



# TOWN OF MENDON

BOARD OF SELECTMEN  
20 Main Street, Mendon, MA 01756  
Tel: 508-473-2312 Fax: 508-478-8241

**Notice of Meeting**  
**December 11, 2019**  
**Mendon Town Hall**  
**6:30 PM**

**Board Members**  
**Christopher Burke, Chairman**  
**Mark W. Reil Jr.**  
**Lawney Tinio**

**BOS Meeting Minutes**  
**December 11, 2019**

A regular Board of Selectmen meeting was called to order at 6:30 PM Present: Mark Reil, Lawney Tinio, Kim Newman and Laura St.John-Dupuis.

Mr. Reil led the Pledge of Allegiance.

## **Consider Setting Dog Fees**

Town Clerk, Ms. Ellen Agro presented a fee schedule and proposes to raise the fees as they do not cover the fees for the ACO. She included a fee study. Currently for spayed and neutered we charge \$6 propose \$10, current late fees \$6 propose \$15. Kennel fees 4 or less \$30 currently, increase to \$50. 5- 10 dogs, making is \$75, 10 or more dogs \$100 (Commercial) this effect 1 kennel in town.

MR does this go into effect immediately. Ms. Agro would like effect asap. LT would like these approved once the AG approves.

Mr. Tinio made a motion to set the following dog fees, pending the Attorney General's approval of bylaw changes voted on at the 11/27/19 Special Town Meeting.

### **Dog Fees**

- Spayed/Neutered \$ 6 to \$10
- Intact \$10 to \$20
- Late Fees \$6 to \$15

### **Kennel Fees:**

- 4 or less dogs (personal) \$50
- 5 to 10 dogs \$ 75
- 10 or more dogs (Commercial) \$100

Second by Mr. Reil. The motion passed unanimously.

## **Discuss Early Voting Funding**

Town Clerk, Ellen Agro addressed the Board regarding the need of funding from this FY20 budget to pay for Early Voting. There is no budgeting for the Early Voting, it would be a 5-day period. If it doesn't make me open more hours, I would have to open on Friday. At the polls I would have to open a few additional hours. I don't believe I am going to rent the machine for the Pres primary. MR the surplus money was supposed to be swept into the rainy-day fund, if it doesn't pass tomorrow it probably won't pass. Ms. Agro stated the

**Interview and Consider the Appointment of Deborah Flanagan to the Local Historic District Commission as the Realtor Representative**

Mr. Tinio made a motion to appoint Deborah Flanagan to the Local Historic District Commission as the Board of Realtors Representative for a term to expire June 30, 2021. Second by Mr. Reil. The motion passed unanimously.

**Consider the Appointment of Tracy Aicardi to the Municipal Clerk position for the Treasurer/Collector**

Mr. Tinio made a motion to appoint Tracy Aicardi to the part time Municipal Clerk position for the Treasurer/Collector at a rate of pay of \$19 Per hour for 15 hours per week. Second by Mr. Reil. The motion passed unanimously.

**Discuss Marijuana Host Agreement- Noble Manna Inc.**

Ms. Newman stated that Town Counsel, Cindy Amara, met with Bill Ambrosino, Planning Chair, regarding the processing of Marijuana Host Agreements. Per Town bylaws we are capped at three marijuana licenses. We have been talking about how we will manage request for host agreement. Ms. Newman stated that the Town has one host agreement in place with Green Era LLC. We can model future host agreements after this existing agreement. We have sent the existing agreement to those who are requesting a host agreement with Mendon. After the host agreement has been approved, the applicant will go through the process with the Planning Department.

Mr. Bruce Spinney, Noble Manna Inc. President stated that he has reviewed the existing Marijuana Host Agreement with Green Era LLC. Mr. Spinney stated that he would like to open a facility at his property located at 47 Milford Road and enter into a Host Agreement modeled after Green Era LLC.

Mr. Tinio made a motion to authorize the Town Administrator to enter into a Marijuana Host Agreement with Noble Manna Inc. this agreement will be modeled after the existing Green Era LLC Marijuana Host Agreement with the Town of Mendon. Second by Mr. Reil. The motion passed unanimously.

Mr. Spinney indicated that there he would like to eventually add cultivation on a small scale and manufacturing but will come to a future meeting to discuss. He will move forward with setting up and outreach meeting after the Host Agreement has been signed.

**Consider Solar PILOT Agreement-BWC Muddy Brook, LLC, 35 Cape Road**

Mr. Reil made a motion to enter into a Solar PILOT Agreement with BWC Muddy Brook, LLC at 35 Cape Road as presented. Second by Mr. Tinio

Ms. Newman stated that she had a meeting with the Board of Assessors and Patrick Kay of BWC Muddy Brook, LLC prior to this Board meeting with BWC and the Assessors.

Mr. Kay stated that there was some confusion in lease rates when meeting with the Board of Assessors.

Mr. O'Brien, Board of Assessors addressed the Board of Selectmen and stated that Mr. Paul Kapinos, consultant for the Board of Assessors put together an analysis, and his numbers are different.

Ms. Newman stated that she will have Mr. Kay with BWC Muddy Brook and Paul Kapinos speak tomorrow to get this worked out and come back to the Board to discuss further.

Mr. Tinio made a motion to approve the PILOT agreement with BWC, on the condition that the discrepancy in the numbers get worked out within the next week. Second by Mr. Reil. The motion passed unanimously.

