

Chairman Reil, Schofield and Burke and Town Administrator Newman are in attendance at the Town Hall, Mendon.

Chairman Reil opened the meeting at 7:00 p.m. and led the pledge.

Mr. Morin, Library Building Committee member, informed Selectmen that the contractor does not need to use the former rectory during construction.

Selectmen agreed to pass over discussion of the Five-Year Land Use Plan until the next meeting to allow Selectman Schofield time to read the plan.

Ms. Willoughby explained the issue of a lack of cable and internet service on Tower Road. Neither Verizon nor Comcast, who have license agreements with the Town, plan to extend service to this road due to the expense. Charter does not currently have a license with Mendon; however, they service abutters in Millville. In order for Charter to do serve Tower Road, a waiver needs to be granted from the State. **Selectman Schofield made and Selectman Burke seconded motion to authorize Chairman Mark Reil to sign the letter dated June 1, 2015 to Secretary Sara Clark, Department of Telecommunications and Cable to allow Charter Communications to provide cable service to one current (potentially 4-5 future) homes on Tower Road. The motion carried unanimously.**

Selectman Schofield made and Selectman Burke seconded motion to sign the June 30, 2015 election warrant. The motion carried unanimously.

Mr. Morin told the Selectmen that the Library Building Committee would like to set a date for the ground breaking. *Action: Ms. Newman to confirm if the Committee would like it be held prior to the Special Town Meeting on June 24.*

Selectman Schofield made and Selectman Burke seconded motion to make the following one-year term appointments to expire June 30, 2016:

ADA Coord., Kevin Rudden
Affordable Housing Coordinator, William McHenry
Building Inspector, Timothy Aicardi
Building Inspector-Assist., John Erickson
CMRPC-Planning, William Ambrosino
Council on Aging. Robert Carlson
Custodian Soldiers & Sailors Graves, Robin Fletcher
Election Warden, Carol Cook
Election Warden-Deputy, Kathryn Rich
Emergency Mgmt. Director, Mark Bucchino
Insurance Advisory Comm., David Kurczy
Insurance Advisory Comm., Mark Bucchino
Insurance Advisory Comm., Margaret Tetreault
Insurance Advisory Comm., Claudia Cataldo
Insurance Advisory Comm., Alan Tetreault
Insurance Advisory Comm. , Mark Ricard

Ms. Newman added that there is room for one more member on the Insurance Advisory Committee and would like Linda Hawkes appointed. Ms. Hawkes was in attendance and indicated that she is interested.

Insurance Advisory Comm., Linda Hawkes
Master Plan Committee, Kathleen Schofield
Master Plan Committee, Steve Parent
Master Plan Committee, Sharon Cutler
Master Plan Committee, Mark Mortimer
Master Plan Committee, William Ambrosino
Municipal Hearings Officer, Claudia Cataldo
Procurement Officer, Highway, Alan Tetreault
Town Counsel, Brandon Moss
Veterans' Agent, Robin Fletcher
Veteran's Burial Agent, Robin Fletcher
Website Committee, Margaret Bonderenko
Website Committee, William Ambrosino
Wiring Inspector, Jack Grenga
Wiring Inspector-Asst., Albert Jones
ZBA-alternate, Lawney Tinio
ZBA-alternate, Shirley Grant
Zoning Bylaw Review Comm., Ted King
Zoning Bylaw Review Comm., Patrick Doherty. The motion carried unanimously.

Selectman Schofield made and Selectman Burke seconded motion to make the following three-year term appointments to expire June 30, 2018:

Comm. Pres. Com. Con Com., William Aten
Comm. Pres. Com. Housing Authority, Peter Denton
Comm. Pres. Com. Historical Comm., Wayne Wagner
Comm. Pres. Com. Land Use Comm., Anne Mazar
Comm. Pres. Com. Planning Board, Barry Iadarola
Conservation Com., Michael Ammendolia
Conservation Com., William Aten
Constable, Peter Powers
Constable, Kenneth O'Brien
Council on Aging, Anne Vandersluis
Council on Aging, Mary Ann Hopkins
Finance Com., Michael Merolli
Finance Com., Michael Ammendolia
Historical Com., Wayne Wagner
Land Use Com-at large, Sharon Cutler
Moth Superintendent, Howard Phipps
ZBA, John Vandersluis. The motion carried unanimously.

