

**BOARD OF SELECTMEN
MEETING MINUTES
July 15, 2019**

6:33PM

Senior Center

Present: Chairman Renzoni, Tyler Gibbs, Chiara Barnes, Geri Herlihy

Not Present: Robert Lavigne

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

Chairman Renzoni called the meeting to order at 6:33PM. The Board stood to recite the Pledge of Allegiance.

1. Appointments, Licenses, and Permits

Mr. Lukes stated that Holden Days would be on Saturday, August 24th from 8:00 AM to 3:00 PM. Historically the Board gives permission to set up on Friday the 23rd and waives the fees.

Motion by Sel. Gibbs, seconded by Sel. Herlihy, it was **UNANIMOUSLY VOTED TO APPROVE THE PUBLIC ENTERTAINMENT LICENSE FOR HOLDEN DAYS AS PRESENTED.**

Motion by Sel. Herlihy, seconded by Sel. Gibbs, it was **UNANIMOUSLY VOTED TO APPORVE THE COMMON VICTUALER LICENSE FOR HOLDEN DAYS AS PRESENTED.**

Mr. Lukes reminded the Board that the table they usually sit at in front of Miles Funeral Home would no longer be there and the Board would be walking around the event.

Ryan MacKay was present at the meeting on behalf of Lilac Hedge Farm. He stated that this was the third year having the event and that it would be similar to years past with music, kids activities, a petting zoo, beer gardens, etc. He stated that they were working with a number of local businesses for the event.

Motion by Sel. Gibbs, seconded by Sel. Herlihy, it was **UNANIMOUSLY VOTED TO APPORVE THE 1 DAY WINE AND BEER LICENSE FOR THE 2 DAY FARM FESITVAL FOR LILAC HEDGE FARM, RYAN MACKAY, AS PRESENTED.**

Motion by Sel. Herlihy, seconded by Sel. Gibbs, it was **UNANIMOUSLY VOTED TO APPROVE THE PUBLIC ENTERTAINMENT LICENSE, FOR A TWO DAY**

FARM FESTIVAL FOR LILAC HEDGE FARM, RYAN MACKAY AS PRESENTED.

Alexis Vasiliadis-Kitkos was present at the meeting. Mr. Lukes stated that this license was for a change of ownership of the 122 Diner.

Ms. Vasiliadis-Kitkos stated that they had taken over the business a few days ago and that they intend to have the same menu and concept and are not planning on changing anything as of now.

Sel. Renzoni thanked them for investing in Holden.

Motion by Sel. Gibbs, seconded by Sel. Herlihy, it was **UNANIMOUSLY VOTED TO APPORVE THE COMMON VICTUALER LICENSE, FOR THE 122 DINER/ ALEXIS VASILIADIS-KITKOS AS PRESENTED.**

Motion by Sel. Barnes, seconded by Sel. Gibbs, it was **UNANIMOUSLY VOTED TO APPROVE THE ANNUAL APPOINTMENTS OF ELECTION WORKERS LIST AS SUBMITTED.**

Sel. Renzoni stated that there are a few vacancies on the primary and that it is a paid position. He stated that anyone interested could reach out to the Town Clerk's Office.

Mr. Lukes stated that Matthew Atanian, Constable, had not done any work in the Town, has no outstanding dues and his annual fee was paid.

Motion by Sel. Herlihy, seconded by Sel. Gibbs, it was **UNANIMOUSLY VOTED TO APPROVE THE CONSTABLE RE-APPOINTMENT FOR MATTHEW ATANIAN AS PRESENTED.**

2. Town Manager Update

Fire/ EMS Updated: July 1, 2019 marked the 10 year anniversary of the Fire Department taking over the provision of Emergency Medical Services for the town. Over the last decade, the Fire Department EMT's and Paramedics have treated over 15,000 patients. Many of these patients contacted have resulted in positive outcomes and helped maintained the individual's quality of life. Since its inception, our EMS service has been on the cutting edge of technology, equipment and medical procedures available for pre-hospital care. The Fire Chief Hall and I would like to thank the Town of Holden residents for their support over the last 10 years.

