

**TOWN OF WINCHESTER
SELECT BOARD MEETING
Monday, March 18, 2019
Record**

OPENING

Chairman Lance R. Grenzeback called the meeting to order at 6:35 PM in the Select Board meeting chamber located in Town Hall. Present were Vice Chairman Mariano Goluboff, Selectman Michael Bettencourt, Selectman David P. Errico, and Selectman Jacqueline A. Welch. Also present was Town Manager Lisa Wong.

*Motion: That the Select Board adjourn to Executive Session for the purpose of discussing matters related to Eversource 345 kV Transmission Line Intervener Litigation: MGL Ch. 30 §21(a) 3 - To discuss strategy with respect to collective bargaining or litigation; Rear 784-794 Main Street: MGL Ch. 30 §21(a) 3 - To consider the purchase, exchange, lease or value of real property; MGL Ch. 30 §21(a) 2 - To discuss strategy sessions in preparation for negotiations with nonunion personnel; Asa Fletcher Fund - MGL Ch. 30 §21(a) 1 - To discuss the reputation, character, physical condition or mental health rather than the professional competence of an individual.

Goluboff - Welch

Roll Call: Goluboff, Errico, Bettencourt, Welch, Grenzeback

VOTED

*Motion: That the Select Board adjourn from Executive Session to Public Session, to return to Executive Session at the end of Public Session.

Goluboff - Welch

Roll Call: Goluboff, Errico, Bettencourt, Welch, Grenzeback

VOTED

NOTIFICATION OF MEETINGS AND HEARINGS

1. March 26, 2019 - Town Election
2. April 1, 2019 - Select Board - Regular Meeting

Selectmen's Comments and Non-Docket Business

Chairman Grenzeback reminded everyone that Tuesday, March 26th is the town election. The polls are open very early in the morning to late at night and he encouraged everyone to vote as there is a very critical override question, question 1 on the ballot. We are asking everyone to approve the Operating Override to fund town services for the next three to five years. We have not asked for an override for the Town for over ten years now. We have stretched the Town budget as far as we possibly could in recent years. We have now reached the point where we no longer have sufficient revenues to fund all of our services including Police, Fire, DPW and most importantly schools. Expenses have been growing, they have been growing an average of 5.5% a year. This is not unreasonable as we are seeing surrounding cities and towns having the same experience. The reason we are asking for an override is because Proposition 2½% that was enacted in the 1980's restricts us to an increase of 2½% per year. If your revenue only goes up 2½% but growth is driving you at 5½% you have a nice gap. So if we would like to see our services continue pretty much for the next three years we absolutely need your vote on this override.

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There is one other minor curiosity expense that he would like to note. Chairman Grenzeback received notice from the First Congregational Church that they are repairing the church steeple and it turns out that in fact it is the Town who owns the clock in the steeple. Winchester residents in 1854, before there was a Town Hall when the only clocks available were on steeples, came to the Town and said that they would pay for the installation of the clock if First Congregational Church would allow it to be mounted there. So the Town owns the clock and we also own the repairs, which have been pretty modest over the years but at some point it would come back to us, he thinks that the mechanisms and the face of the clock needs to be repaired.

Selectman Welch congratulated all the town sports teams and we are immensely proud of the boys' ice hockey team for their amazing run of this season. She then acknowledged the great contribution of our two members of the Select Board, our chair Lance Grenzeback and David Errico. They have given so much time, effort, and dedication to the Town of Winchester.

Selectman Errico also offered congratulations to the Winchester High boys' hockey team for their win against St. John's Prep to win the Division 1 North championship.

Vice Chairman Goluboff recognized Chairman Grenzeback and Selectman Errico, and stated that this is the last meeting of this Board. Thank you to both of you for all the time that you have given to the Town. Someone had done a count and there are somewhere in the area of 300 residents who volunteer for Winchester. Thank you for being two of those because with the override being part of the ballot we could not have afforded to run this town without the time that you have given volunteering.

Selectman Bettencourt also extended his appreciation of Chairman Grenzeback and Selectman Errico. People don't realize the amount of time that is spent outside of the Select Board room for the Town of Winchester. He really appreciated the leadership that the both of them have exhibited and working with both of them.

Selectman Bettencourt then discussed how necessary it is for everyone to be voting in the upcoming election. The process where we arrived at the number for the override was a long and arduous of a year that involved all boards and commissions. The override is so necessary to keep the town running, so please come out to vote.

