



TOWN OF WINCHESTER SELECT BOARD'S MEETING
SELECT BOARD MEETING ROOM

A. 7:30 P.M. OPENING

Notification of Meetings and Hearings (open to public)..... 7:30 PM

- Monday, September 14, 2020 – Regular Session

B. ACCEPTANCE OF DONATIONS

1. Accept donations in the amount of \$20,000 for the 2020 disbursement of the grant awarded to the Winchester Coalition for a Safer Community.

C. TOWN MANAGER REPORT AND COMMENTS

D. COMPTROLLER'S REPORT

E. LICENSES

F. HEARINGS

G. BUSINESS

1. Vote on Acceptance of Grant of Easement and Orders of Taking for Temporary and Permanent Easements regarding Safe Routes to School Infrastructure Project for 137, 140, 142, 146, 149, 150, 154, 157, 164, and 170 Ridge Street, 2 Vinson Circle, 75, 76, and 78 Johnson Road, and 1 Aricia Lane.
 2. MassDot Ornamental Mast Upgrade at intersection of Johnson/Ridge
 3. Mask Zones - Discussion
 4. Restructuring Climate Action Advisory Committee
 5. Update on Town Hall HVAC and facilities analysis
 6. Planning Board Vacancy
 7. Update on long-term Financial Plan
 8. Update on North Reservoir Dam
 9. Committees & Commission Appointments
- a. Town Forest Committee – One position – New Interview - Stephanie Squigna, appointment, new term to expire March 31, 2023
 - b. Board of Appeals – One Permanent Position – Incumbent - Mark Waterbury, appointment from alternate to permanent, new term to expire March 31, 2023

Documents:

[SB VOTE - SRTS TAKINGS\(1164318.1\).PDF](#)
[SRTS - ORDER OF TAKING \(PERMANENT EASEMENT\)\(1142875.3\).PDF](#)
[SRTS - ORDER OF TAKING \(TEMPORARY EASEMENT\)\(1135019.5\).PDF](#)
[100PER CENT MUNICIPAL_608791.PDF](#)

H. CONSENT AGENDA

1. Approve Parade Permit: En Ka Fair - Saturday, May 22, 2021 (Route: Skillings Road to Main Street; left onto Main Street, pass Stop & Shop and Winchester Savings Bank; travel around the traffic circle (Quill Rotary) and up Church Street, where it will turn left onto Waterfield Road and left again onto Mystic Valley Parkway; at intersection with Main Street, left onto Main Street, right onto Mt. Vernon Street and continue to the Edward F. O'Connell Plaza on the grounds of the Veterans Honor Roll, Town Hall, where it will disband after the flag ceremony.) Mt. Vernon Street will be closed to traffic from Quill Rotary to the Washington Street Intersection for the duration of the Parade.
2. Public Amusement License: En Ka Society for En Ka Fair – Friday, May 21 & Saturday, May 22 2021
3. Staging Permit: FastSigns for Ketul Patel, Liquor Junction 632 Main St, to install sign on the exterior wall on the front of the building
4. Approve request from Sole Amour and Revel to use the sidewalk area on the corner of Thompson and Main Streets for a Sidewalk Sale on Thursday, Friday & Saturday August 27-29, from 10 a.m. to 4 p.m.
5. Approve request from Temple Shir Tikvah to hold an event on Sunday, September 13, 2020 in the Jenks Parking Lot from 12:00-4:00 p.m. to hand out, in a drive through setup, individually pre-wrapped food items to church members in celebration of their high holidays.
6. Approve/Correct Minutes: June 1, 8, 11 & 15, 2020

Documents:

[ENKA FAIR 2019 REQUEST.PDF](#)
[CREATIVE - LIQUOR JUNCTION WINCHESTER - FINAL \(1\).PDF](#)
[JUNE 1-8-11-15 MINUTES.PDF](#)

I. COMMUNICATIONS AND WORKING GROUP REPORTS

J. EQUITY AND RACISM TASK FORCE

RECORD OF VOTE OF THE TOWN OF WINCHESTER SELECT BOARD

August 24, 2020

At a duly called public meeting of the Select Board of the Town of Winchester (the "Board") on August 24, 2020, the Board voted as follows with respect to those certain parcels of land in Winchester identified on a plan entitled "Winchester 2020 Town Layout Easement Plan & Middlesex 2020 County Layout Easement Plan, Safe Routes to Schools, Johnson Road and Ridge Street, in the Town of Winchester," prepared by WSP USA Inc., dated July 22, 2020 and stamped August 5, 2020 (the "Plan"), as "Parcel X-TE-1", "Parcel X-TE-2", "Parcel X-TE-3", "Parcel X-TE-4", "Parcel X-TE-5", "Parcel X-TE-6", "Parcel X-TE-7", "Parcel X-TE-8", "Parcel X-TE-9", "Parcel X-TE-10", "Parcel X-TE-11", "Parcel X-TE-12", "Parcel X-TE-13", "Parcel X-TE-15", "Parcel X-TE-16", "Parcel X-TE-17", and "Parcel X-TE-19" (collectively, the "Temporary Easement Areas"), and that parcel of land shown on the Plan as "Parcel X-PUE-1" (the "Permanent Easement Area"):

VOTED: To acquire temporary easements in, on, over, across, under and along the Temporary Easement Areas by eminent domain pursuant to M.G.L. c. 79 for municipal purposes, and to award the damages to the persons and in the amounts shown on the Order of Taking for the Temporary Easement Areas presented at the Select Board's August 24, 2020 meeting, and to authorize the Town Manager to take any and all actions on behalf of the Town that are reasonably necessary, in the judgment of the Town Manager, to complete such taking and acquisition, including without limitation recording the Order of Taking, providing notice of such Order of Taking, accepting and executing a Certificate of Donation, offering settlement, and paying damages, all as required by M.G.L. c. 79.

VOTED: To acquire a permanent easement in, on, over, across, under and along the Permanent Easement Area by eminent domain pursuant to M.G.L. c. 79 for municipal purposes, and to award the damages shown on the Order of Taking for the Permanent Easement Area presented at the Select Board's August 24, 2020 meeting, and to authorize the Town Manager to take any and all actions on behalf of the Town that are reasonably necessary, in the judgment of the Town Manager, to complete such taking and acquisition, including without limitation recording the Order of Taking, providing notice of such Order of Taking, accepting and executing a Certificate of Donation offering settlement, and paying damages, all as required by M.G.L. c. 79.

TOWN OF WINCHESTER

SELECT BOARD

Name:

Name:

Name:

COMMONWEALTH OF MASSACHUSETTS

Middlesex County, ss.

On this ___ day of _____, 2020, before me, the undersigned Notary Public, personally appeared _____,
Members of the Select Board of the Town of Winchester, proved to me through satisfactory evidence of identification which was personal knowledge, to be the persons whose names are signed on the preceding or attached document and acknowledged to me that they signed it voluntarily for its stated purpose as Members of the Select Board of the Town of Winchester.

Notary Public
My Commission Expires:

ORDER OF TAKING

WHEREAS, the Select Board of the Town of Winchester, Massachusetts (the “Town”) hereby certifies that the Town did vote to acquire by purchase or eminent domain a perpetual easement in, on, over, across, under and along a portion of land in Winchester, Massachusetts identified on a plan entitled “Winchester 2020 Town Layout Easement Plan & Middlesex 2020 County Layout Easement Plan, Safe Routes to Schools, Johnson Road and Ridge Street, in the Town of Winchester,” prepared by WSP USA Inc., dated July 22, 2020 and stamped August 5, 2020, being recorded with the Middlesex South Registry of Deeds (the “Registry”) simultaneously herewith (the “Plan”), as “Parcel X-PUE-1” (the “Easement Area”), owned by that certain owner set forth in Appendix A attached hereto (the “Owner”) under that certain deed set forth in Appendix A;

WHEREAS, the Select Board has deemed that public necessity and convenience require that it should take charge of and take by eminent domain perpetual easement interests and rights in the Easement Area for the purpose of establishing, constructing, operating, and maintaining a traffic signal at the intersection of Johnson Road and Ridge Street (the “Project”); and

WHEREAS, the taking was authorized by a two-thirds vote at the 2018 Fall Town Meeting, held on November 15, 2018, pursuant to Article 19, a copy of which vote is recorded herewith.

NOW, THEREFORE, we, the undersigned members of the Select Board of the Town of Winchester, acting herein under the authority conferred on us by Chapters 40 and 79 of the General Laws, do hereby adopt this Order of Taking to take, on behalf of the Town, the following perpetual easement interests and rights in, on, over, across, under and along the Easement Area:

1. A perpetual, non-exclusive right and easement to: (a) during the initial construction of the Project, utilize the Easement Area for the performance of the necessary work for the Project and any incidental work necessary or convenient thereto; (b) clear and keep cleared by physical, chemical or other means the Easement Area of trees, underbrush and above and below ground buildings, improvements or structures (except for those improvements and structures completed or constructed by the Town of Winchester or its designees in connection with the construction, reconstruction, installation, repair, maintenance, use, inspection, additions

to the Project); and (c) pass and repass on foot and with vehicles and equipment along the Easement Area as is reasonable, necessary, and proper in connection with the exercise of the rights and easements taken herein.