Selectman Schofield made and Selectman Burke seconded a motion to issue a Junk Dealer's License to Michael Smith, 188 Providence Street. Mrs. Willoughby explained that his deceased mother held a junk license at this location before her passing. Her son was the individual who actually sold the goods. He requested to continue to do so. **The motion carried unanimously.**

7:15 pm. **Selectman Schofield made and Selectman Burke seconded motion to open the hearing for the annual wine & malt beverages only alcohol license transfer from Kristin's Variety dba The General Store to St. Mark, LLC dba the General Store, 32 Hastings Street, Suite 108. The motion carried unanimously.** Selectman Schofield read the hearing notice. Mr. Haddad, current owner, explained he has owned the business and license for 17 years and would like to sell it to St. Mark, LLC owned by Emil Fahim. Mr. Fahim has never held a license before but has had a restaurant business for 19 years. Mr. Fahim is from Lancaster, Ma. **Selectman Schofield made and Selectman Burke seconded motion to close the hearing for the annual wine & malt beverages only alcohol license transfer from Kristin's Variety dba The General Store to St. Mark, LLC dba the General Store, 32 Hastings Street, Suite 108. The motion carried unanimously.**

Selectman Schofield made and Selectman Burke seconded motion to allow the transfer of the annual wine & malt beverages only alcohol license from Kristin's Variety dba The General Store to St. Mark, LLC dba the General Store, 32 Hastings Street, Suite 108. There are no schools, churches or hospitals within the radius of five hundred feet from proposed location. The motion carried unanimously.

Selectman Schofield made and Selectman Burke seconded motion to sign the Conservation Restriction for Lot 2, #5 Strawberry Lane. Mr. Lapham, Shea Engineering, explained that 13.5 acres of the 30.6 acre parcel is owned by Taniel Bedrosian. Before the lot is sold, the Conservation Restriction (CR) needs to be put on the parcel. The property is located in a priority habitat for the Eastern Box Turtle. When doing work in a priority habitat, it needs to be protected. Ownership will remain with whomever owns the lot. The holder of the restriction is the Conservation Commission who will be responsible for the restriction. They must make sure the owner abides by this. Mr. Lapham explained that this was brought to previous BOS. The document that establishes a permanent restriction needs to be notarized. The Conservation Commission will sign it this week. It will then need to go to the Division of Fisheries and Wildlife (DFW), then to the Secretary of Energy and Environmental Affairs (EEA). The area was calculated by multiplying one and one half times the disturbed area taking into consideration what part of the other lots may be disturbed. Mr. Lapham has been working with the National Heritage and Endangered Species Program and Secretary of Energy and Environmental Affairs. Conservation Commission member, Michael Ammendolia, confirmed he has been working with Mr. Lapham and that previous BOS members agreed that taxes can be collected on the property while the habitat is being protected. Mr. Lapham added that four lots can be built out 100 percent. The development envelope cannot be encroached upon without going through the Conservation Commission, DFW and Secretary of EEA. Mr. Ammendolia said the Conservation Commission is happy with the language of CR. **The motion carried unanimously.** *Action: Chairman Reil and Selectman Schofield agreed to come in during the day to have their signatures notarized by the Town Clerk.*

Selectman Schofield made and Selectman Burke seconded motion to appoint Margaret Nogueira, 8 Mary Drive, to the Council on Aging for a term to expire June 30, 2018. The motion carried unanimously. Selectman Reil explained she has been involved with the Pen Pal program and other activities at the Senior Center.

