SELECT BOARD
Minutes
September 18, 2019 – 7:00 PM
Town Hall

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 and attractive environment for residents and visitors.

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
Steve Mitchell called the meeting to order at 7:00 pm and mentioned that WACA TV is recording and broadcasting the meeting live. Present at the meeting were Chair Steve Mitchell, Vice Chair Yolanda Greaves, Joe Magnani, Rob Scherer and Assistant Town Manager Jenn Ball.

Citizen’s Participation
Robert Drake, 366 Union St.; and Todd Ouellet, 17 Metropolitan appeared and filed noise complaints against Hanto’s Restaurant and provide two letters from other neighbors to support the claim.

Chief Alfano reported that the Police Dept. received three recent complaints concerning noise from the interior of the restaurant at 9:15 pm and 11:40 pm. Chief Alfano expressed his interest in addressing the noise concerns, mitigation and enforcement with Hanto’s owner.

Steve Mitchell confirmed that the restaurant’s current license permits entertainment until 11:30 pm. He also referenced the town’s nuisance bylaw and mentioned his concern that the “reasonable person” standard was adopted as opposed to specific criteria, given there is clearly a decibel issue that is beyond soundproofing. Steve asked Chief Alfano to report back to the board on October 2nd and include the potential for suspending, rescinding or modifying their entertainment license. Concerning the exterior noise, there was discussion regarding requiring a police detail.

Mark Dassoni confirmed his submittal was distributed to the board.

Margy Gassell, 8 Adams Rd., raised concern regarding the 0 Tri St. property financing by debt exclusion and reviewed the reasons she feels the purchase should go through, largely due to preserving green space, and averting the resource strain a 40B project would result in.

Scheduled Hearings/Appearances

Update on the Mindess Building Project
Paul Kendall, School Committee Member, appeared and provided an update on the Mindess School Building Project. He explained the project is a partnership with the Massachusetts School Building Authority and reviewed the project milestones and timeline. Paul also mentioned a two-hour public forum session is scheduled on Monday from 6:00 pm to 8:00 pm to provide more details concerning the project.
Paul Kendall explained that the project’s issue statements is essentially to replace a failing building and expand to address increased enrollment.

Select Board/Town Manager Priority Project Update

Rail Transit District — Recap Discussion with United Group of Companies
The board reviewed the Rail Transit District site plan and discussed the road location as it is related to open space. Jennifer Ball explained that the United Group of Companies (UGC) was strongly considering a 40B project. The board discussed the next step is to have their position very clear concerning a development agreement, the preferred footprint, and potential compromises.

Jennifer Ball reported that Citizen Energy has begun tree clearing for the solar array project and their construction schedule is over the next four month and they plan to have the arrays operating by Thanksgiving. Citizen Energy will distribute information concerning their subsidized utility programs.

Steve Mitchell reported the YMCA is reaching out to residents for their input on the proposed facility.

Downtown Improvements — Construction Update
Jennifer provided an update on the Main St. water project and explained that the temporary pipes will be removed within the next week or two and service will be restored, and the component from Summer St. to Cherry St. has been completed and the service will be moved back.

Concerning the Riverwalk project, the bridge over the inlet construction has started and is expected to be completed in three weeks.

Town-wide Strategic Plan
Jennifer reported that she had a meeting with the Collins Center concerning the outreach completed over the past two years and they provided guidance on goals and strategies.

Warren District — Update
Jennifer reported that the Hall House RFP for disposition was due yesterday and one proposal was received and is under review. Regarding the Barn scheduling the demolition is pending, and the board discussed the potential to salvage some portion of the structure.

Update on Public Safety Building
Jennifer explained that the wetland scientist has completed borings and flagging the wetlands in preparation to the Conservation Commission meeting.

Old/New Business

Appointment to the Ashland Cultural Council
Rob Scherer made a motion to appoint Donna Bresnick to the Ashland Cultural Council for a 3-year term that will expire on September 19, 2022. This was second by Yolanda Greaves with a unanimous vote of 4-0-0.

One-Day Licenses — Zelus Beer Company
Yolanda Greaves made a motion to approve the request for a One-Day Licenses for Zelus Beer Company at the Corner Spot for Saturday October 5th from Noon to 6:00 pm and Sunday October 6th from Noon to 6:00 pm. This was second by Rob Scherer with a unanimous vote of 4-0-0.
Modification of One-Day License – Flying Dreams
Yolanda Greaves made a motion to approve the modification of the One-Day License approved on September 4\textsuperscript{th} to the following Saturday October 12\textsuperscript{th} from Noon to 6:00 pm. This was second by Rob Scherer with a unanimous vote of 4-0-0.

