

**TOWN OF WINCHESTER
SELECT BOARD MEETING
Monday, May 16, 2022
Record**

OPENING

Chair Richard Mucci called the meeting to order at 6:30 PM in the Select Board meeting room located in Town Hall. Present were Select Board members Michael Bettencourt, Mariano Goluboff, and John Fallon. Vice Chair Anthea Brady attended meeting via phone. Also present was Acting Town Manager Beth Rudolph, PE.

*Motion: That the Select Board adjourn to Executive Session for the purpose of discussing matters related to Waterfield Lot, Washington/Swanton - 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.

Bettencourt - Goluboff VOTED

Roll Call: Bettencourt, Brady, Fallon, Goluboff, Mucci

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

Bettencourt - Goluboff VOTED

Roll Call: Bettencourt, Brady, Fallon, Goluboff, Mucci

NOTIFICATION OF MEETINGS AND HEARINGS

1. Thursday, June 2, 2022 - Regular Session
2. Monday, June 6, 2022 - Special Town Meeting
3. Monday, June 27, 2022 - Regular Session

ACCEPTANCE OF DONATIONS

*Motion: That the Select Board accept a donation of \$9,670 for the 2022 Winter Pond water treatment and \$2,750 for Winter Pond water testing from the Friends of Winter Pond.

Bettencourt - Goluboff VOTED

Roll Call: Bettencourt, Brady, Fallon, Goluboff, Mucci

*Motion: That the Select Board accept donations of \$590 to the Council on Aging for appreciation of services provided by the Council on Aging.

Bettencourt - Goluboff VOTED

Roll Call: Bettencourt, Brady, Fallon, Goluboff, Mucci

TOWN MANAGER REPORT AND COMMENTS

1. Acting Town Manager's Updates:

En Ka Road Closures

- Monday, May 16th - The Jenks Lot is closed except for those spots designated for Jenks Center parking only.
- Tuesday, May 17th - The Jenks Lot completely closes around 6:00pm.
- Wednesday, May 18th - Skillings Road will close one way, from the High School to Washington Street, around 6:00pm. You'll be able to travel to the High School on Skillings.

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- Thursday, May 19th - Mt. Vernon Street from Converse Place to Washington Street will close both ways at 6:00pm.
- Friday, May 20th - Skillings Road will close from Washington Street to the High School around 3:30pm.

Board and Committee Openings

Below is a summary of the current open board and committee positions posted on the Town's website:

Board/Committee	# of Openings	Close Date	Appointing Authority
Commissioners of Trust Funds	1	5/20/22	Select Board
Senior Citizen Tax Committee	1	5/20/22	Select Board
EFPBC	1	5/20/22	Select Board
Wildwood Cemetery Advisory Committee	2	5/17/22	Select Board

Construction/Capital Project Updates

- Upcoming Bids
 - Woodside Road and Wildwood Street - The bid opening for the improvements to the intersection of Woodside Road and Wildwood Street is scheduled for May 19th. The Town hopes to start construction in late June/early July after school gets out.
- On-going Construction projects:
 - Eversource 345kV Project - Eversource is currently working on Cross Street between Marion Street and Washington Street, and on Washington Street at the Aberjona River crossing. They will also start work on Lake Avenue in Woburn near Horn Pond in the coming weeks, which will result in daytime traffic detours between Pond Street and Main Street in Winchester.
 - Vinson Owen Safe Routes to School - MassDOT and their contractor is back on site. Work is expected to last finish up in July.
 - North Reservoir Dam - The contractor has mobilized to the site and is pumping down the water in the North Reservoir to levels necessary to start construction.
 - Transfer Station Renovation - The contractor is mobilizing to the site this week and will start test pitting and other preliminary construction activities.
- Upcoming Construction projects:
 - Church Street at Waterfield Road - Construction is expected to start at the intersection of Church Street and Waterfield Road in mid-May, and will last 6 to 8 weeks.

Community Events/Notes

- **Transportation Plan Listening Session** - The Town is holding a listening session on Thursday, May 19th as part of the Transportation Master Plan funded at Fall Town Meeting. Residents can sign up for the zoom in the Town's calendar. There is also a webtool where residents can provide feedback at <https://tooledesign.github.io/winchester-TP/>
- **MyWRA Herring Open House** - The Mystic River Watershed Association (MyRWA) will be hosting a family-friendly Herring Open House at Horn Pond in honor of this year's World Fish Migration Day on Tuesday, May 17th from 4 to 6pm. Stop by to learn about the river herring life cycle, river herring ecology, and the annual river herring migration in the Mystic. Located near Scalley Dam, the Open House will discuss the barriers that herring face in finding suitable spawning habitat and what MyRWA and other organizations across Massachusetts are doing about it. <https://mysticriver.org/calendar/2022/5/17/herring-open-house>

BUSINESS

1. **Committees & Commissions** - The Select Board interviewed/appointed/reappointed the following committee members:

*Motion That the Select Board reappoint Kristopher Galletta, Michael Queenan & Robin Swan to the Affordable Housing Trust Committee for a term to expire April 30, 2025.