Lt. David Kurczy explained the Police Department's need for Chapter 77 overtime transfers due to being down two full-time positions. He explained that fencing needs to put around the cell tower and is not part of the grant. The tower needs to be moved further back to be further away from neighbors. The other transfer is for overall expenses for building maintenance. The budgeted money is just covering

cleaning but additional expenses were incurred. Selectman Schofield explained that through M.G.L. Chapter 77, transfers are allowed for expenses up to \$5,000 or three percent of the line item in the last two months of the (fiscal) year. He added that he appreciates Public Safety staying within their budget as promised. **Selectman Schofield made and Selectman Burke seconded a motion to support Public Safety's request to transfer \$13,000 from Police Salaries to police Overtime Wages, to transfer \$11,000 from Police Quinn Bill to Dispatch Wages and to transfer \$6,200 from Police Salaries to Building Maintenance. The motion carried unanimously.**

Ms. Newman confirmed the Finance Committee requested a transfer to pay for their handbooks they distribute at the Annual Town Meeting. **Selectman Schofield made and Selectman Burke seconded a motion to approve the Chapter 77 transfer of \$126 from Fincom Salaries to Fin. Com. Expenses. The motion carried unanimously.**

Ms. Willoughby explained that a transfer of \$301 is needed to pay for a premium increase for Long Term Disability due to the insurance company's review of town salaries at the end of the year after increases were effective. Workers' Compensation premium also increased based on the Town's run rate. **Selectman Schofield made and Selectman Burke seconded a motion to approve the Chapter 77 transfer of \$300 from Health Insurance to Long Term Disability and \$1036 from Health Insurance to Workers' Compensation. The motion carried unanimously.** *Action: Ms. Willoughby to provide Selectman Schofield with the Long Term Disability bill showing the premium increase.*

Ms. Newman explained \$3795 is needed to cover Town Counsel billing to date. Ms. Willoughby explained that only \$3,000 was budgeted for the insurance deductible. There were additional claims for which the deductible need to be paid. An additional \$3500 is needed for Town Hall Lights as the Utilities line item also includes fuel. Money was depleted out of the utility line item for fuel expenses. **Selectman Schofield made and Selectman Burke seconded a motion to approve the following Chapter 77 transfers: \$3795 from Health Insurance to Town Counsel Expenses, \$4087 from Health Insurance to Insurance Deductible, and \$3500 from Health Insurance to Town Hall Utilities, Lights. The motion carried unanimously.**

Selectman Schofield feels an article should only be taken off the Special Town Meeting Warrant and replaced with a Chapter 77 transfer is if it is time critical.

Selectman Schofield made and Selectman Burke seconded motion to appoint Lawney Tinio, 13 North Avenue, to the Finance Committee for a term to expire June 30, 2016. The motion carried unanimously.

Chairman Reil and Selectman Schofield can meet July 6 for a Verizon pole hearing.

Ms. Newman explained she met with John Golnick (Director of the Mass Office of Business Development) and Lynn Tokarczyk, Consultant, at the Bates facility regarding the TIF proposal. Someone from Mendon needs to attend a meeting with the State to explain why the proposal is beneficial to the Town. It will be either June 22 or 23 during the day. Ms. Newman also reported that she and Chairman Reil have been meeting with the four unions. Additional meetings have been postponed until July. The carpet, paint and HVAC have been ordered for the Town Hall basement. June 30 is the completion date. She was able to get an excellent rate on new furniture. We will be able to

incorporate carpeting of the front stairs. New six-panel doors will be purchased with the money saved. She requested that people not use the front stairs to get to the basement as the area is under construction.