Eversource Declaratory Judgement
Jennifer provided an update on the Eversource Status of Declaratory Judgement proceeding and explained the next step is to schedule the case management conference on September 30, 2019. Steve Mitchell explained that Eversource has response to questions from the Sighting Board relative to easement were posted on September 4\textsuperscript{th}. Jennifer stated that Eversource is on the Conservation Commission’s agenda on Monday.

National Citizen Survey
Jennifer reported that postcards for the sample were distributed on Friday and residents who receive the cards are asked to please complete the survey. Those who choose to opt-in will have an opportunity to complete the survey via a link on the town’s website.

EEE Update
Jennifer explained that information received by the Dept. of Public Health is shared on the town’s website, and the second round of aerial spraying has been completed. Due to the ninth case of Triple E reported several communities’ threat has been increased to high and Ashland continues to be in a critical status.

Ashland Sporting Association
Steve Mitchell reported that the Ashland Sporting Association has postpone their beer event until next June due to the EEE situational awareness.

0 Tri Street
Steve Mitchell referenced a recommendation outlined by Michael Herbert concerning the 0 Tri St. debt exclusion. The board agreed to not move towards a dept exclusion and to refer the proposal to Town Meeting.

Request to do work at night
Steve Mitchell explained a request to do work at night on Thursday September 19\textsuperscript{th} starting at 8:00 pm. The work would be at the intersection of Cherry/Summer/Union Streets and it would require shutting down the water which would not impact any residents. Once the new connection is complete water would be turned back on. They anticipate work to be completed with 4 to 6 hours.

Yolanda Greaves made a motion to approve the work on Thursday September 19\textsuperscript{th} starting at 8:00 pm. for the water pipes as described and concerning the Triple E threat, recommend the workers wear proper clothing. This was second by Rob Scherer with a unanimous vote of 4-0-0.

Development Project Update
128 Main Street
Jennifer reported that 128 Main St. has been demolished and construction of the building will take place through April and the exterior through November.

Rt 126 Projects
Jennifer explained that MassDOT has asked the Conservation Commission for a continuance and the next hearing is scheduled on October 7\textsuperscript{th}. 
Concerning 12 Pond St., which is the old Fusion/Marconi building, Jennifer reported that a Planning Permitted was filed on Monday and available on the town’s website, and the Planning Board hearing is scheduled on October 10th.

Regarding the proposed restaurant at 310 Pond St., the old Blockbuster building, Jennifer explained the developer will go before the Design Review Board.

81 West Union Street
Jennifer reported that second phase of the 81 W. Union St. project where the storage facility is located includes an office building and the Planning Board has asked for different elevations.

Town Manager Report

Warrant Article Update
Jennifer explained that today was the last day for the Notice of Intent for the warrant. She reviewed the items that will make up the warrant including, a vote to change the name of the Board of Selectmen to the Select Board, the Net Zero resolution, the sale of the Hall House, the purchase of 0 Tri St., the free cash allocation and budget adjustments, the senior property tax exemption, two CPA funding proposals - $5,000.00 for the town forest and $100,000.00 for Mill Pond, and two potential zoning article amendments. The meeting is scheduled for November 20th.

Board Reports

Joe Magnani
Joe thanked staff for their work on the warrant and tracking all the projects underway in town.

Joe mentioned Ashland Day is on Saturday September 21st from 10:00 am to 4:00 pm.

Yolanda Greaves
Yolanda provided an update on Ashland’s bid for the NPO seat for the MetroWest region.

Yolanda reported the next MetroWest Regional Collaborative meeting is on Thursday September 26th.

Yolanda wished Steve Mitchell a happy birthday.

Rob Scherer
Rob mentioned the Mass Turnpike project that will last for 10 years, the impact on the commuter rail service and said that he plans to contact Transit Matters.

Steve Mitchell
Steve reminded all that the BAA Grant fall round is open, and applications are being accepted and the town will have 22 numbers this year and a lottery will be held to run for the town.

Steve commented that the Dragon Fly Festival was great success and thanked the Historical Society for their support.

Steve attended the Celebration of Life event at the Community Center held for residents that are eighty years and older.

Steve reported that there is an opening on Finance Committee and invited all interested parties to apply.

Steve reviewed the Triple E protocol as stated by the Board of Health.
Adjournment

Yolanda Greaves made a motion to adjourn. This motion was seconded by Rob Scherer with a unanimous vote of 4-0-0.