2. No acts are permitted within the Easement Area which are inconsistent with, or unreasonably interfere with or prohibit the Town's full and reasonable use and enjoyment of, the rights and easements hereby taken; no permanent or temporary buildings, improvements or structures, or replacements thereof or additions thereto, or any other obstructions will be erected or constructed above or below grade within the Easement Area (except for those improvements and structures completed or constructed by the Town of Winchester or its designees in connection with the construction, reconstruction, installation, repair, maintenance, use, inspection, or additions to the Project); other than as permitted hereunder, the present grade or ground level of the Easement Area will not be changed or altered by the Owner of the Easement Area or others holding rights in the underlying properties by excavation or filling; and the rights and easements taken herein and the location of the Easement Area may not be changed or modified in whole or in part without the express written consent of the Town, which the Town may withhold in its sole discretion.

3. All the rights and easements aforesaid and any and all additional and/or incidental rights over the Easement Area needed to construct, reconstruct, install, repair, replace, maintain, use, inspect, add to or otherwise change the Project; the Owner executes, acknowledges and delivers to the Town such further deeds or instruments as may be necessary to secure to the Town the rights and easements intended to be herein taken.

4. The rights and easements described herein constitute easements in gross for the benefit of the Town and its assigns and these provisions shall run with the land of the Owner and shall inure to the benefit and bind the respective legal representatives, successors and assigns of the Owner. It is the intention that the rights and easements taken herein for the benefit of the Town shall be assignable in whole or in part and that they shall be divisible among two or more owners, as to any rights created hereunder, so that each assignee or owner shall have the full rights and privileges herein taken, to be owned and enjoyed by either in common or severally.

AND FURTHER ORDERED that included in this taking are all trees, roadway improvements and all structures located in, over, across, upon and under the Easement Area, including but not limited to structures for the collection of storm drainage and sewerage, but not including wires, cables, poles, towers, pipes, conduits and other appurtenances for the conveyance of gas, electricity, cable television or telephone communication located in or upon said parcel.

AND FURTHER ORDERED that in accordance with the provisions of M.G.L. Chapter 79, as amended, award as set forth in Appendix A is made. The Town reserves the right to amend the award at any time prior to the payment thereof for good cause shown.

AND FURTHER ORDERED that no betterments are to be assessed under this Taking.

AND FURTHER ORDERED that a representative of the Town shall record this Order of

Taking in the Registry within thirty (30) days from its final passage, shall notify the Treasurer and Collector of Taxes in the Town of Lexington of this taking in accordance with M.G.L. Chapter 79, and shall cause notice of the taking to be given to all persons entitled thereto and do all things necessary for the validity of this Order of Taking.

[Signatures to appear on next page.]

IN WITNESS WHEREOF, the undersigned being a majority of the Select Board of the Town of Winchester has executed this Order of Taking this __ day of _____, 2020.

TOWN OF WINCHESTER

SELECT BOARD

Name:

Name:

Name:

COMMONWEALTH OF MASSACHUSETTS

Middlesex County, ss.

On this __ day of _____, 2020, before me, the undersigned Notary Public, personally appeared _____,
Members of the Select Board of the Town of Winchester, proved to me through satisfactory evidence of identification which was personal knowledge, to be the persons whose names are signed on the preceding or attached document and acknowledged to me that they signed it voluntarily for its stated purpose as Members of the Select Board of the Town of Winchester.

Notary Public
My Commission Expires:

APPENDIX A

Record Owner: Town of Winchester, School Committee
Parcel Address: 75 Johnson Road
Record Title: Book 8217, Page 1, as affected by Article 27 of the Town Report of 1956
Interests Taken: Parcel X-PUE-1
Area: 489 sq. ft.
Award: N/A

ORDER OF TAKING

WHEREAS, the Select Board of the Town of Winchester, Massachusetts (the “Town”) hereby certifies that the Town did vote to acquire by purchase or eminent domain a temporary easement in, on, over, across, under and along portions of land in Winchester, Massachusetts identified on a plan entitled “Winchester 2020 Town Layout Easement Plan & Middlesex 2020 County Layout Easement Plan, Safe Routes to Schools, Johnson Road and Ridge Street, in the Town of Winchester,” prepared by WSP USA Inc., dated July 22, 2020 and stamped August 5, 2020, being recorded with the Middlesex South Registry of Deeds (the “Registry”) simultaneously herewith (the “Plan”), as “Parcel X-TE-1”, “Parcel X-TE-2”, “Parcel X-TE-3”, “Parcel X-TE-4”, “Parcel X-TE-5”, “Parcel X-TE-6”, “Parcel X-TE-7”, “Parcel X-TE-8”, “Parcel X-TE-9”, “Parcel X-TE-10”, “Parcel X-TE-11”, “Parcel X-TE-12”, “Parcel X-TE-13”, “Parcel X-TE-15”, “Parcel X-TE-16”, “Parcel X-TE-17”, and “Parcel X-TE-19” (collectively, the “Easement Areas”), owned by those certain owners set forth in Appendix A attached hereto (collectively, the “Owners”) under those certain deeds set forth in Appendix A;

WHEREAS, the Select Board has deemed that public necessity and convenience require that it should take charge of and take by eminent domain temporary easement interests and rights in the Easement Areas for the purpose of establishing, constructing, operating, and maintaining a traffic signal at the intersection of Johnson Road and Ridge Street (the “Project”); and

WHEREAS, the taking was authorized by a two-thirds vote at the 2018 Fall Town Meeting, held on November 15, 2018, pursuant to Article 19, a copy of which vote is recorded herewith.

NOW, THEREFORE, we, the undersigned members of the Select Board of the Town of Winchester, acting herein under the authority conferred on us by Chapters 40 and 79 of the General Laws, do hereby adopt this Order of Taking to take, on behalf of the Town, the following temporary easement interests and rights in, on, over, across, under and along the Easement Areas:

1. A temporary, non-exclusive right and easement for a period of thirty-six (36) months from the date of recording of this Order of Taking (the “Duration Period”) to: (a) utilize the Easement Areas for the performance of the necessary work for the Project and any incidental work necessary or convenient thereto; (b) clear and keep cleared by physical, chemical or other

means the Easement Areas of trees, underbrush and above and below ground buildings, improvements or structures (except for those improvements and structures completed or constructed by the Town of Winchester or its designees in connection with the construction, reconstruction, installation, repair, maintenance, use, inspection, additions to the Project); (c) pass and repass on foot and with vehicles and equipment along the Easement Areas as is reasonable, necessary, and proper in connection with the exercise of the rights and easements taken herein; and (d) excavate, remove soils from, fill and/or change the grade of the Easement Areas as is reasonable, necessary, and proper in connection with the exercise of rights and easements taken herein.

2. No acts are permitted within the Easement Areas which are inconsistent with, or unreasonably interfere with or prohibit the Town's full and reasonable use and enjoyment of, the rights and easements hereby taken; no permanent or temporary buildings, improvements or structures, or replacements thereof or additions thereto, or any other obstructions will be erected or constructed above or below grade within the Easement Areas (except for those improvements and structures completed or constructed by the Town of Winchester or its designees in connection with the construction, reconstruction, installation, repair, maintenance, use, inspection, or additions to the Project); other than as permitted hereunder, the present grade or ground level of the Easement Areas will not be changed or altered by the Owners of the Easement Areas or others holding rights in the underlying properties by excavation or filling; and the rights and easements taken herein and the location of the Easement Areas may not be changed or modified in whole or in part without the express written consent of the Town, which the Town may withhold in its sole discretion.

3. All the rights and easements aforesaid and any and all additional and/or incidental rights over the Easement Areas needed to construct, reconstruct, install, repair, replace, maintain, use, inspect, add to or otherwise change the Project; the Owners execute, acknowledge and deliver to the Town such further deeds or instruments as may be necessary to secure to the Town the rights and easements intended to be herein taken.

4. The rights and easements described herein constitute easements in gross for the benefit of the Town and its assigns and these provisions shall run with the land of the Owners and shall inure to the benefit and bind the respective legal representatives, successors and assigns of the Owners. It is the intention that the rights and easements taken herein for the benefit of the Town shall be assignable in whole or in part and that they shall be divisible among two or more owners, as to any rights created hereunder, so that each assignee or owner shall have the full rights and privileges herein taken, to be owned and enjoyed by either in common or severally.

AND FURTHER ORDERED that included in this taking are all trees, roadway improvements and all structures located in, over, across, upon and under the Easement Areas, including but not limited to structures for the collection of storm drainage and sewerage, but not including wires, cables, poles, towers, pipes, conduits and other appurtenances for the conveyance of gas, electricity, cable television or telephone communication located in or upon said parcel.

AND FURTHER ORDERED that in accordance with the provisions of M.G.L. Chapter

79, as amended, awards as set forth in Appendix A are made. The Town reserves the right to amend the awards at any time prior to the payment thereof for good cause shown.