### **Consider 2020 Annual License Renewals- See Attached List**

Mr. Tinio made a motion I move to approve the following Annual License Renewals to expire December 31, 2020, pending the return of positive routing slips. Second by Mr. Reil. Mr. Tinio read the list of Licenses that are to be renewed to the 2020 calendar year.

### **Discuss Upcoming Meeting Dates**

The Board agreed to meet on 12/16/19 to further discuss the Solar Agreement with BWC Muddy Brook and for a regular Board of Selectmen meeting to be on January 6, 2020.

### **Other Topics Not Reasonably Anticipated 48 hours prior to Meeting**

- **Consider Signing Chief Kurczyk's Contract**

Mr. Tino made a motion to sign the Chief of Police's Employment Contract as presented from July 1, 2020 to June 30, 2025. Second by Mr. Reil. The motion passed unanimously.

**Executive Session -Executive Session Purpose 3 under, M.G.L. c. 30A, § 21(a)(3):  
To discuss strategy with respect to collective bargaining with the Mendon Permanent Firefighters Union Local 4936 I.A.F.F.- Passed over.**

**Executive Session- Executive Session Purpose 2 under M.G.L. c. 30A, § 21(a)(2) to  
conduct collective bargaining session with the Mendon Permanent Firefighters Union  
Local 4936 I.A.F.F. and to conduct non-union personnel contract negotiations, Police  
Chief and Town Administrator.**

Mr. Reil a motion to enter in Executive Session under M.G.L. c. 30A, § 21 for purpose 3, To discuss strategy with respect to collective bargaining with the Mendon Permanent Firefighters Union Local 4936 I.A.F.F. and Purpose 2, to conduct collective bargaining session with the Mendon Permanent Firefighters Union Local 4936 I.A.F.F. and to conduct non-union personnel contract negotiations, Police Chief and Town Administrator. We will reconvene in open session. Second by Mr. Tinio.

Roll Call Vote: Reil: Aye, Tinio: Aye

## **Adjournment**

Mr. Tinio made a motion to adjourn. Second by Mr. Reil. The motion passed unanimously.

Submitted by: Laura St.John Dupuis

## **2020 Annual License Renewals**

### **Restaurant/All Alcohol, Common Victualler, Entertainment:**

Miss Mendon Diner, 14 Uxbridge Road, Bldg. #16  
GV Mendon Management (Grand View) , 6 Nipmuc Dr  
Willowbrook Restaurant, LLC, 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 Grill Restaurant & Lounge, 84 Uxbridge Rd.  
NLCK, Inc., d/b/a Lowell's Restaurant, 75 Cape Rd.  
Havco II, d/b/a Greenhouse Wood Fired Pub, 3 Cape Rd.

### **General on Premise All Alcohol, Common Victualler:**

Miss Mendon Diner II, 20 Uxbridge Road

### **General on Premise All Alcohol, Adult Entertainment:**

Showtime Entertainment LLC, 49 Milford Street

### **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.

### **Restaurant/Wine & Malt Regular, Common Victualler:**

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

### **Restaurant/All Alcohol, Common Victualler, Automatic Amusements, Entertainment:**

Roy Ventures Corp., d/b/a The End Zone Sports Pub, The Outer Limits, 39 Milford St.  
Southwick Wild Animal Farm, d/b/a Southwick's Zoo-Galliford's, 9 Southwick Street.

### **General on-Premise Wine & Malt Regular, Common Victualler, Movie, Entertainment, Juke Box:**

Phat Brothers, LLC d/b/a Mendon Twin Drive In, 35 Milford Street

### **Farmer Winery Pouring Permit/Wines Only**

Susan Vandervalk, d/b/a Vandervalk Farm Winery, 25 Lovell Street

### **Common Victualler:**

A&Z Golden Corporation, d/b/a DB Mart #3, 1 Milford St.  
Blackstone Valley Pizza, Inc., d/b/a The Hide-A-Way Pizza, 95 Uxbridge Rd.  
Jashal Enterprises, Inc., d/b/a Sunny Farms, 1B Cape Rd.  
CL Pizza, Inc. d/b/a Nona's Pizza Corporation, 1B Cape Road  
Gold Medalist, LLC, dba Gasco Fuel, 25 Cape Road  
D&E Donuts, d/b/a Dunkin Donuts, 4 Uxbridge Road  
Imperial Gas LLC, 8 Uxbridge Road  
Muffin House Café, 32 Hastings Street  
L&M LLC d/b/a Subway, 32 Hastings Street  
Clough School, 10 North Avenue  
Miscoe Hill School, 148 North Avenue

### **Class I License:**

East Acre Recreational Vehicles, 10 Cape Road  
Imperial Chrysler, Dodge, Jeep, 10 Uxbridge Road  
Imperial Ford, 8 Uxbridge Road  
Meehan Automobiles Inc., d/b/a Imperial Chevrolet, 20 Uxbridge Road  
Imperial Chrysler, Dodge, Jeep d/b/a Imperial Sprinter, 20 Uxbridge Road  
Bob's Marine Service, 19 Uxbridge Road

### **Class II License:**

Brian's Tire & Brake, 28 Hastings Street  
Certified Sales, 19 Uxbridge Road  
Ron Champney's Used Cars, 152 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  
Peluso Precision Auto LLC, 93 Blackstone Street

### **Hawkers, Peddlers, Transient Vendors:**

Larry Joe, Larry Joe's New England Fire Pit, 23 Cape Road Parking Lot

**Lodging House:**

Mark L. Scott, Executive Manor Lodging House, 10 Main St.