Meeting Materials:
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.
Mindess School Building Project Update

Update Items
- Public Forum 9/23, 6-8pm, Mindess Cafeteria
- Project Overview
- Building Committee Members
- Project Milestones To Date
- Project Timeline Going Forward

Mindess School Building Update - Select Board - September 18, 2019
Building Committee Members

Michael Herbert, Town Manager
James Adams, Superintendent
Yolanda DeWitt, Selectmen
Barbara Durand, School Committee
Paul Valeta, Selectmen
Claudia Bennett, Mindess Principal
Joe Richardson, Director of Facilities
Paul Carpinter, Director of IT
Michael Caira, Mindess Principal
Melissa Mercon Smith, Director Extended Day Program
Ed Hart, Finance Committee
Christopher Lee, Community Member
Ketan Joshi, Community Member
Tim Mackay, Community Member
Michael Kane, Community Member
Milestones To Date

SOI: Statement of Interest  |  OPM: Owner’s Project Manager  |  RFS: Request For Services

Mindess School Building Update - Select Board - September 18, 2019
APPROACH TIMELINE

- OPM Approval: 08/2019
- Designer Selection: 04/2019
- Submit PDP: 12/2019
- Submit SD Report: 02/2020
- Fall 2020
- Town Meeting & Ballot Vote: 02/2021
- Complete DD: 09/2021
- Complete CD: 11/2021
- Start Construction:

APPROACH TIMELINE

Hire Designer

Shortlist Options to Evaluate Further
Submit PDP
12/2019

Select Preferred Option
Submit PSR
02/2020

Approve Scope & Budget
Submit SD Report
06/2020

MSBA Board Approval
08/2020

Town Meeting & Ballot Vote
Fall 2020

Start DD
11/2020


Mindess School Building Update - Select Board - September 18, 2019
# MSBA Process – Feasibility / SD Phase

<table>
<thead>
<tr>
<th>Preliminary Design Program (PDP)</th>
<th>Preferred Schematic Report</th>
<th>Schematic Design Report</th>
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<tr>
<td>Educational Program</td>
<td>Evaluation of Existing Conditions</td>
<td>Schematic Design (30%)</td>
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<td>Initial Space Summary</td>
<td>Final Evaluation of Alternatives</td>
<td>Final Design Program</td>
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<td>Evaluation of Existing Conditions</td>
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<td>Site Development Requirements</td>
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<td>Project Schedule</td>
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Mindess School Building Update - Select Board - September 18, 2019
Debt Service Calculator

This calculator is provided by the Division of Local Services only as a guide to assist communities in projecting debt service. Refer to M.O.L. Ch. 44 s.7 (inside debt limit) and Ch. 44 s.8 (outside debt limit) to determine allowable borrowing terms for various financing purposes. Any premiums or costs of borrowing (i.e., legal or bond counsel fees) are not accounted for. We strongly advise municipalities to confirm borrowing conditions and calculations with the city or town treasurer and financial advisor.

1) Enter amount to be borrowed.  $314,000

2) Enter borrowing conditions:
   Interest Rate (e.g., 3.5% as 3.5):
   Term (enter 5 or more)  2.7500  20

3) Indicate ("x") payment type. Check both for comparisons.
   Level Debt Service  X
   Level Principal

Projected annual payment

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<td>Level Principal (Year One)</td>
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Projected total payments over term.

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<td>Level Principal</td>
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TO: Ashland Select Board  
FROM: Michael Herbert, Town Manager  
DATE: September 13, 2019  
RE: Lot 2 of the Rail Transit District

I am writing in reference to Lot 2 of the Rail Transit District. Currently, the project is zoned for up to 252 owner-occupied townhomes, age 55 and older, with a 10% affordability requirement over the entire 38 acres of the parcel.

There have been discussions since September 2018 to look at changing the zoning to include the following:

1. Only develop part of the property (14-18 acres)
2. Convert the age restriction from 55+ to 62+, ensuring that no school-age children would be part of the development
3. Convert the zoning from ownership units to rental units
4. Increase the affordability requirement from 10% to 25%

This new vision would help us achieve the following goals:

1. Provide quality affordable housing for our seniors
2. Since 25% of the rental units would be affordable, we could count all the units towards our affordable housing inventory, giving us the opportunity to deny unwanted 40b developments
3. Protect open space that is currently a part of the Rail Transit District but is scheduled to be developed
4. Provide a buffer zone to the adjacent neighborhood

The Town has working with United Group of Companies based out of Troy, NY on the project. Initially we were hoping to change this zoning through the standard process at Town Meeting. But, while we all agree that UGC provides an excellent and needed product, we still do not have an agreement on the site plan. Unite Group has also indicated that instead of a zoning change, they would like to do this project as a 40b project exempt from local zoning.

In order to move forward with any development, the land that is supposed to be built upon needs to be “carved out” from the entirety of the parcel. This is accomplished through an ANR plan. However, as the Town has an interest in the property (through the deed restriction), any ANR application would need to be signed by the town as a co-applicant. Until we agree on a site plan, the Board should not sign any application.

The best way to resolve this issue is through a mutual agreement with the developer on the site plan and layout. Accordingly, I would ask the Board to consider the following:
Hi Sue:

Yes she was voted in by our council and is ready to go to the select persons meeting!

Would you please resend her talent form?