AND FURTHER ORDERED that no betterments are to be assessed under this Taking.

AND FURTHER ORDERED that a representative of the Town shall record this Order of Taking in the Registry within thirty (30) days from its final passage, shall notify the Treasurer and Collector of Taxes in the Town of Lexington of this taking in accordance with M.G.L. Chapter 79, and shall cause notice of the taking to be given to all persons entitled thereto and do all things necessary for the validity of this Order of Taking.

[Signatures to appear on next page.]

IN WITNESS WHEREOF, the undersigned being a majority of the Select Board of the Town of Winchester has executed this Order of Taking this __ day of _____, 2020.

TOWN OF WINCHESTER

SELECT BOARD

Name:

Name:

Name:

COMMONWEALTH OF MASSACHUSETTS

Middlesex County, ss.

On this __ day of _____, 2020, before me, the undersigned Notary Public, personally appeared _____,
Members of the Select Board of the Town of Winchester, proved to me through satisfactory evidence of identification which was personal knowledge, to be the persons whose names are signed on the preceding or attached document and acknowledged to me that they signed it voluntarily for its stated purpose as Members of the Select Board of the Town of Winchester.

Notary Public
My Commission Expires:

APPENDIX A

Record Owner: Frank Caloiero and Claire A. Caloiero
Parcel Address: 150 Ridge Street
Record Title: Book 45522, Page 540
Interests Taken: Parcel X-TE-1
Area: 543 sq. ft.
Award: \$2,600

Record Owner: Mohammad G. M. Khan and Anna-Margareta R. Ryden
Parcel Address: 154 Ridge Street
Record Title: Book 69882, Page 542
Interests Taken: Parcel X-TE-2
Area: 477 sq. ft.
Award: \$1,900

Record Owner: Sabatino Sarra and Silvia Sarra
Parcel Address: 149 Ridge Street
Record Title: Book 23285, Page 72
Interests Taken: Parcel X-TE-3
Area: 1,195 sq. ft.
Award: \$5,800

Record Owner: James R. Porter and Erin M. Corrow
Parcel Address: 164 Ridge Street
Record Title: Book 70694, Page 353; and
Document No. 1782927 on Certificate of Title No. 267179
Interests Taken: Parcel X-TE-4 and Parcel X-TE-19
Area: 243 sq. ft. and 701 sq. ft.
Award: \$4,500

Record Owner: Gregory A. Butler and Jacqueline Butler
Parcel Address: 2 Vinson Circle
Record Title: Book 36034, Page 229; and
Document No. 1221424 on Certificate of Title No. 225204
Interests Taken: Parcel X-TE-5
Area: 69 sq. ft.
Award: \$250

Record Owner: Sonja E. Lawson
Parcel Address: 157 Ridge Street
Record Title: Book 9856, Page 514, as affected by Book 43503, Page 528
Interests Taken: Parcel X-TE-6
Area: 29 sq. ft.
Award: \$100

Record Owner: Town of Winchester, School Department
Parcel Address: 75 Johnson Road
Record Title: Book 8217, Page 1
Interests Taken: Parcel X-TE-7
Area: 8,080 sq. ft.
Award: N/A

Record Owner: Town of Winchester, School Department
Parcel Address: 75 Johnson Road
Record Title: Book 8217, Page 1
Interests Taken: Parcel X-TE-10
Area: 1,679 sq. ft.
Award: N/A

Record Owner: Linda J. Richardson, Trustee of The 78 Johnson Road Trust, u/d/t dated
April 19, 2005
Parcel Address: 78 Johnson Road
Record Title: Book 45315, Page 180
Interests Taken: Parcel X-TE-8
Area: 198 sq. ft.
Award: \$500

Record Owner: Sharon A. Murano, Trustee of SAM Realty Trust, u/d/t dated November
29, 1996
Parcel Address: 76 Johnson Road
Record Title: Book 26911, Page 448
Interests Taken: Parcel X-TE-9
Area: 184 sq. ft.
Award: \$500

Record Owner: Jie Ma and Chenying Guo
Parcel Address: 146 Ridge Street
Record Title: Book 73445, Page 238
Interests Taken: Parcel X-TE-11
Area: 749 sq. ft.
Award: \$3,000

Record Owner: Michael A. Trethewey and Rosalia F. Trethewey
Parcel Address: 1 Aricia Lane
Record Title: Book 29960, Page 325
Interests Taken: Parcel X-TE-12
Area: 34 sq. ft.
Award: \$200

Record Owner: 142 Ridge Street LLC
Parcel Address: 142 Ridge Street
Record Title: Book 71787, Page 166
Interests Taken: Parcel X-TE-13
Area: 856 sq. ft.
Award: \$3,500

Record Owner: Robert Berberian and Elizabeth Berberian, Trustees of 140 Ridge Street Realty Trust, u/d/t dated November 15, 2010
Parcel Address: 140 Ridge Street
Record Title: Book 56487, Page 285
Interests Taken: Parcel X-TE-15
Area: 947 sq. ft.
Award: \$4,400

Record Owner: Joseph F. Geary, Trustee of Geary Ridge Realty Trust, u/d/t dated December 9, 2013
Parcel Address: 137 Ridge Street
Record Title: Document No. 1665084 on Certificate of Title No. 256032
Interests Taken: Parcel X-TE-16
Area: 292 sq. ft.
Award: \$700

Record Owner: Chahe Soumbulian and Vatche Soumbulian
Parcel Address: 170 Ridge Street
Record Title: Book 37498, Page 115; and
Document No. 1246343 on Certificate of Title No. 226503
Interests Taken: Parcel X-TE-17
Area: 93 sq. ft.
Award: \$300

Project Preliminary Design Estimate

Item #	Description	Units	Type	Unit Price	FA - Trans. Alternative Prgm (TAP)	100 % Municipal	Total
811.27	ELECTRIC HANDHOLE - (MUNICIPAL STANDARD)	EA	*	\$975.000	13.000		\$12,675.00
811.37	ELECTRIC HANDHOLE ADJUSTED	EA		\$340.000	1.000		\$340.00
816.01	TRAFFIC SIGNAL RECONSTRUCTION LOCATION NO. 1	LS		\$271,570.000	1.000	85,140.00	356,710.00
823.701	COBRA HEADS REMOVED AND RESET	EA	*	\$2,750.000	5.000		\$13,750.00
824.211	RECTANGULAR RAPID FLASHING BEACON	LS	*	\$25,000.000	1.000		\$25,000.00
824.50	FLASHING WARNING BEACON REMOVED AND RESET	LS		\$10,000.000	1.000		\$10,000.00
832.	WARNING-REGULATORY AND ROUTE MARKER - ALUMINUM PANEL (TYPE A)	SF		\$13.000	190.000		\$2,470.00
847.1	SIGN SUP (N/GUIDE)+RTE MKR W/1 BRKWAY POST ASSEMBLY - STEEL	EA		\$135.000	25.000		\$3,375.00
850.41	ROADWAY FLAGGER	HR		\$1.000	100.000		\$100.00
851.1	TRAFFIC CONES FOR TRAFFIC MANAGEMENT	DAY		\$5.000	540.000		\$2,700.00
852.	SAFETY SIGNING FOR TRAFFIC MANAGEMENT	SF		\$20.000	225.000		\$4,500.00
852.1	TEMPORARY PEDESTRIAN MANAGEMENT GUIDANCE SYSTEM	LS	*	\$2,000.000	1.000		\$2,000.00
853.1	PORTABLE BREAKAWAY BARRICADE TYPE III	EA		\$125.000	4.000		\$500.00
853.2	TEMPORARY BARRIER (TL-2)	FT		\$60.500	500.000		\$30,250.00

GRANT OF EASEMENT

THIS GRANT OF EASEMENT (“Grant”) is made as of this ___ day of _____, 2020, by and between the **Town of Winchester, School Committee**, with principal offices located at 40 Samoset Road, Winchester, Massachusetts 01890, (the “Grantor”), and the **Town of Winchester, Select Board**, a Massachusetts municipal corporation whose mailing address is 71 Mount Vernon Street, Winchester, Massachusetts 01890, (the “Grantee”).

RECITALS

WHEREAS the Grantor is the owner of that certain parcel of land known and as numbered 75 Johnson Road, Winchester, Middlesex County, Massachusetts (the “Property”), more particularly described in an Order of Taking dated February 24, 1954 and recorded with the Middlesex South District Registry of Deeds (the “Registry”) at Book 8217, Page 1, which was transferred to the care and control of the Grantor pursuant to Article 27 of the 1956 Winchester Town Report; and

WHEREAS the Grantee desires, and Grantor desires to grant to the Grantee a perpetual easement in, on, over, across, under and along a portion of the Property identified as “Parcel X-PUE-1” (the “Easement Area”) on a plan entitled “Winchester 2020 Town Layout Easement Plan & Middlesex 2020 County Layout Easement Plan, Safe Routes to Schools, Johnson Road and Ridge Street, in the Town of Winchester,” prepared by WSP USA Inc., dated July 22, 2020 and Stamped August 5, 2020, being recorded with the Registry simultaneously herewith (the “Plan”), for the purpose of establishing, constructing, operating, and maintaining a traffic signal at the intersection of Johnson Road and Ridge Street (the “Project”).

