

**TOWN OF WINCHESTER
SELECT BOARD MEETING
Monday, June 29, 2020
Record**

OPENING

Chair Michael Bettencourt called the meeting to order at 6:15 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; 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; MGL Chapter 30 §21(a) 2 - To discuss strategy with respect to collective bargaining with non-union personnel.

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, July 20, 2020 - Regular Session
2. Monday, August 3, 2020 - Regular Session

ACCEPTANCE OF DONATIONS

*Motion That the Select Board accept, with gratitude, a donation in the amount of \$5,000 from the En Ka Society to the Winchester Police Department for the purchase of new Honor Guard Uniforms.

Verdicchio - Welch

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

VOTED

TOWN MANAGER REPORT AND COMMENTS

MATTERS FROM THE AUDIENCE

Residents from the Sunset Road, and members of the Conservation Commission, attended the meeting to discuss, amongst many issues, the conservation/stormwater impact to their neighborhood regarding the development of the old Kraft property on the Woburn/Winchester line. The project is now called the Vale Development and the developer is going before the Woburn Conservation Commission and City Council on July 7th for a site plan review special permit(s). The

residents are asking for the Board's support and were informed by Chair Bettencourt that the Town is considering hiring a consultant to help. The Select Board will follow up with the residents to schedule a neighborhood meeting.

COMPTROLLER 'S REPORT

HEARINGS

BUSINESS

1. **Verizon Franchise Agreement** - Ashley Stevens, Cable Advisory Committee Chair, presented the final Verizon Cable Television Renewal License for the Select Board's approval. He also informed the Board that the Comcast License expires in the middle of September and the committee is actively working with Comcast.

*Motion That the Select Board approve the Verizon Cable Television Renewal License as presented.

Verdicchio - Welch

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

VOTED

2. **Waterfield Road Crosswalk (Toole Design Group Recommendation)** - Beth Rudolph, Town Engineer, informed the Board that she had received a memo from Toole Design recommending the installation of the crosswalk on Waterfield Road at the crossing of the Tri-Community Bikeway. Toole Design concluded that it would be safe to add the crosswalk at this location due to the geometric changes currently underway at the corner of Waterfield Road and Mystic Valley Parkway. Staff recommends that the contractor repairing the Waterfield Road Bridge install the handicapped ramps and crosswalk as part of the restoration work. Mr. Goluboff inquired about installing a raised crosswalk and Ms. Rudolph stated that long-term improvements could include a raised crosswalk or bump-out. The estimation of the design and permitting of the improvements would range from \$15,000 to \$20,000, with construction costs ranging from \$60,000 to \$90,000 depending on the required drainage improvements.

*Motion That the Select Board approve to install a new crosswalk across Waterfield by the bridge and having DPW work with the contractor to do the work of installing the ramps and painting the crosswalk.

Verdicchio - Welch

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

VOTED

3. **MBTA Cost Sharing Agreement** - Beth Rudolph, Town Engineer, reviewed the Town's response with the Select Board, to the MBTA letter regarding the cost sharing for the Winchester Center Train Station Renovation.

*Motion That the Select Board approve the cost sharing agreement letter as presented and authorize the Chair to send it to the MBTA.

Verdicchio - Welch

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

VOTED

4. **Thompson Street Closure Assessment/Cost Sharing/Traffic Calming** - Craig Rabe, Chamber Chair, told the Board that the Chamber does not feel that there is enough foot traffic to close Thompson Street on Thursday and Friday nights and the loss of the parking spaces has impacted the businesses. Mr. Rabe feels that the entire group, retailers, Chamber members

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and Town Staff, should meet to brainstorm ideas about what they can do to take advantage of closing Thompson Street.

Business owners Valentina Taliaferro, Salone Estetica and Artie Bennos, Simms II Jewelers spoke to the issues that the business owners are having specifically losing the parking spaces that are being taken up by all of the restaurants. They are asking the Select Board and the Chamber to help support and promote all of the town center businesses not just the restaurants. Mr. Rabe will connect with the businesses and members of the Board will meet with the Chamber at their next meeting.

Chair Bettencourt returned to this agenda item later in the meeting to discuss the cost sharing portion. He has had some requests from restaurants and businesses who have put out a large outlay of cash in order to comply with our safety guidelines, such as barriers, tents and extra supplies, asking if the Select Board could create a grant system that the restaurants can apply for to help them offset some of those costs. The Select Board has the Hospital Gift Account as a funding source but the funding would be very limited to help offset their expenses. Ms. Verdicchio inquired as to whether we could get some sort of idea of the magnitude and itemize it a little bit just so we know what we are talking about doing. Mr. Goluboff felt that direct grants to businesses would be an issue but we could use funds to help the Chamber with marketing. We can ask staff to work more closely with the Chamber to have a plan in place and with marketing hopefully it will catch on with the residents. After some discussion the Board decided that the plan moving forward is going to be the closure of Thompson Street Saturday night thru Sunday and to remove the closure on Thursday and Friday nights.

5. **Equity & Anti-Racism Task Force** - Chair Bettencourt continued the discussion to the meeting on Monday, July 20th and he would like to add the Equity & Anti-Racism Task Force as a static agenda item.
6. **Committees & Commissions: Update of Charter** - Chair Bettencourt moved the discussion to another meeting to talk about how we are lacking in our committee structure and the potential of updating the policy which would include some charter changes.
7. **Discussion of Yard Maintenance/Noise Ordinance** - Chair Bettencourt stated that there has been an increase in complaints regarding yard maintenance machines being used early in the day (5:30am) and the Board is looking into adding them to the Town Noise Ordinance.
8. **Renew Comptroller's Contract** - Review and vote renewal of Comptroller's employment agreement.

*Motion That the Select Board renew the Comptroller's contract with a salary adjustment of 13%.

Verdicchio - Welch

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

VOTED

9. **Clearway Solar** - Jessica Wall, Town Counsel, informed the Board that she has made tremendous strides in making the changes with Clearway especially the termination fees. There are a few minor details, such as making sure that the usage numbers are solid for the Town, that need to be worked out. Susan McPhee, Energy Coordinator, explained the changes to the contract in terms of the termination fees that the Board had questions with Clearway. Instead of using net present value calculation they have a new proposal that is in the contract in front of the Board that includes a two-year lost revenue charge in case of any termination. Clearway has structured the fee to be higher for termination due to a default, equal to the full amount of two years lost revenue, but if termination is for convenience, and the town gives Clearway notice, it would be a portion of that amount. It would be far lower than the net present value that we saw in the previous draft. For example, if we terminate in year one the original

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calculation was 5.8 mil the new calculation is \$790,000 and if we give them notification then it is half of that.

*Motion That the Select Board approve the Clearway Solar agreement as presented with termination fees based on the two years of lost revenue, the lower termination fees, subject to review and approval by counsel.

Verdicchio - Welch

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

VOTED

10. Schedule Work Plan Working Session - Chair Bettencourt informed the Board that we will plan separate meetings on a Friday in the next couple of months

CONSENT AGE NDA

*Motion That the Select Board approve the staging & parking permit at 7-11 Thompson Street to LoPresti Contracting Inc. to replace the brick **façade** on top of the store front.

Verdicchio - Welch

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

VOTED

ADJOURNMENT : 10:00 PM

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

Verdicchio - Welch

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

VOTED

Respectfully submitted,

Lisa Wong, Town Manager