

**HOLDEN BOARD OF SELECTMEN  
MEETING MINUTES  
October 4, 2021**

**6:30PM**

**Memorial Hall**

Present: Richard Bates (Participating Remotely), Chiara Barnes, Anthony Renzoni, Geri Herlihy

Not Present: Robert Lavigne

Others Present: Peter Lukes, Town Manager  
Stephanie King, Assistant Town Manager  
Stephen Madaus, Town Counsel  
Liz Fotos, Town Recorder

Chairman Barnes called the meeting to order. The Board stood to recite the Pledge of Allegiance. Chairman Barnes announced that Sel. Bates was participating remotely and all votes would be taken by a roll call vote. Sel. Bates replied that he was present.

**1. Appointments, Licenses, Permits**

Mr. Olson was present at the meeting. She stated that he had a home kitchen and he wished to add an online retail space so he could sell direct to customers.

Mr. Lukes stated that according to the Director of Planning, he did not currently have a residential kitchen license on file but that he should speak to the Planning Department to ensure nothing further is needed.

Sel. Renzoni wanted to give neighbors the opportunity to be heard. He stated that he was unsure if any additional permits were needed by the ZBA.

Motion by Sel. Renzoni, seconded by Sel. Herlihy, it was **VOTED TO APPROVE THE COMMON VICTUALER LICENSE FOR GREG OLSON, BRZRKR COFFEE BY A UNANIMOUS ROLL CALL VOTE PENDING ZONING COMPLIANCE.**  
(Renzoni: yes; Herlihy: yes; Bates: yes; Barnes: yes).

Seven Saws Brewing was present at the meeting.

Sel. Renzoni congratulated Seven Saws on their move to the new building.

Motion by Sel. Renzoni, seconded by Sel. Herlihy, it was **VOTED TO APPROVE THE ONE-DAY LICENSE, FOR SEVEN SAWS BREWING AS AMENDED TO OCTOBER 15, 16, 17, AND 22 BY A UNANIMOUS ROLL CALL VOTE.**  
(Renzoni: yes; Herlihy: yes; Barnes: yes; Bates: yes).

Motion by Sel. Renzoni, seconded by Sel. Herlihy, it was **VOTED TO APPROVE VANESSA BUMPUS FOR A 3 YEAR REAPPOINTMENT TO EXPIRE 10/15/24 AS PRESENTED BY A UNANIMOUS ROLL CALL VOTE.** (Renzoni: yes; Herlihy: yes; Barnes: yes; Bates: yes).

Motion by Sel. Renzoni, seconded by Sel. Herlihy, it was **VOTED TO APPROVE ANA GREGORY FOR A THREE YEAR REAPPOINTMENT FOR A TERM TO EXPIRE 10/1/2024 AS PRESENTED BY A UNANIMOUS ROLL CALL VOTE.** (Renzoni: yes; Herlihy: yes; Barnes: yes; Bates: yes).

## 2. Citizens Address

Lee Hill, 19 Bascom Way, was present at the meeting. She stated that she was there to talk about their neighborhood problem with Seven Saws. She stated that she was happy to hear the news that they were moving to their new place but they are still operating outside seating. She stated that it was unfair how loud it was; that this was her home and that the outside order was supposed to be done. She was unsure why this was continuing on. She stated that they have been complaining about this for over a year. She stated that when they initially opened the neighbors went in and spoke about concerns. She stated now they had told them no one would park behind the back door and that if there were any problems to just let the owners know. She stated that the outside seating was over now and she did not want a permanent thing in her back yard. She stated this was an ongoing issue.

Richard Mosian, 11 Bascom Park Way, was present at the meeting. He stated that he wanted to congratulate Seven Saws on the new facility. He stated that there is a big patio and lawn and he is sure they will put it to good use. He stated that he looked at the nearest house and it is 1000 feet way. He stated that the Peterson house was 40 feet away from their outside operations. He stated that they were unable to enjoy the back deck in the last year of his life. He stated that he was present today in order to end outdoor entertainment on Main Street in Holden. He stated that this area is largely residential and noisy commercial establishments are not good. He stated that he hopes that the Board keeps this in mind for the future.