NOW, THEREFORE, for good and valuable consideration and for the mutual promises and recitations set forth herein, the receipt and sufficiency of which are hereby acknowledged, the Grantor and Grantee agree as follows:

ARTICLE I. CONVEYANCE OF EASEMENT

Grantor hereby grants and conveys to Grantee, its heirs, successors, and assigns, the perpetual, non-exclusive right and easement to: (a) during the initial construction of the Project,

utilize the Easement Area for the performance of the necessary work for the Project and any incidental work necessary or convenient thereto; (b) clear and keep cleared by physical, chemical or other means the Easement Area of trees, underbrush and above and below ground buildings, improvements or structures (except for those improvements and structures completed or constructed by the Town of Winchester or its designees in connection with the construction, reconstruction, installation, repair, maintenance, use, inspection, additions to the Project); and (c) pass and repass on foot and with vehicles and equipment along the Easement Area as is reasonable, necessary, and proper in connection with the exercise of the rights and easements taken herein.

ARTICLE II. EASEMENT COVENANTS

1. **Condition of Easement.** Grantor, its heirs, successors, and assigns, shall use its reasonable efforts not to disturb the Easement Area. Any disturbance made by Grantor, its heirs, successors, and assigns, shall be designed to limit the disturbance to the Grantee, its heirs, successors, and assigns. No acts are permitted within the Easement Area which are inconsistent with, or unreasonably interfere with or prohibit the Grantee's full and reasonable use and enjoyment of, the rights and easements hereby conveyed; no permanent or temporary buildings, improvements or structures, or replacements thereof or additions thereto, or any other obstructions will be erected or constructed above or below grade within the Easement Area (except for those improvements and structures completed or constructed by the Town of Winchester or its designees in connection with the construction, reconstruction, installation, repair, maintenance, use, inspection, or additions to the Project); other than as permitted hereunder, the present grade or ground level of the Easement Area will not be changed or altered by the Grantor of the Easement Area or others holding rights in the underlying properties by excavation or filling; and the rights and easements taken herein and the location of the Easement Area may not be changed or modified in whole or in part without the express written consent of the Grantee, which the Grantee may withhold in its sole discretion. The Grantee shall have the right to use the Easement Area in all ways consistent with the Project. The Grantee shall not make any improvements to the Easement Area materially inconsistent with the allowed purposes described above.

2. **Covenants Run with the Land.** All of the provisions, agreements, easements, rights, powers, covenants, conditions and obligations contained in this Grant shall be binding upon and shall inure to the benefit of the owners, their respective heirs, successors (by merger, consolidation or otherwise) and assigns, devisees, administrators, representatives, occupants and all other persons acquiring any or all of the Grantor's Property or any portion thereof, or any interest therein, whether by operation of law or in any manner whatsoever. The Easement Area created by this Grant is appurtenant to the Grantor's Property, and all of the provisions of this Grant shall constitute equitable servitudes and be covenants running with the land pursuant to applicable law.

**ARTICLE III.
MISCELLANEOUS**

1. **Termination and Amendment.** This Grant may be canceled, changed, modified or amended in whole or in part only by written and recorded instrument executed by all persons who are then owners of the Grantor's Property and the Grantee, its heirs, successors and assigns, as evidenced by the public record as of the date of recordation of such amendment.

2. **Severability.** Invalidation of any of the provisions contained in this Grant, or of the application thereof to any person, by judgment or court order shall in no way affect any of the other provisions hereof or the application thereof to any other person or circumstances and the same shall remain in full force and effect so long as the determination of invalidity did not result from or by reason of any action taken by either party, or their successors and assigns, hereto.

3. **Entire Agreement.** This Grant contains all the representations and the entire Grant between the parties hereto with respect to the subject matter hereof. The provisions of this Grant shall be construed as a whole according to their common meaning and not strictly for or against any party.

4. **Governing Law.** This Grant shall be construed in accordance with the laws of the Commonwealth of Massachusetts and any applicable federal laws and regulations.

5. **Authority.** The acceptance of this Grant by Grantee is authorized by vote at the 2018 Fall Town Meeting, held on November 15, 2018, pursuant to Article 19, a copy of which vote is recorded herewith.

[SIGNATURE PAGE TO IMMEDIATELY FOLLOW]

IN WITNESS WHEREOF, the parties have executed and acknowledged this Grant of Easement as of the date first above written.

GRANTOR

Winchester School Committee:

By: _____

Name: Brian Vernaglia

Title: Chair, duly authorized

COMMONWEALTH OF MASSACHUSETTS

Middlesex, ss.

On this ____ day _____, 2020, personally appeared Brian Vernaglia, Chair of the Winchester School Committee, proved to me through satisfactory evidence of identification which was personal knowledge, to be the person whose name is signed on the preceding or attached document and acknowledged to me that he signed it voluntarily for its stated purpose as Chair of the Winchester School Committee.

Notary Public

My Commission Expires:

ACCEPTANCE OF EASEMENT

We, the undersigned, being a majority of the Select Board of the Town of Winchester, hereby certify that at a meeting duly held on the 24th day of August, 2020, the Select Board voted to accept the foregoing Grant of Easement.

TOWN OF WINCHESTER

By its Select Board

Name:

Name:

Name:

COMMONWEALTH OF MASSACHUSETTS

Middlesex County, ss.

On this ___ day of _____, 2020, before me, the undersigned Notary Public, personally appeared _____,
Members of the Select Board of the Town of Winchester, proved to me through satisfactory evidence of identification which was personal knowledge, to be the persons whose names are signed on the preceding or attached document and acknowledged to me that they signed it voluntarily for its stated purpose as Members of the Select Board of the Town of Winchester.

Notary Public
My Commission Expires:



En Ka Society

December 3, 2018

Mr. Richard Howard
Town Manager 2nd Floor Town Hall
71 Mt. Vernon Street
Winchester, MA 01890

RE: 2019 En Ka Fair Permits – Public Amusement and Parade

Dear Mr. Howard,

On behalf of the En Ka Society, I am writing to request the approval of the following permits for the 2019 En Ka Fair on May 17 and 18, 2018.

- Public Amusement
- Parade

The Fair will be held (pending approval from your office) at the Jenks Center Parking Lot, the adjacent Street (Skillings Road) Mount Vernon Street and Chefalo Park. We have been in contact with the Department of Public Works, Recreation Department, School Department, Winchester High School and Winchester Police Department with this information.

The Fair hours will be from 5pm to 11pm on Friday, May 17 and 10am to 10pm on Saturday May 18, 2019. Setup will begin on Monday April 29, 2019.

Enclosed is the \$10.00 fee for the Public Amusement permit. I have also included a map of the parade route, which will follow the same route as last year. As requested, copies of propane gas and food permits as well as Insurance Liability will be provided to you as they become available.

Thank you and to the employees of the Town of Winchester for their help and hard work on behalf what we hope will be another successful Fair! Please feel free to contact me if you have any questions or require additional information. Thank you.

Kind Regards,

Dori Carellas
2019 En Ka Fair Secretary
781-249-6924
dcarellas@comcast.net
encl. \$10.00 Check

Road & Parking Lot Closings for the En Ka Fair 2019
Friday, May 17th 5:00 pm - 11:00 pm & Saturday, May 18th 10:00 am - 10:00 pm

En Ka Fair Co-Chairs Rose Anne Krutt Charlotte Richardson
 EnKaFair19@gmail.com www.EnKaFair.org

Item & Location	2019 Request/Impact	Variance from 2018 & Previous Years
<p>Parking Lot Closure - Across from Town Hall & in front of Jenks Center Sunday, May 12th approximately 2:00 pm Signage, sawhorses, safety cones...are placed by Department of Public Works at entrances to the lot stating it is closed for the week</p>	<p>Jenks will have use of 19 spaces until Tuesday, May 14th at 5:30 pm. Representatives from the Jenks Center & the En Ka Society already met & determined these parameters for their spaces.</p>	<p>Jenks had use until Wednesday at 9:00 am Parking lot closing time has varied over the years Rockwell Amusements' trucks & equipment have always arrived on Sunday</p>
<p>Road Closure - Skillings in both directions from Town Hall intersection to the entrance of Winchester High 2 Zippers on Skillings</p> <ul style="list-style-type: none"> • decrease congestion in the parking lot & increase safety by separating younger attendees & teenagers • reduce long wait times for attendees • any movement in the Fair footprint would not impact the entrance to the high school 	<p>Close Skillings in both directions after school ends, about 6:00 pm, on Tuesday, May 14th Time is needed so that we can get rides, including two Zippers, set up in the street & have time to have the rides inspected & any resulting repairs that may need to be completed.</p>	<p>Skillings was closed at 8:00 am Wednesday We had two Zippers in the Winchester High School parking lot.</p>
<p>Road Closure - Mount Vernon Thursday, May 16th at 6:00 pm through morning of Sunday, May 19th Tents, rides, electrical... will be put into place on Mt Vernon. Recycling truck arrives from Department of Public Works & is placed on Mt Vernon</p>	<p>6:00 pm closing in both directions from the Fire Station to the Town Hall intersection.</p>	<p>Mount Vernon closed at 5:00 or 6:00 pm over the years</p>