On July 1, 2019 the department began operations out of the Fire Department substation at Adams Road. The station will be staffed 7:00 AM to 7:00 PM everyday with two career firefighters. This will enhance both Fire and EMS responses to the south end of town by reducing response times and getting Fire Department personnel to the emergency scene faster to begin mitigating the incident. This staffing is a result of the 6 new Firefighters

hired on the FEMA SAFER grant which was accepted by the town in 2018. The Fire Chief has asked to convey his thanks to the Board, the Finance Committee, and Mr. Lukes for their support of the SAFER grant which allowed the department to move forward and enhance our services to the residents of Holden.

Sel. Renzoni thanked Chief Hall. He stated that he did see a call from Urgent Care and saw that the ambulance was there within a matter of seconds. He stated that everyone on that side of town would see the benefit and it was great news.

Sel. Herlihy asked if all of the Firefighters hired are waiting on the Academy.

Mr. Lukes replied that they are and that this was a result of the SAFER grant, he also thanked the Board, residents, and Fin Com for their support.

Flood Plane Delineation 18 Industrial: The work toward full use of the town owned property at 18 Industrial Drive continues through our contracted engineering firm that is currently establishing a proposal to redefine the flood plain that encompasses the back several acres of the property. Ideally, we would like to turn that portion into recreational fields that could connect to Dawson Rec. The first step in this process is to apply to FEMA to change the markings for the flood plain that we believe is wrongly labeled. Once we know how much land we have to work with in terms of flood plain and bordering wetlands, we can begin formulating a plan for sitting and building fields, parking lots, and associated parts of a recreational area. Unfortunately, due to neighboring wetlands, impervious surface requirements, and other environmental factors, any sort of indoor facility on the property seems unlikely. However, we are optimistic that there could be a strong possibility of field space and potentially artificial turf field space which is desperately needed among our recreational leagues in Holden and for the great Holden area.

Sel. Renzoni interrupted the Town Manager Update for the 61B Notice of Intent to Sell, Sawyer Lane.

3. **61B Notice of Intent to Sell, Sawyer Lane**

Jim Dunn, Agricultural Commission, was present at the meeting.

Mr. Dunn stated that every time a property comes out of 61B the Town has the First Right of Refusal (FROR). He stated that the Agricultural Commission has taken on the task of collecting input on the properties and bringing forward recommendations to the Town. He stated that the property in question tonight was on Sawyer Lane.

Mr. Dunn presented **Wisniewski Chapter 61B Conversion // Sawyer Lane** to the Board.

He concluded that there was no interest in this property and that the recommendation was to not exercise the FROR for this particular parcel.

Sel. Renzoni asked if Mr. Lukes' Office agreed.

Mr. Lukes replied that their response lined up.

Sel. Renzoni asked how many houses could go on this property.

Mr. Lukes replied four.

Sel. Renzoni asked at what point should the Town look to buy land? He stated that it was a different philosophy but with the amount of children in Town it may need to be a discussion. He stated that 4 parcels are not a big deal but perhaps if something with 20 parcels came up the cost/benefit analysis would shift rather quickly. He stated that the will of the people may be to start to buy some of these parcels and that he felt the Board should have this discussion at some point.

Mr. Dunn stated that there is an Open Space Preservation Fund and as of this year there is \$250,000 in the account.

Sel. Renzoni stated that the Town's recommendation was to take no action.

Motion by Sel. Herlihy, seconded by Sel. Gibbs, **THE BOARD OF SELECTMEN OF THE TOWN OF HOLDEN, HEREBY WAIVES ITS RIGHT OF FIRST REFUSAL UNDER THE PROVISIONS OF G.L. CHAPTER 61B, SECTION 9 TO PURCHASE THE PARCEL OF LAND LOCATED ON SAWYER LANE, HOLDEN MA OWNED BY THE ESTATE OF MARY WISNIEWSKI AND SHOWN ON THE TOWN OF HOLDEN ASSESSOR MAP 175, LOT #1-PARCEL 59 (7.01ac) LOT #4 – Parcel 62 (2.33ac) and Lot #5- Parcel 63 (2.33ac) AND SHOWN AS LOT #1, LOT #3, AND LOT #5 ON A PLAN OF LAND AS RECORDED WITH WORCESTER SOUTH DISTRICT REGISTRY OF DEEDS IN PLAN BOOK 887, PLAN 79, AS PRESENTED.**

Town Manager Update Cont.