Town Manager Wong thanked Chairman Grenzeback and Selectman Errico for all they have done. They have made her short journey here so far challenging and interesting but they have also provided her with a lot of support, information background and so on, they have helped her start off on good footing. We wanted to present each of you with a small gift of appreciation.

TOWN MANAGER REPORT AND COMMENTS

Appointments: Town Manager announced the following permanent promotional appointment in accordance with section 4-2b of the Town she respectfully requests that the Select Board vote to waive the fifteen (15) day appointment period for: **Daniel S. Balestrieri -Fire Captain; Peter Gove and Thomas Surette - Fire Lieutenant**

*Motion: That the Select Board waive the customary fifteen (15) day appointment effective waiting period to allow Daniel S. Balestrieri, Peter Gove and Thomas Surette to begin their employment.

Goluboff - Welch All in favor VOTED

There was a meeting about the MBTA station reconstruction project on March 7. The design is at 30% and the MBTA will host a public information meeting sometime in May.

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Chairman Grenzeback asked to go back to the design and noted that there is very good access from the north and west walkway but no access from the Waterfield sidewalk or the south side and suggested that a gravel area be installed to have access to the pavilion. Mr. Gill stated that we have estimates of \$400,000 to do other phases and the next phase will be to update the sidewalks and sprinkler system.

Selectman Bettencourt asked about the access for pedestrians and circulation at the intersection of Main and Waterfield. While we are doing this project for the Town we should find funding to reduce pedestrian exposure and correct the site lines. Ms. White informed him that Toole Design is looking into that intersection. Mr. Gill then said that the funding may come from Chapter 90 or Capital funding money. Ms. White said that we don't have a design yet and the Engineer Department is paying for the preliminary engineering services. Selectman Bettencourt stated that there are a lot of blind spots at that intersection and feels that bump outs should be put in. He feels that it makes sense, considering the design, to include the intersection.

Mr. Manganaro took an interest in this project as Mr. Saltmarsh has been a mentor, and a leader both on the political and private side. Mr. Saltmarsh has done all this without asking for much and when Mr. Gill brought this to his attention Mr. Manganaro eagerly said he will help out. He loves the design and we also get the benefit, as Selectman Bettencourt mentioned, to beautify the area. Looking at the budget and at past successes of private and joint ventures he came here tonight not only to get your approval for the design but to maybe get slight funding of \$25,000 to \$30,000 for this project. With your help that would mean a lot to Mr. Saltmarsh.

Selectman Errico said this is a double benefit, honoring Mr. Saltmarsh and beautifying the Town Common. As part of accepting the plans that we consider to make a motion to contribute of \$25,000 from the gift account. He looks at it that this is a town asset and we are helping to improve it for the betterment of the community. He would like the Board to consider two motions, one to accept the plans and one to make a contribution of \$25,000 from the gift account. Selectman Bettencourt seconded Selectman Errico's motion and suggested that we pull from our Pilot Payment account that is not an operating account but it is intended for use for the betterment of the Town Center.

Vice Chair Goluboff agrees with the first motion of accepting this great design, and appreciates all the work that everyone has done. We have just talked about the design of an intersection that someone was killed and we don't know where the funding will come from to improve pedestrian safety. And we are talking about, depending on the results of the election next week that we would have to lay off 15 to 18 teachers and employees in other departments. He thinks that the decision to spend \$25,000 needs to be done after we know the results of the election and after we know what financial situation the Town is in. And he does not think that eight days before we have that election is a good time allocating that kind of money. We don't even know if the pedestrians crossing at that intersection can get to this fantastic pavilion are going to be safe crossing the street. So he can't support the \$25,000 from the gift account, not this week. After the election next week if the override passes and we have the \$2 million in Capital additional every year would be able to fund the safety improvements. He thinks that it would be very different when we are not staring down laying off employees.

Selectman Errico thoughts are that this is a gift account that doesn't have an impact on the operating account and thinks that it will be refunded in June from the Hospital account. This is not an operating line item and he has a motion and a second. Selectman Welch and Chairman Grenzeback stated that they support both motions.

*Motion	That the Select Board endorse the plans and recommend the committee advance them.		
	Grenzeback - Bettencourt	All in favor	VOTED

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*Motion That the Select Board approve the Town's contribution of \$25,000 from the Hospital Fund.
Grenzeback - Bettencourt 4 - 1 VOTED
In favor: Bettencourt, Errico, Grenzeback, Welch
Opposed: Goluboff

- Chairman Grenzeback recessed for two minutes.