STOREFRONT SIGN

HDU SIGN

1.5" Thick Single Sided Carved/V-Grooved Painted Sign
Installed with Matching Painted L-Brackets

*****Burgundy & Gold Paint to Match Adjacent Business located to the left of Liquor Junction*****

Engraved Black & Gold V-Groove Letters

Face Layer Burgundy (Not Carved)

Engraved Gold Logo & Border V-Groove

Face Layer Black (Not Carved)



59 sqft

Storefront 70 linear feet x 2 = 140 sqft allowed for Sign
Proposed Sign 67x189 in = 88 sqft



SIMILAR HDU V-GROOVE SIGN EXAMPLES

Job Completion Photos

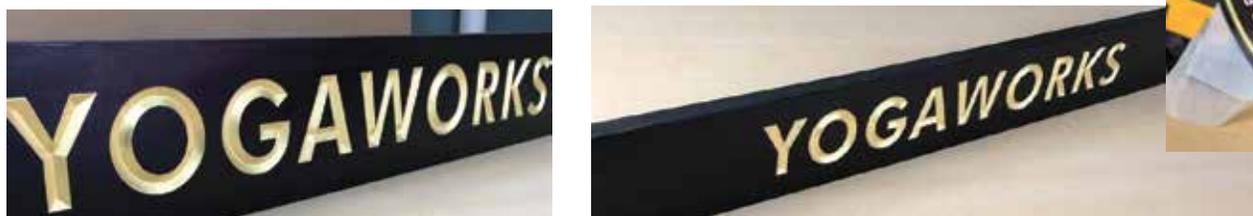
Stoneham, MA



Newton, MA



Sudbury, MA



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**TOWN OF WINCHESTER
SELECT BOARD MEETING
Monday, June 1, 2020
Record**

OPENING

Chair Michael Bettencourt called the meeting to order at 7:00 PM via Zoom remote participation due to the State of Emergency COVID-19. Present were Select Board members Vice Chair Susan Verdicchio, Jacqueline A. Welch, Amy Shapiro and Mariano Goluboff. Also present was Town Manager Lisa Wong. (Note – due to the remote participation all Select Board votes are roll call votes.)

NOTIFICATION OF MEETINGS AND HEARINGS

1. Monday, June 8, 2020 – Regular Session before Spring Town Meeting
2. Monday, June 8, 2020 – Spring Town Meeting

ACCEPTANCE OF DONATIONS

TOWN MANAGER REPORT AND COMMENTS

1. General Topics/Project Updates:

We are at a plateau with 108 cases; the Town Hall offices have started by appointment only for the public with most of the staff still working remotely; the library now has curbside pickup; we will be installing key card entry at the parking lot and pond side doors of the Town Hall for staff.

COMPTROLLER'S REPORT

Stacie Ward, Town Comptroller, gave an overview of her Comptroller's Report as of April 30, 2020. Ms. Ward stated that the Town was able to handle all the COVID expenses with our current budget. Whatever comes our way for the next month, the Town will be able to handle, and all monies spent for COVID will be reimbursed by the federal government.

HEARINGS

BUSINESS

1. **Climate Action Plan Final Presentation** – Ruth Trimarchi, Co-Chair of the Climate Action Committee, presented to the Board the final Climate Action Plan. She thanked all of the town leaders, staff and members of the Climate Action Committee, for their support and involvement of the Plan. The Climate Action Committee recommendations for immediate action are to hire a Sustainability Director; appoint a new Climate Action Committee to implement the 2020 Plan; develop a comprehensive climate communication strategy; and prioritize climate actions for the next fiscal year's budget. Ms. Trimarchi indicated that they are looking to everyone to implement the plan as it is a plan that the town needs. Chair Bettencourt thanked everyone, including the students that were part of the committee. All of the Board members spoke to the work that the committee has done to achieve the critical

**Monday, June 1, 2020
Select Board Meeting**

1 work in completing the plan and bringing it to the forefront. Chair Bettencourt also stated
2 that, due to the budget constraints right now, the Town is unable to hire a Sustainability
3 Director. Ms. Trimarchi felt that the committee can begin making inroads to the plan and
4 as a volunteer group they can do all that they can to implement the plan.
5

6 *Motion: That the Select Board adopt the Climate Action Plan as presented.

7 Verdicchio – Shapiro

8 Roll Call: Verdicchio, Welch, Shapiro, Goluboff, Bettencourt VOTED
9

10 **2. 2020 Spring Town Meeting Warrant Articles –**
11

12 **Article 2 – Amend Chapter 19, Section 2.6 of the Code of Bylaws**

13 *Motion: That the Select Board recommend favorable Town Meeting action on
14 Article 2 in the Spring 2020 Annual Town Meeting Warrant

15 Goluboff - Shapiro

16 Roll Call: Verdicchio, Welch, Shapiro, Goluboff, Bettencourt VOTED

17 **Article 3 – Amend Section 7.3.10, 7.3.12.3 & 7.3.12.3 of Zoning Bylaws - Indefinitely**
18 **Postponed**

19 **Article 4 – Voting technology - Indefinitely Postponed**

20 **Article 5 – Real Estate Transaction – MBTA Easement**

21 *Motion: That the Select Board recommend favorable Town Meeting action on
22 Article 5 in the Spring 2020 Annual Town Meeting Warrant

23 Goluboff - Shapiro

24 Roll Call: Verdicchio, Welch, Shapiro, Goluboff, Bettencourt VOTED

25 **Article 6 – Amend water and sewer rates**

26 *Motion: That the Select Board recommend favorable Town Meeting action on
27 Article 5 in the Spring 2020 Annual Town Meeting Warrant

28 Goluboff - Shapiro

29 Roll Call: Verdicchio, Welch, Shapiro, Goluboff, Bettencourt VOTED

30 **Article 7 – Transfer funds to supplement FY2020 budget**

31 *Motion: That the Select Board recommend favorable Town Meeting action on
32 Article 7 in the Spring 2020 Annual Town Meeting Warrant

33 Goluboff - Shapiro

34 Roll Call: Verdicchio, Welch, Shapiro, Goluboff, Bettencourt VOTED

35 **Article 8 – Appropriate money from PEG Access and Cable Related Fund**

36 *Motion: That the Select Board recommend favorable Town Meeting action on
37 Article 8 in the Spring 2020 Annual Town Meeting Warrant

38 Goluboff - Shapiro

39 Roll Call: Verdicchio, Welch, Shapiro, Goluboff, Bettencourt VOTED

40 **Article 9 – Appropriate money for Lynch School Feasibility Study**

41 *Motion: That the Select Board recommend favorable Town Meeting action on
42 Article 9 in the Spring 2020 Annual Town Meeting Warrant

43 Goluboff - Shapiro

44 Roll Call: Verdicchio, Welch, Shapiro, Goluboff, Bettencourt VOTED

45 **Article 10 – Appropriate money for Muraco School repairs**

46 *Motion: That the Select Board recommend favorable Town Meeting action on
47 Article 10 in the Spring 2020 Annual Town Meeting Warrant