8:00 p.m. Selectman Schofield made and Selectman Burke seconded motion to open the hearing for a new annual general on-premises all Alcoholic beverages license for Southwick Wild Animal Farm, Inc. dba Southwick's Zoo, 5 Southwick Street. Chairman Reil will not participate in the discussion or vote as he works for Southwick's Zoo. Selectman Schofield read the hearing notice. **The motion carried unanimously.**

Attorney Henry Lane, introduced Justine Brewer and her daughter Cindy Lavoie, who will manage the license. He explained as business that has functions, they wanted an annual license instead of repeated individual licenses. At a later date, they will incorporate a restaurant into the license. Attorney Lane continued to explain the expanded special events such as political events, weddings, and trade events. Ms. Lavoie explained the location under the tent where events would take place and that security is always hired. Selectman Burke asked if the intent of the law for a general premise license is that the area where alcohol can be sold would be unrestricted. Attorney Lane explained there is no other category that this business fits. Selectman Schofield asked if this would enhance ability to have events and bring in more money. Mrs. Brewer said it would. Ms. Lavoie asked if a toast were to take place in another area, would they need another license. Ms. Willoughby explained someone else would have to pull it. A license if alcohol were to be served in another area.

8:14 p.m. Selectman Schofield made and Selectman Burke seconded motion to close the hearing for a new annual general on-premises all Alcoholic beverages license for Southwick Wild Animal Farm, Inc. dba Southwick's Zoo, 5 Southwick Street. Selectman Schofield made and Selectman Burke seconded motion to grant an annual general on-premises all alcoholic beverages license to Southwick Wild Animal Farm, Inc. dba Southwick's Zoo, 5 Southwick Street. There are no schools, churches or hospitals within the radius of five hundred feet from proposed location. Chairman Reil abstained. The motion carried by majority.

Selectman Schofield said that some people feel a letter should go to the governor saying how mandates are effecting the local budget. He suggested that he draft a letter and a decision can be made whether it should be sent. This can be reviewed at next Monday's meeting.

Selectman Schofield said he sent a copy of a first-draft of a letter to other Selectmen relating to the override's descent. He would like this on the agenda for next Monday when a decision can be made by the Selectmen as to whether they would like to endorse it.

Ms. Newman reviewed an updated version of the June 24 Special Town Meeting Warrant with the Selectmen. Sources of funding will not be included. Ms. Newman emailed a new version containing two additional articles and duplicate by-law articles were removed.

Article 1-\$300 to cover the cost of publishing additional Planning Board public hearings

Article 2-\$29,000 is for town counsel expenses.

Article 3 \$500 for gas inspector wages.

Articles 4 and 5 will be deleted as they were handled through via Chapter 77 transfers.

Article 6 is for land fill testing.

Article 7 is \$6,000 is to repair the sweeper and for fuel.

New Article 8 will be added for the update valuation. Selectman Burke and Ms. Newman said this is an operational budget item as it will cost \$1200 annually.

New Article 9 will be added to move \$2600 from the Assessors Salaries to Assessors' Property Card Data Maintenance. This is to put property records online. The cost will be \$1200 annually. Mr. Rudden is not taking his Assessor's stipend.

Article 10 is \$4,000 for elections and registration expenses for a special Election.

Article 11-Proponent should be the CPC. The \$20,000 is for the FY 16 Affordable Housing Coordinator.

Article 12-Ms. Newman said she will forward the latest version of the comments Thursday or Friday regarding the 36 Milford Street PILOT. She explained a third party is drafting a Power Purchase Agreement. They are also working with Paul Kapinos on the lease agreement. There is an hourly rate for his time.

Article 13 is the PILOT for solar at Miscoe School.

Article 14-The \$644.33 is for the purchase of a voting machine.

Article 15-The \$4750 is the additional money needed to purchase the police trailers. Ms. Newman explained the history. The cost to purchase them is \$10,000. The Town is responsible for the removal cost if we do not purchase them. There are other people interested in purchasing them. We budgeted \$5250 to keep the trailers for another couple of months.

Article 16 -The \$6400 was requested by the Highway Surveyor purchase a pull-behind trailer.

Article 17-Mr. Schofield explained appropriating \$6500 for cyclical inspections. (5-years on and 5-years off). They decided to put something on every year. It's supposed to be a special Article which wasn't appropriated at the Annual Town Meeting.