Economic Development Committee: The new EDC has been appointed and will be holding their initial organizational meeting within the next couple of weeks. The Executive Order which details the charge of the Committee is attached to your meeting packet. We look forward to working with this committed group of residents. The directive of the EDC is more detailed than in years past, and we expect some exciting results that should promote our locally owned business' and provide residents with opportunities to explore diverse offerings that are available right here in town.

Ground Breaking: On June 18, the Worcester Regional Business Development Corporation organized a groundbreaking for the new Quinn's Blue Plate Pub which will be located at the former site of the iconic Blue Plate Lounge on Main Street. I attended the groundbreaking along with Selectmen Herlihy and Barnes. We look forward to

working with owner Tim Quinn over the next twelve months while construction takes place and we are excited to add another new eatery to Holden's Main Street.

Truck Day: Truck Day will be held July 18th from 10:00 am to Noon at the municipal parking lot across from the Gale Free Library. The event is held rain or shine and children of all ages are welcome. The Town will have Police, Fire and EMS, DPW and HMLD vehicles available for climbing, honking, and photos.

Adams Road Property Redevelopment: In anticipation of 2020 Town Manager goals, the town, through our Planning and Development Office, intends to apply for a Housing Choice Initiative grant with the Commonwealth of Massachusetts to study potential redevelopment of our property at Adams Road. The property, with the exception of the Fire Department substation, will go vacant when the DPW moves its operations to the planned DPW Facility on Industrial Drive. We are currently working on a village overlay zoning proposal for the area as part of the first step in what we hope to eventually transform into a walkable, mixed use neighborhood.

Sel. Renzoni stated that he knew the Board had spoken about this previously and that with the right businesses there could be a lot of opportunity for a walkable path.

HMLD Monthly Report: Enclosed is the monthly activity reports for May, 2019, prepared by Jane Parenteau, General Manager.

Year to Date Expense/Revenue Reports: Attached are the year-to-date revenue and expense reports for the month of May, 2019, prepared by Lori Rose, Town Accountant.

4. Citizens Address

Wayne Jacobson was present at the meeting. He stated that he owned 1656 Main Street and lives across from the Eagle Lake travesty. He stated that he was watching the ecological disaster unfold now and he questions if the Holden Conservation Commission had any legal authority to allow the draw down. He stated that this was a very complicated issue and that he may be late in the game but that he was very concerned about it. Mr. Jacobson stated that he had some information he could share with the Board off the internet that he highlighted and he could raise awareness.

Mr. Jacobson stated that a lot of neighborhoods were being affected and he suggested the Board speak with the Friends of Eagle Lake if they want any information. He stated that he thinks that now is the time to clean around the dam, inspect the steep piers and dump some gravel in. He stated that it seemed like a shame that they were going to lose Eagle Lake and he wanted to raise awareness. He stated that he wanted to speak about this travesty and asked if the Board had any questions.

Sel. Renzoni stated that the Board listened to Citizens Address and that there was no back and forth allowed. He stated that at some point the Board would respond to the Citizens

Address in the follow up. He stated that he would say that the Board was well versed on this matter.

No additional citizens wished to speak; Citizens Address was closed.

5. Selectmen Minutes

Motion by Sel. Gibbs, seconded by Sel. Barnes, it was **VOTED TO APPORVE THE JUNE 3, 2019 BOARD OF SELECTMEN MINUTES AS PRESENTED BY A VOTE OF 3-0-1.** (Herlihy: abstain).

Motion by Sel. Herlihy, seconded by Sel. Gibbs, it was **VOTED TO APPORVE THE JUNE 17, 2019 BOARD OF SELECTMEN MEETING MINUTES AS CORRECTED BY A VOTE OF 3-0-1.** (Renzoni: abstain).

6. Selectmen Subcommittee

Sel. Renzoni stated that the Board will look to redistribute the subcommittee assignments as necessary. He stated that the Board works as a liaison to other Boards and Commissions in town and then reports back to the Selectboard during the meeting as to what is going on in Town.