48 Goluboff - Shapiro

49 Roll Call: Verdicchio, Welch, Shapiro, Goluboff, Bettencourt VOTED

**Monday, June 1, 2020
Select Board Meeting**

- 1 **Article 11** – Appropriate money for firefighter PPE
2 *Motion: That the Select Board recommend favorable Town Meeting action on
3 Article 11 in the Spring 2020 Annual Town Meeting Warrant
4 Goluboff - Shapiro
5 Roll Call: Verdicchio, Welch, Shapiro, Goluboff, Bettencourt VOTED
6 **Article 12** – Appropriate money for community lead service water line replacement
7 *Motion: That the Select Board recommend favorable Town Meeting action on
8 Article 12 in the Spring 2020 Annual Town Meeting Warrant
9 Goluboff - Shapiro
10 Roll Call: Verdicchio, Welch, Shapiro, Goluboff, Bettencourt VOTED
11 **Article 13** – Appropriate monies from completed Capital/Building Stabilization Fund
12 projects
13 *Motion: That the Select Board recommend favorable Town Meeting action on
14 Article 13 in the Spring 2020 Annual Town Meeting Warrant
15 Goluboff - Shapiro
16 Roll Call: Verdicchio, Welch, Shapiro, Goluboff, Bettencourt VOTED
17 **Article 15** – FY2021 Operating Budgets
18 *Motion: That the Select Board recommend favorable Town Meeting action on
19 Article 15 in the Spring 2020 Annual Town Meeting Warrant
20 Goluboff - Shapiro
21 Roll Call: Verdicchio, Welch, Shapiro, Goluboff, Bettencourt VOTED
22 **Article 16** – Appropriate funds for Water/Sewer Div./Transfer to Enterprise Fund
23 *Motion: That the Select Board recommend favorable Town Meeting action on
24 Article 16 in the Spring 2020 Annual Town Meeting Warrant
25 Goluboff - Shapiro
26 Roll Call: Verdicchio, Welch, Shapiro, Goluboff, Bettencourt VOTED
27 **Article 17** – Appropriate funds for Recreation Department
28 *Motion: That the Select Board recommend favorable Town Meeting action on
29 Article 17 in the Spring 2020 Annual Town Meeting Warrant
30 Goluboff - Shapiro
31 Roll Call: Verdicchio, Welch, Shapiro, Goluboff, Bettencourt VOTED
32 **Article 18** – Appropriate monies to Capital/Building Stabilization Fund
33 *Motion: That the Select Board recommend favorable Town Meeting action on
34 Article 18 in the Spring 2020 Annual Town Meeting Warrant
35 Goluboff - Shapiro
36 Roll Call: Verdicchio, Welch, Shapiro, Goluboff, Bettencourt VOTED
37 **Article 19** – Revolving Funds
38 *Motion: That the Select Board recommend favorable Town Meeting action on
39 Article 19 in the Spring 2020 Annual Town Meeting Warrant
40 Goluboff - Shapiro
41 Roll Call: Verdicchio, Welch, Shapiro, Goluboff, Bettencourt VOTED
42 **Article 20** – Authorize Treasurer to Borrow Money
43 *Motion: That the Select Board recommend favorable Town Meeting action on
44 Article 20 in the Spring 2020 Annual Town Meeting Warrant
45 Goluboff - Shapiro
46 Roll Call: Verdicchio, Welch, Shapiro, Goluboff, Bettencourt VOTED
47 **Article 21** – State Highway Fund

**Monday, June 1, 2020
Select Board Meeting**

1 will have to add 105 days after July 27th. Beth Rudolph, Town Engineer, received a revised
2 set of plans for the Eversource 345kV in February, the staff's comments were sent to
3 Eversource at the end of April, and we are waiting for their response.
4

5 **7. Town Planner Updates** – Brian Szekely, Town Planner, informed the Board that the
6 Town's Housing Production Plan was certified by the state. Becoming certified by the state
7 then qualifies the Town for the 2-year Safe Harbor, which began March 31, 2020. The Safe
8 Harbor allows the Town to deny any developments that may not work for the Town and we
9 can plan our own 40B housing that does.
10

11 The Waterfield RFP will open June 22nd and closes August 31st, the Select Board needs to
12 meet prior to June 22nd to decide the evaluation process. Mr. Szekely indicated that there
13 are very qualified and good candidates that are interested in applying.
14

15 Outdoor Dining – Mr. Szekely told the Board that there is a lot to coordinate outdoor dining
16 due to social distancing, pedestrians, cars and construction. The main focus should be safety
17 first, protecting the pedestrians and those dining. He also feels that there needs to be Staff
18 conversation with the Police, Fire, Board of Health and the Design Review Committee. Ms.
19 Wong told the Board that the Chamber of Commerce has sent out a survey to all of the
20 businesses. The Board directed the staff to pursue and come back to the Board with their
21 suggestions.
22

23 **8. Non-Agenda Item** – Chair Bettencourt received a letter from the Network for Social Justice
24 on Police Brutality and Systemic Racism. They are asking the Select Board to support the
25 joint statement along with the School Committee and Dr. Evans, School Superintendent.
26 The consensus of the Select Board is to support the letter and Ms. Wong will send the letter
27 through DocuSign to have each member sign the letter.
28

29 **CONSENT AGENDA**

30
31 **ADJOURNMENT: 10:15 PM**

32
33 *Motion: That the Select Board adjourn for the evening.

34 Verdicchio - Shapiro

35 Roll Call: Verdicchio, Welch, Shapiro, Goluboff, Bettencourt

VOTED

36
37 Respectfully submitted,

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39 Lisa Wong, Town Manager
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**TOWN OF WINCHESTER
SELECT BOARD MEETING
Monday, June 8, 2020
Record**

OPENING

Chair Michael Bettencourt called the meeting, before Town Meeting, to order at 6:30 PM via Zoom remote participation due to the State of Emergency COVID-19. Present were Select Board members Vice Chair Susan Verdicchio, Jacqueline A. Welch, Amy Shapiro and Mariano Goluboff. Also present was Town Manager Lisa Wong. (Note – due to the remote participation all Select Board votes are roll call votes.)

NOTIFICATION OF MEETINGS AND HEARINGS

1. Monday, June 15, 2020 – Regular Session

ACCEPTANCE OF DONATION

Chair Bettencourt moved the Acceptance of Donations to the meeting on Thursday, June 11th.

TOWN MANAGER REPORT AND COMMENTS

COMPTROLLER'S REPORT

HEARINGS

BUSINESS

1. **Outdoor Dining** – The Select Board moved the reviewing of the Outdoor Dining applications to the Thursday, June 11th meeting and tonight made the following motions:

*Motion That the Select Board authorize staff to close Thompson Street for vehicular traffic taking into account necessary emergency access and with the Federal Government needs for access to the Post Office starting on Thursday, at 4:00 p.m. thru Sunday at midnight for every week until November 1.

Verdicchio – Shapiro

Roll Call: Verdicchio, Welch, Shapiro, Goluboff, Bettencourt VOTED

*Motion That the Select Board approve the application as presented and shown to the Select Board.

Verdicchio – Shapiro

Roll Call: Verdicchio, Welch, Shapiro, Goluboff, Bettencourt VOTED

*Motion That the Select Board move three (3) weeks for the duration that the application will be open three (3) weeks from June 9, 2020.

Verdicchio – Shapiro

Roll Call: Verdicchio, Welch, Shapiro, Goluboff, Bettencourt VOTED

Monday, June 8, 2020
Select Board Meeting

1 2. **Town Common Event** – Chair Bettencourt continued the discussion to the meeting on
2 Thursday, June 11th.

3
4 3. **Statement on Racism, Equality and Public Response** – Chair Bettencourt continued
5 the discussion to the meeting on Monday, June 15th.

6
7 4. **2020 Spring Town Meeting Warrant Articles** –

8
9 **Article 14** – Appropriate money for north Main Street

10 *Motion: That the Select Board recommend favorable Town Meeting action on
11 Article 14 in the Spring 2020 Annual Town Meeting Warrant

12 Verdicchio - Welch

13 Roll Call: Verdicchio, Welch, Shapiro, Goluboff, Bettencourt VOTED
14

15 **Article 23** – Personnel Board Report

16 *Motion: That the Select Board recommend favorable Town Meeting action on
17 Article 23 in the Spring 2020 Annual Town Meeting Warrant

18 Verdicchio – Welch

19 Roll Call: In favor: Goluboff, Verdicchio, Shapiro, Welch VOTED

20 Not in favor: Bettencourt (Motion passes 4-1)
21

22 *Motion: That the Select Board recommend favorable Town Meeting action to
23 increase the school budget an additional \$280,000 coming from the overlay
24 surplus account.

25 Goluboff - Shapiro

26 Roll Call: Verdicchio, Welch, Shapiro, Goluboff, Bettencourt VOTED
27

28 **CONSENT AGENDA**

29 1. **Approve/Correct Minutes for March 9, 23 & 30, 2020** - Chair Bettencourt continued
30 the vote to the meeting on Thursday, June 11th.

31
32 **ADJOURNMENT: 7:25 PM**

33
34 *Motion: That the Select Board adjourn to Town Meeting not to return to public
35 session.

36 Verdicchio - Shapiro

37 Roll Call: Verdicchio, Welch, Shapiro, Goluboff, Bettencourt VOTED
38

39 Respectfully submitted,

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41 Lisa Wong, Town Manager
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**TOWN OF WINCHESTER
SELECT BOARD MEETING
Thursday, June 11, 2020
Record**

OPENING

Chair Michael Bettencourt called the meeting to order at 8:30 AM via Zoom remote participation due to the State of Emergency COVID-19. Present were Select Board members Vice Chair Susan Verdicchio, Jacqueline A. Welch, Mariano Goluboff and Amy Shapiro. Also present was Town Manager Lisa Wong. (Note – due to the remote participation all Select Board votes are roll call votes.)

NOTIFICATION OF MEETINGS AND HEARINGS

1. Monday, June 15, 2020 – Regular Session

ACCEPTANCE OF DONATIONS

*Motion That the Select Board accept, with gratitude, donations in the amount of \$2,000 from the Preston, and Flannery families to support the Saltmarsh Park.

Verdicchio - Welch

Roll Call: Verdicchio, Welch, Shapiro, Goluboff, Bettencourt VOTED

*Motion That the Select Board accept, with gratitude, a grant award from the Cummings Foundation to the Council on Aging in the amount of \$100,000.