Bettencourt - Goluboff

VOTED

Roll Call: Bettencourt, Brady, Fallon, Goluboff, Mucci

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*Motion That the Select Board appoint Timothy Matthews to the Traffic & Transportation Advisory Committee for a term to expire March 31, 2025.
Bettencourt - Goluboff VOTED
Roll Call: Bettencourt, Brady, Fallon, Goluboff, Mucci

2. **Washington/Swanton RFP** - Chair Mucci gave a brief history of processing the RFP and stated that we are at a point that staff feels comfortable with the draft to move forward. Ms. Rudolph stated that our objective is to issue the RFP but there are some tweaks to make to criteria #2/Affordable Housing.

*Motion That the Select Board issue the RFP for Washington/Swanton parcel as presented including the proposed evaluation criteria redraft at table and subject to review and changes elected by the Town Management.
Bettencourt - Goluboff VOTED
Roll Call: Bettencourt, Brady, Fallon, Goluboff, Mucci

3. **Waterfield Lot: Special Town Meeting** - Chair Mucci announced that staff has spent a significant amount of time negotiating with CIVICO and we have reached a point where we have an LDA and Ground Lease substantially completed. The Board can move forward tonight to approve them, subject to some last-minute changes that will be done by mid-week. We can then send the LDA and Ground Lease to Town Meeting members later this week so that they have time to review the documents. The Town Manager's Public Hearing will be held May 23rd and the Special Town Meeting is Monday, June 6th.

*Motion That the Select Board authorize the Town Manager and Chair to finalize negotiations on the Ground Lease and LDA with CIVICO for the proposed disposition of the Waterfield Lot and to provide notice to Town Meeting residents.
Bettencourt - Goluboff VOTED
Roll Call: Bettencourt, Brady, Fallon, Goluboff, Mucci

4. **Select Board Goals & Work Plan** - The Board reviewed the Work Plan that Ms. Rudolph submitted, assigning a member to projects that needed support from the Select Board. The following are a sample of the projects: Town-wide Traffic Study - Mariano Goluboff; Town Center Acton Plan - Richard Mucci & Michael Bettencourt; South Reservoir Dam repairs - John Fallon; Multi-purpose Sport Court - Richard Mucci; Manchester Field Turf Replacement - Richard Mucci & Anthea Brady; Transfer Station Working Group - Mariano Goluboff.

5. **Select Board Committee Assignments** - Chair Mucci reviewed the list and members volunteered to be assigned to represent the Select Board for each committee. Mr. Bettencourt addressed that we should develop a working group regarding the Community Preservation Act (CPA) and he is happy to take the lead in researching the process.

Committee Memberships

Affordable Housing Trust

Audit Advisory Committee

Committee on Names

Fields Management Committee

Housing Partnership Board

Committee/Organization Liaisons

Cable Advisory Committee

Primary

Michael Bettencourt

John Fallon

Anthea Brady

Anthea Brady

Michael Bettencourt

Richard Mucci

Backup

Mariano Goluboff

John Fallon

Richard Mucci

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Capital Planning Committee	John Fallon	Richard Mucci
Chamber of Commerce Liaison	Richard Mucci	
Conservation Commission Liaison	Mariano Goluboff	Michael Bettencourt
Council on Aging/Winchester Seniors Association	Michael Bettencourt	John Fallon
Disability Access Commission	Richard Mucci	
Energy Management Committee	Mariano Goluboff	Michael Bettencourt
Permanent Street Tree Committee	Richard Mucci	
Planning Board	Richard Mucci	
Traffic and Transportation Advisory Committee	Mariano Goluboff	Richard Mucci
Wildwood Cemetery Advisory Committee	John Fallon	Michael Bettencourt
Winchester Hospital/Lahey PILOT	Richard Mucci	
Working Groups		
Field's Master Plan	Anthea Brady	
Flooding/Drainage/Stormwater Management Working Group	Mariano Goluboff	
MBTA Train Station	Richard Mucci	Michael Bettencourt
State of the Town Committee	Mariano Goluboff	Michael Bettencourt
Town Center Initiative Steering Committee	Michael Bettencourt	
Town Center Parking Committee	Michael Bettencourt	
Transfer Station Working Group	Mariano Goluboff	
Winchester Cultural District	Richard Mucci	
Master Plan Implementation Committee - Sub-Committees		
*Balancing Development with Preservation	Mariano Goluboff	
*Connecting People to Places	Richard Mucci	
*Choosing Youth Representative	Anthea Brady	

6. Summer Meeting Schedule - Chair Mucci asked everyone to submit their availability for a meeting in August.

CONSENT AGENDA

*Motion That the Select Board approve the meeting minutes for April 11, 2022.
Brady - Goluboff VOTED

ADJOURNMENT : 8:50 PM

*Motion: That the Select Board adjourn for the evening.
Brady - Bettencourt
Roll Call: Brady, Goluboff, Bettencourt, Fallon, Mucci VOTED
Respectfully submitted, Beth Rudolph, Acting Town Manager