4. Senior Tax Relief - Chairman Grenzeback said we met several times to discuss how to offset increase in taxes if there is an override. We have a proposal on the table.

Ms. Wong said we have draft version of an act that could go before the legislature. Ms. Wong commented on financial piece, saying it would help seniors stay in their homes. The impact on the budget is a guess depending on how many take advantage. The potential impact is based on numbers from 2016 department of Revenue, as 2017 have not come in yet. We would piggyback on the senior circuit breaker program and it would greatly reduce the paperwork as people would automatically qualify for our program if they qualify for the circuit breaker. In the 2016 DOR numbers, there are 279 people who took advantage of it with an average relief of \$1000. The town program would set a % each year between 50-200% of that relief amount. The program would be for homeowners, but we don't know how many of the 279 are homeowners versus renters so the impact is still unknown. Vice Chairman Goluboff does this directly lower our levy or increases the taxes of the rest.

There was a discussion and clarification that it is a shift and a discussion about the uncertainty of how many would apply.

Chairman Grenzeback said the Select Board would decide what the % is each year and there was clarification that that resulting amount is what is taken off the taxes annually depending on what is voted.

Selectman Errico there are efficiencies in following circuit breaker but the downside is that the home value is capped at \$778,000. This is a great starting point but the average home price is \$1 million and there are seniors who are equity rich but don't have a lot of cash. He talked to the state delegation about having home values be related to the community. We can focus on helping seniors who are older, 70 to 75. There was discussion about whether the circuit breaker was graduated. It is not.

Chairman Grenzeback wanted to know if we have the ability to amend the program or if we have to go back to the state legislature. Ms. Wong said that state legislature is working on making a program like this a local option. North Reading has to go back to the legislature because of their sunset clause.

Chairman Grenzeback asked if we could adjust the age periodically if it is written into the act. Selectman Bettencourt said we want to stick closely to existing legislation that if you meet the criteria of the circuit breaker you qualify for the program with the additional criteria that you have lived in the community for 10 years.

Vice Chairman Goluboff shared Selectman Errico's concern about the property value. If we want to have exemption, we would have to do all the paperwork to do the income verification. This is a starting point and needs to be refined.

There was discussion about the process. Ms. Wong clarified it was to go to Town Meeting first before going to the State Legislature. Selectman Welch says if this is a warrant article, we should provide options and give the landscape to the town so that people are fully aware of information.

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Vice Chairman Goluboff asked if we have looked at expanding existing property tax programs. Ms. Wong says all are being looked at.

5. Affordable Housing Trust - Selectman Bettencourt gave some background about looking at solutions over the past couple of years to the affordable housing issue. The town government is not structured to be nimble to respond to the market. Members of the Housing Partnership Board and some others have been looking at and recommending an Affordable Housing Trust. It will give us an opportunity to develop a separate investment focused on affordable housing, buying and building stock. It is in line with the Housing Production Plan.

Chairman Grenzeback clarified that it was not a policy making board but it would be a body to implement policies. Selectman Bettencourt added it would help build relationships to build a stream of revenue.

There was a discussion about the number of trustees and that it would require one member of the Select Board to serve. There was discussion that this is not new legislation and have examples to look at from other communities.

John Suhrbier, Housing Partnership Board, said that 110 communities have adopted the Municipal Housing Trust. There were comments about how this would help get things done more efficiently, and leverage funding.

Selectman Welch asked if there are any downsides to the proposals. Selectman Bettencourt responded that many communities that have a trust also have adopted the Community Preservation Act as a source of revenue that feeds into the trust. The Town has some funds in the Selectmen's Housing Fund.

Mr. Suhrbier added that 79 of the 110 communities have the CPA, but the CPA is not a requirement. Chairman Grenzeback said that the next step is to advance this to a warrant. Selectman Welch suggested that the presenters try to give specific and concrete examples. There was discussion that real estate examples be used and what tools the state law allows.