Dennis Mahoney, 56 Fox Hill Drive, was present at the meeting. He stated that he was present at the meeting for the Peabody project and was in favor of Sel. Herlihy's motion to send the letter to the governor requesting an EIR to be completed before the project moves forward. He stated that it is an environmental injustice and that the report should be completed before the project was approved. He stated the purpose of the report was to ensure that there is no negative health impacts on people and the slight delay is short term. He urged the Board to approve Sel. Herlihy's motion.

Paul Mulroy, Seven Saws, was present at the meeting. He stated that he understands the concerns of the neighbors and that they have tried to be good neighbors. He stated that Covid has been a challenge and that they are ending outside operations at that location in about a week and a half to move to the new building.

Sel. Renzoni stated that there is no back and forth during Citizens Address. He stated that if citizens needed to have a conversation they can meet off sight and could communicate without the Boards intervention.

### 3. **WRHS Cancer Awareness Club**

Sel. Renzoni stated that he had invited the WRHS Cancer Awareness Club in to the meeting. He stated that he wanted to authorize the use of Town Hall in order to collect clothing if it was needed.

Members of the club were present at the meeting. They stated that they started the club in April of 2021 and the purpose was to include students and families that cancer has impacted. They stated that they were going to have a clothing drive on Saturday, October 23, 2021. They stated that the purpose of the clothing drive was to raise money for gifts, blankets and toys to send to the pediatric ward of UMASS. They stated that they received .20¢ per pound of clothing so they were looking for volume. They stated the clothing that they did collect would go to North Africa and Tunisia so they were going to also help globally and lower the waste as well.

The Board thanked the club for coming in and stated that they would post on their social media accounts and possibly the message board in Town as well.

Motion by Sel. Renzoni, seconded by Sel. Herlihy, it was **VOTED TO APPROVE THE USE OF TOWN HALL FOR THE WRHS CANCER AWARENESS CLUB CLOTHING DRIVE PENDING APPROVAL BY A UNANIMOUS ROLL CALL VOTE.** (Renzoni: yes; Herlihy: yes; Barnes: yes; Bates: yes).

### 4. **Re- Precincting**

Jeanne Hudson, Town Clerk was present at the meeting. She stated that she was still working on some numbers and estimates so the Board was unable to vote today for the final map but that she wanted to bring it to the Boards attention and share the maps. She stated she would come back at the next meeting with the census track and final maps. She stated once the Board approves it; it gets sent to the state for final approval.

### 5. **Project 2015A**

Sel. Renzoni stated that he had requested through the Chair to put this back on the agenda based on the length of time it had been since the Board had discussed it. He stated that they wanted to get some facts from the Light Department and MMWEC.

Barry Tupper, HMLD was present along with Mathew Aye, Ed Kasinski, and Nick Scobbo legal counsel from MMWEC (on zoom).

Mr. Aye stated that 2015A is a capacity resource requirement that gave the Light Dept purchasing power. He stated there were three components, one is the actual energy

resource, two is the capacity, and three is the transmission. He stated that they need to come up with a power supply and provide stable rates as well. He stated as a result of that requirement the light department has 2015A to provide long term stable cost rates to people in town. He stated Holden has 48% capacity being met by forward capacity auctions. He stated that there is volatility the rate payers are exposed to and they want to get this capacity to help ensure a stable long term rate. He asked if there were any questions.

Sel. Renzoni thanked them for coming out. He stated that some residents wanted an EIR report on this project which was started in 2017. He stated that they could not hold a project from 2017 to today's standards. He asked if they could talk about this process and ask if this was a norm in business today.

Mr. Kasinski stated that in 2016 they did a MEEPA approval that is overseen by MA Executive Office of Energy and Environmental Affairs. He stated that they did a review of the site wetlands and omissions to ensure that they met requirements.

He stated that they needed to submit an application for the MA Dept of EP in 2017 and that they did not get a permit until 2020 so that was 3 years of technical review. He stated that they looked at criteria pollutants and green house and that when it was completed they had gone above and beyond with cumulative modeling. He stated additionally they looked at other power plants and backgrounds and they looked at the entire contributors. He stated that all of this was used to determine the fact that his was a clean plant. He stated additionally they looked at noise. He stated that the nearest resident is over 1000 feet away and they did an extensive noise analyzer where they came in below states requirements. Additionally they looked at ammonia fumes and bought a hydrolyser for the property. He stated the environmental review that was done was extensive.