Verdicchio - Welch

Roll Call: Verdicchio, Welch, Shapiro, Goluboff, Bettencourt VOTED

TOWN MANAGER REPORT AND COMMENTS

COMPTROLLER'S REPORT

HEARINGS

BUSINESS

1. **Outdoor Dining Applications** – The Select Board first discussed changes to the closing of Thompson Street. Staff has been in close conversations with the retail businesses and there seems to be a difference of opinion on the closing. Retailers are requesting that Thompson is closed at 5 p.m. and keep the street open until 5 p.m. on Saturdays, as the retailers' particular business model is not conducive to foot traffic. Ms. Wong, Mr. Bettencourt and Ms. Shapiro had met with the Thompson Street business owners this past Wednesday and they asked to be given time to prepare is Thompson Street is going to be closed on Saturday. Richard Mucci, Winchester Chamber of Commerce Board member, that the closing on the weekends is a gray area for businesses, all in favor except for the full closure on Saturdays.

Christopher Mulhern, Winchester Chamber Downtown Planning Committee, presented to the Select Board their recommendations for parking in Winchester Center. Their goals are to 1) Maximize available spaces, 2) Facilitate curbside pickup, 3) Maintain parking for the

Thursday, June 11, 2020
Select Board Meeting

1 business and town employees. Of the suggestions, Ms. Wong informed the Select Board that
2 staff supports converting the lower portion of the Waterfield Lot from permit to 2-hour
3 parking and convert 20 permit spaces in the Aberjona Lot to pay and display. Board
4 members strongly recommended that there needs to be strong signage letting everyone know
5 where they can park. Ms. Wong told the Board that staff has to review the rest of the
6 Chamber's requests and report back to the Board at the next meeting.
7

8 *Motion That the Select Board authorize staff to close Thompson Street for
9 vehicular traffic, except for the access by the Postal vehicles to their lot,
10 starting on June 18, Thursday, Friday, and Saturday starting at 5 p.m.
11 and all day Sunday. And that we allow two (2) hour parking at the
12 Aberjona Lot.

13 Verdicchio – Welch

14 Roll Call – In favor: Verdicchio, Welch, Shapiro, Bettencourt VOTED

15 Not in favor: Goluboff (Motion passes 4-1)
16

17 *Motion That the Select Board approve the conversion of the 57 spaces in the
18 Waterfield parking lot to two (2) hour parking.

19 Verdicchio – Welch

20 Roll Call: Verdicchio, Welch, Shapiro, Goluboff, Bettencourt VOTED
21

22 *Motion That the Select Board approve the extended premises restaurant
23 application for A Travola to use three (3) parking spots in front of their
24 business.

25 Verdicchio – Shapiro

26 Roll Call: Verdicchio, Welch, Shapiro, Goluboff, Bettencourt VOTED
27

28 Ms. Welch left the meeting.
29

30 *Motion That the Select Board approve the extended premises restaurant
31 application for China Sky but limited to each side of the property making
32 sure that the Fire Department can make the turn.

33 Verdicchio – Shapiro

34 Roll Call: Verdicchio, Shapiro, Goluboff, Bettencourt VOTED
35

36 *Motion That the Select Board approve the extended premises restaurant
37 application for Comella's to have two (2) take out only parking spots.

38 Verdicchio – Shapiro

39 Roll Call: Verdicchio, Shapiro, Goluboff, Bettencourt VOTED
40

41 *Motion That the Select Board approve the extended premises restaurant
42 application for Elani's Mediterranean to have two (2) take out only parking
43 spots.

44 Verdicchio – Shapiro

45 Roll Call: Verdicchio, Shapiro, Goluboff, Bettencourt VOTED
46

47 *Motion That the Select Board approve the extended premises restaurant
48 application for First House Pub to use four parking spots in front of the
49 restaurant with the hours being noon to 11:00 p.m.

50 Goluboff – Shapiro

51 Roll Call: Verdicchio, Shapiro, Goluboff, Bettencourt VOTED

Thursday, June 11, 2020
Select Board Meeting

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*Motion That the Select Board approve the extended premises restaurant application for Frozen Hoagies to have 4 café style tables on the sidewalk.

Verdicchio - Goluboff

Roll Call: Verdicchio, Shapiro, Goluboff, Bettencourt VOTED

*Motion That the Select Board approve the extended premises restaurant application for Lucia's to use four parking spots in front of the restaurant and 1 spot for takeout only.

Verdicchio - Goluboff

Roll Call: Verdicchio, Shapiro, Goluboff, Bettencourt VOTED

2. **Town Common Event** – Liora Norwich, Network for Social Justice, informed the Board that they are planning to have an informal Black Lives Matter flag raising on June 19th. There will be no speaker, just the raising of the flag and she will update the Board with any changes.

CONSENT AGENDA

1. **Approve/Correct Minutes for March 9, 23 & 30, 2020** - Chair Bettencourt continued the vote to the meeting on Monday, June 15th.

ADJOURNMENT: 10:00 AM

*Motion: That the Select Board adjourn for the day.

Verdicchio - Shapiro

Roll Call: Verdicchio, Shapiro, Goluboff, Bettencourt VOTED

Respectfully submitted,

Lisa Wong, Town Manager

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**TOWN OF WINCHESTER
SELECT BOARD MEETING
Monday, June 15, 2020
Record**

OPENING

Chair Michael Bettencourt called the meeting to order at 6:35 PM via Zoom remote participation due to the State of Emergency COVID-19. Present were Select Board members Vice Chair Susan Verdicchio, Jacqueline A. Welch, Amy Shapiro and Mariano Goluboff. Also present was Town Manager Lisa Wong. (Note – due to the remote participation all Select Board votes are roll call votes.)

*Motion: That the Select Board adjourn to Executive Session for the purpose of discussing matters related to MGL Ch. 30 §21(a) 6 - To consider the purchase, exchange, lease or value of real property if the chair declares that an open meeting may have detrimental effect on the negotiating position of the governmental body; MGL Chapter 30 §21(a) 2 – Negotiation strategy non-union personnel and collective bargaining strategy.

Verdicchio – Shapiro

Roll Call: Verdicchio, Welch, Shapiro, Goluboff, Bettencourt VOTED

*Motion: That the Select Board adjourn from Executive Session to Public Session, not to return to Executive Session.

Verdicchio – Shapiro

Roll Call: Verdicchio, Welch, Shapiro, Goluboff, Bettencourt VOTED

NOTIFICATION OF MEETINGS AND HEARINGS

1. Monday, June 29, 2020 – Regular Session

ACCEPTANCE OF DONATIONS

TOWN MANAGER REPORT AND COMMENTS

1. General Topics/Project Updates:

The Town Hall, DPW and Public Safety offices are doing well operating by appointment only for the public; the Library is doing curbside pickup and the Recreation Department is developing outdoor programs. The Town offices are still in the stay at home order and are not in any rush to open. Ms. Wong asked if the Board has any thoughts on reopening the Town buildings and the Board supports whatever Ms. Wong and Jennifer Murphy, Health Director, recommends for the reopening process.

COMPTROLLER'S REPORT

HEARINGS

BUSINESS

**Monday, June 15, 2020
Select Board Meeting**

1 **1. MBTA Response Letter** – Ms. Wong reviewed the MBTA response letter to the Town’s
2 response to the MBTA’s Parking and Cost Sharing Items letter. One of the items on the list
3 that the Town feels should be done is pigeon protection under the bridge. We have had many
4 years of pigeon issues at the bridge and this is a reasonable conversation to continue with the
5 MBTA. The new bridge will be 4 feet higher than it is presently and installing the netting
6 would be best done during the construction. The MBTA offered the opportunity to upgrade
7 the canopy construction to hold solar panels and leave electrical conduits on the canopy for
8 the Town to use. This will allow the Town to add solar panels to the canopies in the future.
9

10 **2. Waterfield RFP** – Frances Goyes Flor, Mass Housing, gave an overview of the Waterfield
11 RFP. The process they went through, and what they want from the developers such as the
12 requirements and evaluation criteria that are needed. The RFP will be launched June 22
13 and closes August 31st. The interviewing and selection will be in September with
14 presentation at the Town Meeting in November.
15

16 Brian Szekely, Town Planner, informed the Select Board that RFP’s are usually evaluated
17 by staff with members of committees including the Design Review Committee, Planning
18 Board, Master Plan Committee and individuals who know that they have to follow a criteria.
19 The Select Board will be the evaluating/scoring body and cull down to the top three to bring
20 to the public.
21

22 **3. Bond and Bond Anticipation Approval** – Town Treasurer, Shelia Tracy, explained the
23 Bond and Vice Chair Verdichio read the vote into the record.
24

25 I, the Clerk of the Select Board of the Town of Winchester, Massachusetts (the “Town”), certify that
26 at a meeting of the board held June 15, 2020, of which meeting all members of the board were duly
27 notified and at which a quorum was present, the following votes were unanimously passed, all of
28 which appear upon the official record of the board in my custody:
29

30 Voted: that the sale of the \$15,170,000 General Obligation Municipal Purpose Loan of 2020 Bonds of
31 the Town dated June 25, 2020 (the “Bonds”) to Janney Montgomery Scott LLC at the price of
32 \$17,499,658.66 and accrued interest, if any, is hereby approved and confirmed. The Bonds shall be
33 payable on January 1 of the years and in the principal amounts and bear interest at the respective
34 rates, as follows:
35

