

Selectmen Schofield and Reil, and Town Administrator Newman are present in the Upper Town Hall, Mendon.

Selectman Reil called the meeting to order at 7:06 pm as Chairman Goddard was not in attendance.

Selectman Schofield made and Selectman Reil stepped down to second a motion to approve the regular session meeting minutes of November 10 and 24 and executive session meeting minutes of November 5 and 10, 2014 not to be released. The motion carried unanimously.

Selectman Schofield made and Selectman Reil stepped down to second a motion to award Eagle Scout Citations to Boy Scouts, Shawn C. Clifton, Austin Bernard LaBastie, Michael S. Godowski and Alexander James Kennedy. The motion carried unanimously. Selectman Schofield read one of the citations. He noted that each boy did a different service project although the citations listed the same ones. He received a text confirming that Alex Kennedy did painting, cleaning and landscaping at the American Legion Hall. *Action: Ms. Willoughby will look into the specific project for each scout and correct the citations.*

Amy Wilson Kent joined the Selectmen and discussed educational and social events being held at the Senior Center which are listed in the Town Crier and in the Senior Sentinel. The local schools are involved in events for the seniors. The Choral Group is performing Thursday, December 18 and holding a luncheon. Nipmuc Friends of the Upton Seniors come in to help seniors with computer questions. Ms. Wilson Kent thanked Council on Aging members who help with luncheons and landscaping. She also thanked the Fire Fighters and Police Department for their educational events.

Anne Mazar and Attorney Bob Mangiaratti joined Selectmen to discuss purchase of 43 Quissett Road which is Chapter 61A agricultural land. Attorney Mangiaratti explained the process that needs to be followed when land is going to be sold. Anne Mazar put together a plan to meet the amount of developer's offer price, \$800,000. The town must raise that amount. The Community Preservation Commission some from town to buy CR on portion, another portion is coming from Fisheries and Wildlife (F&W) (fee simple absolute) another is from a third party buyer (farmer) who will buy subject to a Conservation Restriction which will limit use to agricultural or open space. The next step would be for Selectmen to decide whether to exercise right of first refusal. It must be recorded within 180 days from P&S which is December 17. Selectmen agreed that Attorney Mangiaratti should review each document with them. Attorney Mangiaratti put together a notice to exercise the Purchase and Sale Agreement. A deposit of \$50,000 which is at risk is held by the seller's attorney. If the Town were to breach the agreement or one of the other parties was to back out, the Pearson's could file a claim for the money. This is unusual. Attorney Mangiaratti included roll-back taxes and correction of typographical error by Pearson's lawyer. An error in Pearson's attorney's address was also corrected. All money will be produced at the time of the execution of the Purchase and Sale. Nancy Harris, Attorney for F&W, has a question about a lien. Michele Baker, Pearson's lawyer, learned that the lien doesn't apply to the farm. This will be worked out within the next few days. If this does not work out, there will be no deal and the Town will be in breach. Bob suggested holding the agreement in escrow until that is worked out. He will hold it and not deliver it as if the Selectmen never signed the P&S. The topic can be put on the next agenda if further discussion is necessary. The farmer will be chosen through Request For Proposals process. There was a walkthrough of the property last Wednesday and more than one interested party attended. The Town received one sealed proposal. The RFP closes on December 22nd. Attorney Mangiaratti emphasized that sealed bids do not mean there is money in hand but is a good sign. Both Selectmen are comfortable with the risk. Ms. Mazar said she can get a written agreement from the Department of Fisheries and Wildlife (DFW). Attorney Mangiaratti stated the only condition that would

cause him not to record the Notice of Exercise of Right of First Refusal is if the DFW fails to resolve the lien issue and if the DFW fails to enter into an agreement to buy the property as it has been discussed by next Tuesday. If those failures occur, he will come back to the Selectmen. Otherwise, he will exercise their right. Selectman Schofield emphasized that he does not want the documents released until the last possible moment in case other issues arise. **Selectman Schofield made and Selectman Reil stepped down to second a motion to execute right of first refusal and purchase and sale agreements as prepared by town counsel and deliver documents to town counsel to be held in escrow in accordance with selectman's instructions set forth in the minutes. The motion carried unanimously.** Attorney Mangiaratti asked if the vote was taken as the Selectmen's free act and deed. Selectmen Reil and Schofield said, "Yes".

Gary Santilli explained that he is the new manager of Miss Mendon Diner and Miss Mendon Diner II. He has worked there for one year. Selectman Reil and Schofield reviewed the ABCC Change of Manager applications. They did not see any reason why they would object to them. **Selectman Schofield made and Selectman Reil stepped down to second a motion to accept Gary Santilli as the new manager for Miss Mendon Diner and Miss Mendon Diner II. The motion carried unanimously.**

Selectman Schofield made and Selectman Reil stepped down to second a motion to allow the Knox Trail Council to use the Inman Hill Conservation land on Friday evening, April 10 through Sunday morning, April 12, 2015 pending proof of satisfactory liability insurance coverage. Selectman Schofield noted that they have used the land in the past and there have been no issues. **The motion carried unanimously.**

