, **Dona Walsh**, Animal Control Officer, will meet you at the Ashland Police Department. **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. Once we’ve received your acceptance, I will request for consent of your appointment at the next available Select Board meeting. If you have any questions, please feel free to contact me.

Congratulations and we look forward to having you join the Town of Ashland team!

Sincerely,

Michael Herbert

Michael Herbert

Cc: Lisa Uglialoro
Chief Vin Alfano
VOTE OF THE SELECT BOARD

I, the Clerk of the Select Board of the Town of Ashland, Massachusetts (the "Town"), certify that at a meeting of the board held January 20, 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 attached votes taken on January 6, 2021, approving the sale of (i) the $11,130,000 General Obligation Municipal Purpose Loan of 2021 Bonds of the Town dated January 21, 2021 (the "Bonds") and (ii) the $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"), and approving the terms and details of the Bonds and Notes, are hereby ratified, approved and confirmed.

I further certify that this vote was taken at a meeting open to the public, that the vote was not 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 vote) 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 vote 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.

Dated: January 20, 2021

Clerk of the Select Board
Votes Approved January 5, 2021 Regarding the Town’s Bonds and Notes

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>515,000</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>

*Final Maturity

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.