<u>Year</u>	<u>Amount</u>	<u>Interest Rate</u>	<u>Year</u>	<u>Amount</u>	<u>Interest Rate</u>
2021	\$ 750,000	5.00%	2032	\$ 210,000	3.00%
2022	1,780,000	5.00	2033	210,000	3.00
2023	1,785,000	5.00	2034	210,000	3.00
2024	1,720,000	5.00	2035	210,000	3.00
2025	1,630,000	5.00	2036	210,000	2.00
2026	1,355,000	5.00	2037	210,000	2.05
2027	1,035,000	5.00	2038	210,000	2.10
2028	925,000	5.00	2039	210,000	2.20
2029	860,000	5.00	2040	205,000	2.25
2030	220,000	5.00	2045	1,010,000	2.45
2031	215,000	3.00			

36
37 Further Voted: that the Bonds maturing on January 1, 2045 (a “Term Bond”) shall be subject to
38 mandatory redemption or mature as follows:
39

**Monday, June 15, 2020
Select Board Meeting**

Term Bond due January 1, 2045

<u>Year</u>	<u>Amount</u>
2041	\$205,000
2042	205,000
2043	205,000
2044	205,000
2045*	190,000

1
2 *Final Maturity
3

4 Further Voted: that in connection with the marketing and sale of the Bonds, the preparation and
5 distribution of a Notice of Sale and Preliminary Official Statement dated June 3, 2020 and a final
6 Official Statement dated June 10, 2020 (the "Official Statement"), each in such form as may be
7 approved by the Town Treasurer, be and hereby are ratified, confirmed, approved and adopted.
8

9 Further Voted: that the Bonds shall be subject to redemption, at the option of the Town, upon such
10 terms and conditions as are set forth in the Official Statement.
11

12 Further Voted: to authorize the execution and delivery of a Refunding Escrow Agreement (the
13 "Agreement") to be dated June 25, 2020, between the Town and U.S. Bank National Association, as
14 Refunding Escrow Agent, relating to the refunding of the Refunded Bonds, each as defined in the
15 Agreement.
16

17 Further Voted: to authorize the deposit of \$26,935.52 of unexpended Refunded Bonds proceeds into
18 the Refunding Escrow Fund, as defined in the Agreement, to pay debt service on the related Refunded
19 Bonds.
20

21 Further Voted: to approve the sale of a \$4,640,000 General Obligation Bond Anticipation Note of the
22 Town dated June 26, 2020 at an interest rate of 0.90% and payable June 25, 2021 (the "Note") to
23 Century Bank and Trust Company at par and accrued interest, if any, plus a premium of \$8,816.
24

25 Further Voted: that in connection with the marketing and sale of the Note, the preparation and
26 distribution of a Notice of Sale and Preliminary Official Statement dated June 3, 2020, and a final
27 Official Statement dated June 10, 2020, each in such form as may be approved by the Town Treasurer,
28 be and hereby are ratified, confirmed, approved and adopted.
29

30 Further Voted: that the Town Treasurer and the Select Board be, and hereby are, authorized to
31 execute and deliver continuing and significant events disclosure undertakings in compliance with
32 SEC Rule 15c2-12 in such forms as may be approved by bond counsel to the Town, which undertakings
33 shall be incorporated by reference in the Bonds and Note, as applicable, for the benefit of the holders
34 of the Bonds and Note from time to time.
35

36 Further Voted: that we authorize and direct the Town Treasurer to establish post issuance federal
37 tax compliance procedures in such form as the Town Treasurer and bond counsel deem sufficient, or
38 if such procedures are currently in place, to review and update said procedures, in order to monitor
39 and maintain the tax-exempt status of the Bonds and the Note and to comply with relevant securities
40 laws.
41

42 Further Voted: that each member of the Select Board, the Town Clerk and the Town Treasurer be
43 and hereby are, authorized to take any and all such actions, and execute and deliver such certificates,
44 receipts or other documents as may be determined by them, or any of them, to be necessary or
45 convenient to carry into effect the provisions of the foregoing votes.
46

**Monday, June 15, 2020
Select Board Meeting**

1 I further certify that the votes were taken at a meeting open to the public; that no vote was taken by
2 secret ballot; that a notice stating the place (or method of accessing), date, time and agenda for the
3 meeting (which agenda included the adoption of the above votes) was filed with the Town Clerk and
4 a copy thereof posted in a manner conspicuously visible to the public at all hours in or on the municipal
5 building at which the office of the Town Clerk is located or, if applicable, in accordance with an
6 alternative method of notice prescribed or approved by the Attorney General as set forth in 940 CMR
7 29.03(2)(b), at least 48 hours, not including Saturdays, Sundays and legal holidays, prior to the time
8 of the meeting and remained so posted at the time of the meeting; and that no deliberations or decision
9 in connection with the sale of the Bonds and the Note were taken in executive session, all in
10 accordance with G.L. c.30A, §§18-25 as amended and in accordance with the Governor's emergency
11 order dated March 12, 2020 authorizing remote meetings during the Covid-19 related state of
12 emergency, if applicable.
13

14 **4. Renew Comptroller's Contract** – Chair Bettencourt continued the discussion to the
15 meeting on Monday, June 29th
16

17 **5. Thompson Street Closure Assessment** – The Board felt that they only have a small
18 sampling and need more than just one weekend to make an assessment. Ms. Wong is talking
19 with several businesses that reached out to her after this past weekend. The initial business
20 feedback is that the closure of Thompson Street may not have directly impacted them but it
21 did bring more people to the center.
22

23 Jim Covino, Black Horse Tavern owner, asked the Board's permission to install more seating
24 when Thompson Street is closed. He wants to add 10 high-top tables with 2 seats each on
25 the weekend times. He also asked to add another picnic table in front of 39-41 Thompson
26 Street as he owns that property.
27

28 *Motion That the Select Board allow Black Horse Tavern to add the additional
29 sidewalk table in front of 39-41 Thompson Street.

30 Verdicchio - Shapiro

31 Roll Call: Verdicchio, Welch, Shapiro, Goluboff, Bettencourt

VOTED

32
33 *Motion That the Select Board allow Black Horse Tavern to extend its premises to
34 add 10 high-top tables with chairs on Thompson Street when Thompson
35 Street is closed.

36 Verdicchio - Shapiro

37 Roll Call: Verdicchio, Welch, Shapiro, Goluboff, Bettencourt

VOTED

38
39 **6. Downtown Parking Recommendations** – The Chamber had made the following
40 suggestions for the Board to review and Ms. Wong gave the staff's responses:

- 41 • That we eliminate all commuter parking in the Aberjona lot when the station closes,
42 we will wait until we get more information from the MBTA;
- 43 • Convert Laraway Road lot to one hour parking until construction, our current pay
44 station machines may not be able to be changed;
- 45 • Convert the 13 2-hour spaces at the south end of Shore Rd to 1 hour, the spots are
46 used by doctors' offices so no changes;
- 47 • Convert the spaces on Vine, Park and Elmwood to 3 hour/business employee permit
48 parking, not adding any regulation changes as this is a residential neighborhood
49
50

**Monday, June 15, 2020
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1 **7. Committees & Commissions** – The Select Board tabled the new appointments to a future
2 meeting and reappointed Ann Storer to the Conservation Commission.
3

4 *Motion That the Select Board reappoint Ann Storer to the Conservation
5 Commission for a term to expire March 31, 2023.

6 Verdicchio - Shapiro

7 Roll Call: Verdicchio, Welch, Shapiro, Goluboff, Bettencourt

VOTED

8
9 **8. Non-Agenda Item** – Ms. Wong reminded the Board that the Social Justice Network will be
10 holding a reflection ceremony at the Town Common on Friday, June 19th at 12:00. They will
11 be raising the Black Lives Matter and Pride flags. The Pride flag will be flown for the month
12 of June but there is no end date for the Black Lives Matter flag. The Board is in agreement
13 with supporting the flag raising but Chair Bettencourt and Ms. Shapiro feels that they
14 should not do a proclamation. The members of the Social Justice Network have not planned
15 for speakers, they want to use this occasion as a time for reflection and a kickoff for continued
16 dialog.
17

18 Ms. Wong also asked if a Board member would be interested in being on a committee with
19 staff for policy making and Chair Bettencourt is interested
20

21 **CONSENT AGENDA**

22
23 *Motion That the Select Board approve the minutes for the March 9, 23 & 30, 2020
24 meetings.

25 Verdicchio - Shapiro

26 Roll Call: Verdicchio, Welch, Shapiro, Goluboff, Bettencourt

VOTED

27
28 **ADJOURNMENT: 10:30 PM**

29
30 *Motion: That the Select Board adjourn for the evening.

31 Verdicchio - Shapiro

32 Roll Call: Verdicchio, Welch, Shapiro, Goluboff, Bettencourt

VOTED

33
34 Respectfully submitted,

35
36 Lisa Wong, Town Manager
37