Selectman Schofield made and Selectman Reil stepped down to second a motion to hold a Special Town Meeting on March 18, 2015. The warrant will open immediately and will close on January 28, 2015. Selectman Schofield confirmed that bylaws may not be ready for this Special Town Meeting; however, they may be on the Annual Town Meeting warrant. The March STM will be needed for financial articles. **The motion carried unanimously.**

Selectman Schofield made and Selectman Reil stepped down to second a motion to renew the following 2015 licenses pending departmental approvals:

Restaurant/All Alcohol/Common Victualler:

- **NLCK, Inc., d/b/a Lowell's Restaurant, 75 Cape Road**
- **Miss Mendon Diner, 16 Uxbridge Road**
- **Blackstone Valley Pizza, Inc., d/b/a The Hide-A-Way Pizza, 95 Uxbridge Rd.**
- **MJM McCarthy Greenhouse, Inc., d/b/a The Greenhouse Wood Fired Pub, 3 Cape Rd.**
- **Traja Traha LLC, 25 Cape Road**

Restaurant/All Alcohol/Common Victualler/Live Entertainment/ Dancing By Patrons:

- **Imperial Ballroom LLC, 6 Nipmuc Drive**
- **Stephen Hackenson, d/b/a Willow Brook Restaurant, 16 Hastings St.**
- **New England Steakhouse, Inc., d/b/a New England Steak & Seafood, 11 Uxbridge Rd.**
- **Alicante, LLC, d/b/a/ Alicante Mediterranean Restaurant & Lounge, 84 Uxbridge Rd.**

General On Premise All Alcohol, Common Vic:

- **Miss Mendon Diner II, 20 Uxbridge Road**

Package Store/All Alcohol, Common Victualler:

- **Labh, Inc. d/b/a Mendon Wine & Spirits, 32 Hastings St.**

- **P&P Liquors, Inc., d/b/a Pop 'N' Kork, 1A Cape Rd.**

Package Store/Beer & Wine, Common Victualler:

- **Kristin's Variety, d/b/a The General Store, 32 Hastings St.**

Restaurant/Wine & Malt Regular, Common Victualler:

- **ATLK, LLC d/b/a/ Deluxe Pizza, 32 Hastings St.**

Restaurant/All Alcohol/Common Victualler/Automatic Amusements/Live Entertainment/Dancing By Patrons:

- **Roy Ventures Corp., d/b/a The End Zone Sports Pub, The Outer Limits, 39 Milford St.**

General On Premise Wine & Malt Regular, Common Victualler, Movie & Juke Box

- **Phat Brothers, LLC dba Mendon Twin Drive In, 35 Milford Street**

Common Victualler, Live Entertainment/Dancing by Patrons:

- **RAD Skate Park, LLC, 49 Uxbridge Rd.**

Restaurant/All Alcohol, Common Victualler, Automatic Amusements, Pool Table, Live Entertainment, Dancing By Patrons:

- **Barry's Place LLC, 35 Hastings Street**

Common Victualler:

- **A&Z Golden Corporation, d/b/a DB Mart #3, 1 Milford St.**
- **Northmen, LLC, d/b/a Uber Café, 32 Hastings St.**
- **Jashal Enterprises, Inc., d/b/a Sunny Farms, 1B Cape Rd.**
- **Vraj LLC, Inc., dba Subway, 32 Hastings Street**
- **CL Pizza Inc. dba Nonas Pizza, 1B Cape Road**
- **Gold Medalist, LLC, dba Gasco Fuel, 25 Cape Road**
- **D&E Donuts, dba Dunkin Donuts, 4 Uxbridge Road**
- **Imperial Gas LLC, 8 Uxbridge Road**

Lodging House:

- **Executive Manor Lodging House, Mark L. Scott, 10 Main Street**

Class I:

- **East Acre Recreational Vehicles, 10 Cape Road**
- **Imperial Chrysler, Dodge, Jeep, 10 Uxbridge Road**
- **Imperial Ford, 8 Uxbridge Road**
- **Imperial Chevrolet, 20 Uxbridge Road**
- **Meehan Sprinter, 20 Uxbridge Road**
- **Truck & Trailer World LLC, 123 Uxbridge Road**

Class II:

- **Brian's Tire & Brake, 28 Hastings Street**
- **Certified Sales, 19 Uxbridge Road**
- **Ron Champney's Used Cars, 154 Uxbridge Road**
- **Copart of Connecticut, 82 Cape Road**
- **Native Automotive, 64, Milford Street**
- **Richie's Drive Line, 1 Kinsley Lane**
- **Sutfol Auto Sales, 20 Cape Road**

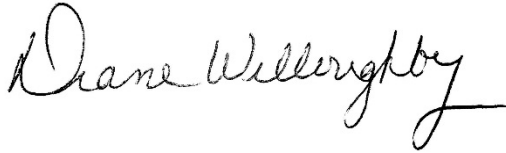
Hawkers, Peddlers, Transient Vendors:

- **Larry Joe, Larry Joe's New England Fire Pit, 30 Cape Road Parking Lot**
- **S&C Flowers, 1 Cape Road Parking Lot**

Selectman Schofield explained that the renewal of the Adult Entertainment License for Showtime Entertainment, George Funari Trustee, 49 Milford St. is being held, for no other reason, until there is a full quorum next week. Selectman Reil concurred.