Sel. Herlihy asked that if the project was so safe and inbounds of everything that was spoken about then what would the down fall of doing an EIR be.

Mr. Aye stated that the project began in 2017 and there is an obligation to participate.

Sel. Herlihy stated that the EIR was not asking them to close the project down or withdraw support for it they just wanted the updated environmental reports. She stated the entire area was in environmental justice communities and with the new legislation from 2021 she knew there were other municipalities that were also concerned.

Sel. Renzoni stated that this project has been delayed before and we have a capacity issue. He asked if this was delayed any further what would happen.

Mr. Aye replied that the outcome was uncertain. He stated that they were required to do it by June of 2023 but that they have exhausted the opportunity to delay any further.

Sel. Renzoni asked what an Environmental Justice Community meant.

Mr. Aye replied he was not sure the specific guidelines but the concept is that people in certain areas should not be disproportionately impacted or affected. He stated that newer plants will have an environmental benefit as they will be more efficient. He stated that this concept is very recent and the new development came well after the permitting and approval process.

Mr. Aye stated that there is a roadmap to the 2015A and that the plan is for this source of energy to show up with renewable resources don't show up. He stated that they are all for renewable resources but these plants are needed to balance renewable energy out and a big component of that are batteries. He stated that batteries are very important to the transformation and the role of battery to be charged during the day and dispatched in the evening. He stated that the 2015A will provide long term stable capacity. He stated these are two different concepts but both are needed.

He stated that Holden power supply already complies to net zero and the portfolio already meets the requirements so Holden is well on its way to using more renewable resources.

Sel. Renzoni stated that he had spoken to Mr. Tupper and that as Commissioners they have spoken about diversifying the portfolio. He stated that they have always worked for responsible energy and reasonable rates. He stated that his opposition to slowing this down is that the town is out of time. He stated that he feels any delay is detrimental to Holden.

Sel. Herlihy stated that she knows that battery storage situation have changed and could be a good way to provide peak power to level out capacity. She stated that she is not suggesting that the Board shut down this project and understands that we need peak power but felt that they should align with the Board of Health and ask the Governor for an EIR. She stated that the benefit would be that we would then know the impact of the project. She stated that if this project was happening in Holden we would want the same support from other towns and that the Board of Selectmen should support the appointed Board of Health with this request.

Sel. Renzoni stated that he was interested in learning more about the battery technology but he does not think that they can delay this any further.

Sel. Bates stated that he agreed with Sel. Renzoni. He stated that he was sensitive to the environment but they also had to do their part to stabilize rates.

#### **6. Pyhrotie Crumbling Foundation- Senate Bill 548 Support Letter**

Motion by Sel. Renzoni, seconded by Sel. Bates, it was **VOTED TO APPROVE SENDING A LETTER OF SUPPORT REGARDING THE PHHORITE CRUMBLING FOUNDATION AS PRESENTED BY A UNANIMOUS ROLL CALL VOTE.** (Renzoni: yes; Bates: yes Barnes: yes; Herlihy: yes).

**7. Hill Woods Condominiums Plowing**

Mr. Lukes stated that he believed that the Board received a letter from Hill Woods Condo Trust asking the Town of Holden to make an exception to plow the complex. He stated that Mr. Woodsmall was present at the meeting.

Mr. Woodsmall presented his opinion on the matter. He stated that this project was approved as a private condo and that while it is well maintained to begin plowing this complex would set a bad precedent for other condos in town. He stated that the town has limited resources and that to say yes to this complex would open the flood gates for others.

Ms. King left the meeting at 7:34PM.

Mr. Woodsmall stated that his opinion was that the Board should not make an exception for this property but that he recognizes that the Board of Selectmen is the deciding body.

Sel. Bates agreed with Mr. Woodsmall as did Sel. Renzoni. He suggested the Board take no action.

Sel. Herlihy asked if the issue was in part to make this a public road and upgrade certain components of the complex.

Ms. King returned to the meeting at 7:37PM.

Mr. Woodsmall replied that this condo was designed less than 10 years ago so that was not necessarily true.

Mr. Lukes stated that the condo was not held to as stringent requirements based on the fact that it was a private way.

Sel. Herlihy asked if the Board should have some sort of standards that they could point to when private ways made this request.