6. Eversource 345kV Line - Chairman Grenzeback stated the basic intent of this one was to inform people that on the 354 line we have two paths that we are following. One is we have appealed the Electric Facilities Siting Board (EFSB) ruling that they would like to route it down Cross Street up Washington. We objected to that and we have filed an appeal with the Supreme Judicial Court. They have put that down to the Appeals Court to deal with. We have not heard a decision on that but expect a decision sometime later this year. In the meantime, the Eversource people requested that we issue a Grant of Locations detailing regulations dealing with how it is to be constructed and installed. We said that the Eversource people have not provided sufficient information. The engineering drawings were not complete. The other towns, Stoneham and Woburn, made similar protest but then said we will let the EFSB issue a certificate that over rules the town grants of location. They have issued that ruling recently however they said that since Winchester is working with Eversource we will hold off on doing anything on that for another 3 to 4 months. What we will be discussing with Eversource the conditions of the grant of locations but if they do not make reasonable progress on that we will appeal and ask for further time and we will wait on what comes out of it. We will know in a couple of more days what will come out of it.

7. Climate Action Appropriation - Chairman Grenzeback explained that at the April 9, 2018 meeting the Select Board approved appropriation of \$10,000 for the Climate Action Committee but we failed to specify what fund we were paying these items from. Ms. Wong summarized that \$5,500 needs to be expended, \$4,500 for trees and \$1,000 for SRECs and recommended that the Select Board use the BOS Agawam Gift Fund.

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*Motion That the Select Board amend the motion from April 9, 2018 motioned by Mr. Errico seconded by Mr. Goluboff and that the funding source be identified for the water stations at McCall Phase II renovations, which have already been done, \$4,500 for the trees and \$1,000 for SRECs from the Agawam Fund.
Goluboff - Bettencourt All in favor VOTED

8. MSBA Statement of Interest - Chairman Grenzeback informed that Board that the School Committee arranged for a meeting early this morning and they voted unanimously to submit a Statement of Interest asking the MSBA to consider funding improvements and renovations for the Lynch and Muraco schools. As we have done for the last two years, the submission requires both the School Committee and the Select Board to vote on the statement and submit it. He does not know if we will get funded immediately but if we are not in line we will never get funded. So this is the same logic that we applied last year which was to make sure that we are in line to get their attention.

*Motion Resolved that having convened in an open meeting on March 18, 2019, prior to the closing date, the Select Board of Winchester, in accordance with its charter, by-laws, and ordinances, has voted to authorize the Superintendent to submit to the Massachusetts School Building Authority the Statement of Interest Form for the Lynch Elementary School located at 10 Brantwood Road, Winchester MA 01890, which describes and explains the following deficiencies and the priority category(s) for which an application may be submitted to the Massachusetts School Building Authority in the future, priority categories two, four, and five, for the elimination of existing overcrowding, for the prevention of expected overcrowding as a result of increased enrollment, and for the replacement, renovation or modernization of school facility systems; and hereby further specifically acknowledges that by submitting this Statement of Interest Form, the Massachusetts School Building Authority in no way guarantees the acceptance or the approval of an application, the awarding of a grant or any other funding commitment from the Massachusetts School Building Authority, or commits the City/Town/Regional School District to filing an application for funding with the Massachusetts School Building Authority.
Goluboff - Bettencourt All in favor VOTED

*Motion Resolved that having convened in an open meeting on March 18, 2019, prior to the closing date, the Select Board of Winchester, in accordance with its charter, by-laws, and ordinances, has voted to authorize the Superintendent to submit to the Massachusetts School Building Authority the Statement of Interest Form for the Muraco Elementary School located at 33 Bates Road, Winchester MA 01890, which describes and explains the following deficiencies and the priority category(s) for which an application may be submitted to the Massachusetts School Building Authority in the future, priority categories two, four, and five, for the elimination of existing overcrowding, for the prevention of expected overcrowding as a result of increased enrollment, and for the replacement, renovation or modernization of school facility systems; and hereby further specifically acknowledges that by submitting this Statement of Interest Form, the Massachusetts School Building Authority in no way guarantees the acceptance or the approval of an application, the awarding of a grant or any other funding commitment from the Massachusetts School Building Authority, or commits the City/Town/Regional School District to filing an application for funding with the Massachusetts School Building Authority.

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Goluboff - Bettencourt All in favor VOTED

CONSENT AGE NDA/SUPPLEMENTAL AGENDA

One Day Alcoholic Beverage License(s)

1. Laura Lewis for Essex Catering - March 29, 2019 - Griffin Museum
2. Annette Lanigan for Jumelage - March 29, 2019 - Sanborn House

*Motion: That the Select Board approve One Day Alcoholic Beverage Licenses for -
Laura Lewis for Essex Catering - March 29, 2019 - Griffin Museum; Annette
Lanigan for Jumelage - March 29, 2019 - Sanborn House
Goluboff - Bettencourt All in favor VOTED

3. Diana Kenosian for Boston's Best Bartending - April 27, 2019 - Winchester Boat Club Selectman Welch had some questions regarding the end time and that there should be no alcohol outside. Chairman Grenzeback suggested that we hold the approval until we receive more information.