Thanks

Visi

Sent from my iVisi...

On Sep 12, 2019, at 12:40 PM, Susan Robie <srobie@ashlandmass.com> wrote:

I'm working on the agenda for the Select Board and I was wondering if your committee is recommending Donna for appointment.

Have a great day!
Online Form Submittal: Talent Bank Form

Talent Bank Form

Volunteer Benefits
There is a wide variety of volunteer opportunities that can help you gain valuable work experience, make use of your skills and knowledge, and meet new friends. Time commitment is flexible; you choose your days and hours!

Contact Information

First Name: Donna
Last Name: Bresnick
Address1: 
Address2: Field not completed.
City: Ashland
State: Massachusetts
Zip: 01721
Phone Number: 
Email Address: 
Volunteer Information

Type of Volunteer Opportunity You Are Interest In: Cultural Council

Please List Related Skills or Work Experience:
Retired School Teacher (Special Education), Retired Ashland High School PTO Sec'y, Literacy Unlimited Tutor, Special Education Tutor, Honorary Doctorate (Aube Center - Haiti).

Email not displaying correctly? View it in your browser.
Application For One Day License

1. Name of Applicant: ZEUS BEER COMPANY

2. Address of Applicant: 28

3. Phone # Email:

4. Name of Business if Different from Applicant:

5. Location of Event: THE CONNEN SPOT, 6 CHERNOY ST, ASHLAND

6. Proposed Date of Event: THU, OCT 3, FRI, OCT 4, SAT OCT 5 AND SUN, OCT 6
   8AM-10PM, 8AM-10PM, 1PM-10PM, 1PM-2AM

7. Person In Charge: ANDREW PAVLOV

8. Hours: SEE #6

9. Number of Anticipated Attendees: 150 - 1000

10. Purpose of the Request: TO OPEN A POP UP TAPROOM AND
    SERVE BEER AND SNACKS AT THE CONNEN SPOT IN ASHLAND.

*****************************************************************************

DO NOT WRITE BELOW THIS LINE
FOR OFFICIAL USE ONLY

FEES:
Amount paid: $_____________________

Date received: ____________________
Date: 8/29/2019

Establishment: ZEW BEER COMPANY

To: Board of Selectmen

The undersigned have read the Town of Ashland's Liquor Policy and Massachusetts General Law Chapter 138, Section 34, Penalty for Furnishing Liquor to Minors, and do fully understand said Section;

<table>
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<tr>
<th>Date Read</th>
<th>Employee Name</th>
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<tr>
<td>8/29/2019</td>
<td>ANDREW PAVLOV</td>
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<tr>
<td>4/15/2018</td>
<td>GEOFFREY PENDEN</td>
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<td>4/15/2018</td>
<td>JOE HENRY-MACDONALO</td>
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</tbody>
</table>
CERTIFICATION NUMBER: 90394

ALCOHOL INTERVENTION METHODS
CERTIFIES:

Andrew Lara

CAMPBELL TRENT
508.756.8542

EXPIRES: JUN 22 2022
CERTIFICATION NUMBER: 88748

ALCOHOL INTERVENTION METHODS

CERTIFIES:

GEORGE PEDEN

CAMPBELL TRENT

508.756.8542

EXPIRES: MAR 10 2021
ALCOHOL INTERVENTION METHODS

CERTIFICATION NUMBER: 88456

CERTIFIES:
Joseph Henry-MacDonald

CAMPBELL TRENT
508.756.8542

EXPIRES: MAR 10 2021
September 18, 2019

Town of Ashland
Board of Selectmen
101 Main Street
Ashland, MA 01721

This message is to inform the board that this year’s MetroWest Beer Fest scheduled for Saturday evening October 5, 2019 has been postponed due to the EEE concerns in the area. The safety of attendees, volunteers, and vendors always comes first.

The Ashland Sporting Association would request the one-day license that was issued for this event be reinstated for a date in May or June of 2020 to be determined subject to your review.

Regards!

[Signature]

Steven H Greenberg
Chairman
July 17, 2019
Susan Robie, Executive Assistant
101 Main Street
Ashland, MA 01721

Dear Susan,

This letter is a request to hold our third (3rd) annual event and information about the October 5, 2019 MetroWest Beer Fest to be held at the rear lot of the VFW 311 Pleasant Street Ashland, MA 01721.

DATE: October 5, 2019
HOURS: 3:00 AM to 11:30 PM

All public safety concerns will be addressed prior to the event and all is subject to their approval including but not limited to the Ashland Police Department and Ashland Fire Department as in the past.

Event details enclosed.

If there are any questions, please advise.

Sincerely,

[Signature]

Steven Greenberg
Ashland Sporting Association
September 18, 2019

Town of Ashland
Board of Selectmen
101 Main Street
Ashland, MA 01721

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Chairman