Mr. Woodsmall replied that this was controlled by the Subdivision Control Law and that if a group of neighbors want to be considered for this they would have to be brought up to current subdivision standards. He stated that with regards to stormwater controls, giving up property, providing the right of ways, and more it was a very expensive process.

The Board agreed to take no action.

**8. HMLD All Inclusive Playground**

Sel. Renzoni stated that he knew this had come up in the past but that the Town Manger and he had worked with a civics class in the district and that the idea of an all inclusive

playground was bought up. He stated that from this class they decided to start a citizen committee and move forward with this idea.

Sel. Barnes asked if this was a Committee for the existing recreation plan.

Sel. Renzoni replied that he thinks this is a very unique committee and that there is a lot of involvement and research that needs to happen which is why he thought a standalone committee under the advisement of the recreation director would be best. He stated he wanted to bring it to the Board to see their thoughts.

Sel. Bates asked how they would do this.

Mr. Lukes stated that the Town was applying for grants from the state for the ADA, asking for design and engineering studies. He stated that they can then contract with a firm and move the project forward quickly with that level of expertise involved.

Sel. Renzoni stated that there was no lack of volunteers interested in this Committee and without objection from the Board he would work with the Town Manger to bring this forward.

#### **9. Keno Discussion**

Mr. Patel, the manager of A-1 convenience was present at the meeting. He stated that in other locations keno was very popular and he wanted to add it to the Holden location.

Sel. Renzoni stated that he held this up two weeks ago because he wanted residents to have the opportunity to voice concerns. No members of the public stepped forward.

Mr. Madaus stated that the state lottery commission is the licensing commission for this matter. He stated that notice is provided to the Town and if there is objection there is a 21 day period that they can object it.

Sel. Renzoni stated that no members of the public objected nor did the Board so he suggested the Board take no action. He thanked Mr. Patel for investing in the community.

#### **10. Revisions to Board of Selectmen Handbook**

Mr. Lukes stated that if the Board had any revisions they should send them to Sel. Lavigne individually.

#### **11. Halloween Hours**

Motion by Sel. Renzoni, seconded by Sel. Herlihy, it was **VOTED TO APPROVE THE HALLOWEEN TRICK OR TREATING HOURS FROM 5PM-8PM ON**

**OCTOBER 31, 2022 AS PRESENTED BY A UNANIMOUS ROLL CALL VOTE.**

(Renzoni: yes; Herlihy: yes; Bates: yes; Barnes: yes).

**12. Town Manager Update**

See attached

**13. Response to Citizens Address**

Sel. Renzoni stated that he was sorry that the residents felt slighted. He stated that he can't speak to the permits but that by the next meeting the business will be at the other location and hopefully this conversation will be moot. He stated he appreciated the owners coming out as well.

Sel. Renzoni stated that with regards to the 2015A he knows that the groups claim that they don't want to shut down the project they only want an EIR but that when he is tagged on social media it is to stop the plant. He stated he was thankful that MMWEC came in and he appreciated the resident's comments but to stop this project now would be disastrous.

**14. Selectmen Minutes**

Pass

**15. Selectmen Miscellaneous**

Sel. Bates asked about the construction that was done with regards to the digging pipes with the water quality issues.

Mr. Lukes replied the construction was found to not be the cause of the discolored water.

Sel. Bates asked if they did find a cause.

Mr. Lukes replied that they did not but that they were working on eliminating certain possibilities.

Sel. Renzoni stated that they were looking at the FY 21 budget and solid waste would possibly need to be reevaluated.

**16. Selectmen Subcommittee**

None

**17. Town Manager Goals**

Sel. Renzoni asked the Board to send their goals to him and he will consolidate the document and put together ones with consensus. He stated they can then open the flood to pitch those items to the rest of the Board as Town Manager Goals. He stated that the Manager and the Board work together to identify the goals and to help steer the direction of the town for the short term.

Mr. Madaus reminded the Board that those documents were all public record.

Motion by Sel. Renzoni, seconded by Sel. Herlihy, it was **VOTED TO ADJOURN THE OCTOBER 4, 2021 BOARD OF SELECTMEN MEETING AT 8:10PM BY A UNANIMOUS ROLL CALL VOTE.** (Renzoni: yes; Herlihy: yes; Barnes: yes; Bates: yes).

APPROVED: 8/29/22