Other

*Motion That the Select Board accept, with gratitude, the donation of \$15,000 from the Winchester Home and Garden Club to be used for the Saltmarsh Pavilion and the foundation project.
Goluboff - Welch All in favor VOTED

*Motion That the Select Board accept, with gratitude, the donation of \$750 from Substance Abuse & Mental Health Services Administration to support upcoming prevention programming.
Goluboff - Bettencourt All in favor VOTED

*Motion That the Select Board accept, with gratitude, the donation of \$1,750 from Parent to Parent, Inc to support upcoming educational programming.
Goluboff - Welch All in favor VOTED

*Motion That the Select Board accept, with gratitude, the donation of \$150 to the Winchester Fire Department from Jayne Rutherford to provide for the safety of Winchester's firefighters.
Goluboff - Welch All in favor VOTED

*Motion That the Select Board approve as detailed in the application, Town Day annual permissions for Friday, May 31st and Saturday, June 1st, 2019 with a rain date of Sunday, June 2nd. A.) Street closings and parking bans: Friday, May 31st - Block Party - 5:30 PM - 11 PM - closure of Mt. Vernon St. from Converse Place to Washington Street; Saturday, June 1st (or rain date of Sunday, June 2nd - 6 AM to 10 PM: Main Street (Rotary to Mystic Valley Pkwy); Mt. Vernon St. (Rotary to Washington St.), Thompson St.; Converse Pl., and Laraway Rd. until 5 PM only; B.) Approval to use the following open areas: Town Common, Manchester Field, Eliot Park, Town Hall and the Mill Pond and adjacent grounds; C.) Approval for a fireworks display from Manchester Field.
Goluboff - Welch All in favor VOTED

*Motion That the Select Board approve request from Susan McPhee, Energy Coordinator, to hold an Electric Vehicle Ride and Drive event on Saturday, April 27, 2019 from 1-3 pm at the Town Common and Laraway Parking Lot.
Goluboff - Welch All in favor VOTED

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- *Motion That the Select Board approve as detailed in the application, Parade Permit: En Ka Fair - Saturday, May 18, 2019 (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.
Goluboff - Welch All in favor VOTED
- *Motion That the Select Board approve the Public Amusement License for EnKa Society for EnKa Fair - Friday/Saturday, May 17 and 18, 2019.
Goluboff - Welch All in favor VOTED
- *Motion That the Select Board accept, with gratitude, the donation of \$2,094.00 for appreciation of services provided by the COA to be deposited in the COA Gift Account.
Goluboff - Bettencourt All in favor VOTED
- *Motion That the Select Board accept, with gratitude, the donation of \$250.00 from the Family Action Network to support the Concerts on the Common for the 2019 summer.
Goluboff - Welch All in favor VOTED
- *Motion: That the Select Board approve the November 7, 8, 15, & 19, 2018 and December 3, 13 & 17, 2018; and January, February & March 4, 2019 minutes as distributed at table.
Goluboff - Bettencourt All in favor VOTED

COMMUNICATIONS AND WORKING GROUP REPORTS

The Board acknowledged receipt of a memo from Michelle Tassi, ADA Coordinator re: Light It Up Blue Event - Autism Awareness on Tuesday, April 2, 2019 7-9 p.m. in the Lynch Elementary School.

MEETING SCHEDULE AND AGENDA TOPICS

- *Motion: That the Select Board adjourn from Public Session, to return to Executive Session.
Goluboff - Welch
Roll Call: Goluboff, Errico, Bettencourt, Welch, Grenzeback VOTED
- *Motion: That the Select Board adjourn from Executive Session to return to Public Session.
Goluboff - Welch
Roll Call: Goluboff, Errico, Bettencourt, Welch, Grenzeback VOTED

ADJOURNMENT : 9:55 PM

- *Motion: That the Select Board adjourn for the evening.
Goluboff - Bettencourt

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Roll Call: Goluboff, Bettencourt, Errico, Welch, Grenzeback
Respectfully submitted,
Lisa Wong, Town Manager

VOTED _____