Selectman Schofield made and to second a motion to adjourn at 8:30 p.m. The motion carried unanimously.

Respectfully submitted,



Diane Willoughby
Administrative Assistant

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

Regular Session Meeting Minutes of November 10 and 24 and Executive Session Meeting Minutes of November 5 and 10, 2014

Eagle Scout Citations for Shawn C. Clifton, Michael Godowski, Alexander James Kennedy and Austin Bernard Labastie

Purchase and Sale Agreement (43 Quissett Road)

Town of Mendon Notice of Exercise of Right of First Refusal under M.G.L. c.61A S14 (43 Quissett Road)

Change of Manager Applications and Form 43 for Miss Mendon Diner Inc., 14 Uxbridge Road, Bldg. #15

Change of Manger Applications and Form 43 for Miss Mendon Diner II, 20 Uxbridge Road

2015 Licenses for: Restaurant/All Alcohol/Common Victualler: NLCK, Inc., d/b/a Lowell's Restaurant, 75 Cape Road; Miss Mendon Diner, 16 Uxbridge Road; Blackstone Valley Pizza, Inc., d/b/a The Hide-A-Way Pizza, 95 Uxbridge Rd.; MJM McCarthy Greenhouse, Inc., d/b/a The Greenhouse Wood Fired Pub, 3 Cape Rd.; Traja Traha LLC, 25 Cape Road; Restaurant/All Alcohol/Common Victualler/Live Entertainment/ Dancing By Patrons: Imperial Ballroom LLC, 6 Nipmuc Drive; Stephen Hackenson, d/b/a Willow Brook Restaurant, 16 Hastings St.; New England Steakhouse, Inc., d/b/a New England Steak & Seafood, 11 Uxbridge Rd.; Alicante, LLC, d/b/a/ Alicante Mediterranean Restaurant & Lounge, 84 Uxbridge Rd.; General On Premise All Alcohol, Common Vic: Miss Mendon Diner II, 20 Uxbridge Road; Package Store/All Alcohol,; Common Victualler: Labh, Inc. d/b/a Mendon Wine & Spirits, 32 Hastings St.; P&P Liquors, Inc., d/b/a Pop 'N' Kork, 1A Cape Rd.; Package Store/Beer & Wine, Common Victualler: Kristin's Variety, d/b/a The General Store, 32 Hastings St.; Restaurant/Wine & Malt Regular, Common Victualler: ATLK, LLC d/b/a/ Deluxe Pizza, 32 Hastings St.; Restaurant/All Alcohol/Common Victualler/Automatic Amusements/Live Entertainment/Dancing By Patrons: Roy Ventures Corp., d/b/a The End Zone Sports Pub, The Outer Limits, 39 Milford St.; General On Premise Wine & Malt Regular, Common Victualler, Movie & Juke Box; Phat Brothers, LLC dba Mendon Twin Drive In, 35 Milford Street; Common Victualler, Live Entertainment/Dancing by Patrons: RAD Skate Park, LLC, 49 Uxbridge Rd.; Restaurant/All Alcohol, Common Victualler, Automatic Amusements, Pool Table, Live Entertainment, Dancing By Patrons: Barry's Place LLC, 35 Hastings Street; Common Victualler: A&Z Golden Corporation, d/b/a DB Mart #3, 1 Milford St.; Northmen, LLC, d/b/a Uber

Café, 32 Hastings St.; Jashal Enterprises, Inc., d/b/a Sunny Farms, 1B Cape Rd.; Vraj LLC, Inc., dba Subway, 32 Hastings Street; CL Pizza Inc. dba Nonas Pizza, 1B Cape Road; Gold Medalist, LLC, dba Gasco Fuel, 25 Cape Road; D&E Donuts, dba Dunkin Donuts, 4 Uxbridge Road; Imperial Gas LLC, 8 Uxbridge Road; Lodging House: Executive Manor Lodging House, Mark L. Scott, 10 Main Street; Class I: East Acre Recreational Vehicles, 10 Cape Road; Imperial Chrysler, Dodge, Jeep, 10 Uxbridge Road; Imperial Ford, 8 Uxbridge Road; Imperial Chevrolet, 20 Uxbridge Road; Meehan Sprinter, 20 Uxbridge Road; Truck & Trailer World LLC, 123 Uxbridge Road; Class II: Brian's Tire & Brake, 28 Hastings Street; Certified Sales, 19 Uxbridge Road; Ron Champney's Used Cars, 154 Uxbridge Road; Copart of Connecticut, 82 Cape Road; Native Automotive, 64, Milford Street; Richie's Drive Line, 1 Kinsley Lane; Sutfol Auto Sales, 20 Cape Road; Hawkers, Peddlers, Transient Vendors: Larry Joe, Larry Joe's New England Fire Pit, 30 Cape Road Parking Lot; S&C Flowers, 1 Cape Road Parking Lot