Article 18- Selectman Schofield said accepting M.G.L. Ch. 59 S 21A would force stipends for the Assessors. He doesn't feel it is prudent. **Selectman Schofield made and Selectman Burke seconded a motion to remove the article to accept M.G.L. Ch. 59 S 21A. The motion carried unanimously.**

Article 19 is for a grant to fund a master plan study of the Town Hall, old fire station and the library using matching funds from the CPC Historical Preservation Account. The State will reimburse the Town \$15,000.

Articles 20 and 21 involve removing the house on 34 George Street from the open space parcel and doing legal necessities. Ms. Mazar explained it will give Selectmen the ability to sell the property with the Conservation Restriction (CR). The developer wants to start developing the property. Selectman Burke said because there is a CR and we need to find out status of the house, he thought Selectmen agreed to wait. Ms. Mazar would like them to reconsider if the Town has a chance of selling the house. Selectman Schofield is concerned there is no free cash but the Finance Committee should discuss it. The article could be passed over if necessary. Selectmen, Ms. Newman and Ms. Mazar discussed merits of putting the house and sheds on this warrant. Selectmen agreed to wait until November as not a lot of funds are in the Stabilization Account. Selectman Burke would like to wait until free cash is available. Selectman Burke agreed to leave this on the warrant and see what the Finance Committee recommends.

Article 22 is the funding for water chestnut removal on Inman Pond. Ms. Mazar explained there is a Mendon Land Bank which existed prior to the CPC. There is \$37,000 left in it. Only one acre has dense weeds. There were originally eight acres. The plants were ornamental in people's ponds and spread. The town would pay \$6,000. She estimates one more year of mechanical picking then weeds can be picked by hand.

Article 23-The 350th Anniversary Committee is looking to plant trees and shrubs.

Article 24 -Ms. Mazar recommends removing the funding of a survey of town-owned, 13 Pleasant Street. She will confirm with the CPC. Ms. Hawkes said many of properties like 13 Pleasant Street have old descriptions on the deeds that are not accurate. The Selectmen will need to determine which can be sold and which are part of a bigger plan for the Town.

Article 25-The Selectmen need to vote to approve the Land Use Plan prior to the STM.

Article 26-Ms. Mazar explained that the Planning Board, Land Use Committee, Conservation Commission and Zoning by-law Review Committee have reviewed the trails by-law. Chairman Reil worked with Land Use Committee and took care of controversial issues and is comfortable with it.

Article 27-Ms. Newman said Mr. Ambrosino, Planning Board Chairman, worked with their counsel on the Adult Entertainment By-law. Selectman Schofield wants to make sure it doesn't go any further than outcome of the case.

Article 28-Ms. Mazar explained that the Cox property (34 George Street) was the first property that came under the Open Space Communities By-law. There were gaps and they were addressed by this new by-law.

Article 29-Town Counsel is still working on wording for the solar overlay article. The proposed changes will allow Miscoe School's solar project. There are a total of 29 articles minus those deleted.

Selectman Schofield made and Selectman Burke seconded motion to adjourn at 9:18 p.m. The motion carried unanimously.

Respectfully submitted,



Diane Willoughby
Administrative Assistant

Documents Discussed located in 'Administrative Secretary's' Office:

Conservation Restriction Engineering Plan in Mendon, MA Prepared for T. Bedrosian, LLC, dated November 20, 2013 (Lot #2, 5 Strawberry Lane), Associated OLIVER GIS Map & Conservation Restriction between T. Bedrosian L.L.C and Town of Mendon, Lot 2/#5 Strawberry Lane, Mendon June 24, 2015 Special Town Meeting Warrant Drafts

Letter from Chairman Reil dated June 1, 2015 to Secretary Sara Clark, Department of Telecommunications and Cable

Hearing Notice, Form 43 & ABCC Application for the Transfer of License from Kristin's Variety dba The General Store to St. Mark, LLC dba the General Store, 32 Hastings Street, Suite 108

Request for Interdepartmental Budget Transfers dated May 27, 2015 for Police Department

Request for Interdepartmental Budget Transfers dated May 20, 2015 for Finance Committee

Request for Interdepartmental Budget Transfers dated June 1, 2015 for Board of Selectmen (2 pages)