Sel. Gibbs: none.

Sel. Herlihy stated that the DPW Building Committee is meeting tonight (July 15) and they were hoping to get a vote on a schematic design.

Sel. Renzoni asked where the project was currently and if it is on schedule.

Mr. Lukes replied it was being prepared for bids and working on a secondary cost analysis. He stated it is on schedule as well.

Sel. Barnes: none.

Chairman Renzoni stated that the Veterans Advisory Committee was working with new members for the 2020 Memorial Parade. He stated that they had a lot of ideas and will begin to work on it.

Chairman Renzoni stated that he was not sure if Fin Com had met yet. He stated that several members had resigned or their term was up so if there was anyone interested in joining the Fin Com they should reach out because they were looking to make appointments.

Mr. Lukes stated that it was best to go through his office for any interested parties.

Sel. Herlihy asked when the appointments would be made.

Mr. Lukes replied that he imagined before the fall.

7. Selectmen Miscellaneous

Sel. Gibbs: none

Sel. Herlihy stated that all three All Star Little League teams won District Titles and were in Sectional Playoffs; the twelve year olds Wednesday and the 11 year olds tonight.

Sel. Barnes: none

Sel. Renzoni stated that he wanted to note that the Board was having a single meeting in August on the 19th and then will be back on schedule for September.

8. Response to Citizens Address

Sel. Herlihy stated that this has been an issue for the Board for a few years and the Town Manager has worked tirelessly with many parties. She stated they did the first study and the second one so she did not believe that this was a matter of the Town not giving attention to this matter.

Mr. Lukes stated that he had spoken with White Oak today and they were expecting a report from the government. He stated that it should be a comprehensive study with guidance going forward and recommendations on assistance, sources of funding, maintenance, rehabilitation of the ecology, and more. He stated this will help them form a plan for the future whether it is to rebuild the dam or reforestation. He stated that the answer to this will depend on the report. He stated that as far as Con Com was concerned, not only was it well within their purview, it was also a decision that was supported and investigated by state agencies. He stated that the law also allowed the decision to be appealed and the appeal was upheld.

Mr. Lukes stated that they have spent \$65,000 on the engineering analysis that was very extensive and took several months to complete and they also worked with another firm at the states expense.

Chairman Renzoni stated that for the benefit of the resident he also wanted to state that the Town has been working on this matter for two years. He stated that the dam owners were being fined with White Oak being the largest. He stated that they went through all the possibilities. He stated that they went to the Town during Town Meeting and asked for funds and then completed a study. He stated that they stand by those results.

Chairman Renzoni stated that the cost associated with repairing the dam is over \$1 million. He stated that they appreciate the work that the Friends of Eagle Lake had done and that it was a Town Committee that the Town stood up in 2017. He stated that where they stand today is that the draw down is occurring because of the fines and if the dam

failed there could be a loss of life and a catastrophe downstream. He stated that the Board could not stop the draw down; they were protecting themselves (White Oak).

Chairman Renzoni stated that they expect the state report back and if there were any additional questions they could reach out to the Town Manager's office and not to listen to everything that was being said on the street. He stated there was a lot of false information being put out and the Town Manager was working closely to come up with a solution that best served Holden.

Mr. Lukes stated that when he gave the Town Manager Update he left out a section. He stated that on June 14 there was a large tree on the feeder line that sparked and started a small fire on South Main Street. He stated that he wanted to give kudos to the crew as they knew what it would take and how long it would be. He stated they were right on the money and did a great job that night.

Chairman Renzoni suggested giving Mr. Lukes the ability to approve any license that came in before Holden Days.

Motion by Sel. Gibbs, seconded by Sel. Herlihy, it was **UNANIMOUSLY VOTED TO GIVE THE TOWN MANAGER AUTHORITY TO APPROVE ANY LICENSE AS IT RELATED TO HOLDEN DAYS.**

Motion by Sel. Gibbs, seconded by Sel. Herlihy, it was **UNANIMOUSLY VOTED TO ADJOURN THE JULY 15, 2019 BOARD OF SELECTMEN MEETING AT 7:17PM.**

APPROVED: __September 23, 2019 as AMMENDED_____