



BOARD OF SELECTMEN

Meeting Minutes

Monday, March 4, 2019

6:30 PM

ROOM 204, ACTON TOWN HALL, 472 MAIN STREET

Present: Katie Green, Joan Gardner, Jon Benson, Peter J. Berry, Janet K. Adachi

Absent: None

1. Opening

Executive Session

Chair Green opened the meeting at 6:30 PM. Chair Green announced that the Board of Selectmen would be entering executive session to conduct strategy sessions in preparation for negotiations with non-union personnel. Chair Green further announced that the Board of Selectmen would reconvene in open session following the conclusion of the executive session. Mr. Benson called roll.

Ms. Adachi – arrived at 6:40 PM

Mr. Berry – aye

Ms. Green – aye

Ms. Gardner – aye

Mr. Benson - aye

2. Regular Business

A. Citizen Concerns

Terra Friedrichs, West Acton - uncovered the FinCom Kelley's Corner presentation. Question regarding the design of the build-out with the Kmart parcel as proposed.

B. Chair Update/Operational Update

Katie Green – nothing new just quick updates, MassDOT 25% design tomorrow night, voter registrations.

John Mangiaratti – March Municipal Monthly available on the town website, police department awarded a grant for 8K for pedestrian safety and bicycle safety, thanks to the DPW for their hard work past couple of days, Highway Superintendent retires after 40 years in Acton.

3. New/Special Business

A. ABRSC School Budget and Capital Presentation

Representing ABRSC is Peter Light, Superintendent as well as Marie Altieri and David Verdolino. Mr. Light presented the FY 20 Budget and Capital presentation. Ms. Adachi commented on being impressed by all the numbers and capital plan. Looked at minutes for the Building Committee and that they were going to go with septic with the (twin)



school. Hoping he can meet with the Town Manager and other people to discuss the options. Had questions regarding the building and demolition process and whether the students would be temporarily housed off the property. Mr. Light stated it was going to be a one phase construction project. No questions from members of the audience.

B. Minuteman Regional Technical High School Budget Presentation

Representing Minuteman is Pam Nourse – Acton-Boxborough representative. Ms. Nourse gave a presentation on an update on Minuteman and the budget. Highlights were current school construction, student enrollment, and the FY20 Assessment.

C. Discussion of Host Community Agreement with Nature's Remedy

Mr. Mangiaratti explained to the Board regarding the requirement to have a host community agreement with marijuana dispensaries. He presented a draft agreement explaining the 3% fee. Mr. Berry questions a line in paragraph 5 mentioning “cultivating and processing facility” and that Nature’s Remedy is only selling medical marijuana. Mr. Magiaratii will check on the language. Mr. Berry questioned Nature’s Remedy ability to decrease the 3% sales contribution in the form of gifts to Police Department and Acton United Way in the form of drug education/treatment. Mr. Benson noted language that needed to be updated in Paragraph 4. No further questions. Ms. Adachi motioned to have Town Manager finalize and execute the agreement Mr. Benson seconds. The Board voted 4-1 (Ms. Gardner). The motion was approved.

D. Warrant Article Assignments and Recommendations

Article 1 – Ms. Adachi made a motion to recommend, Mr. Benson seconded the motion. The BoS voted 5-0 to approve the motion. The motion was approved

Article 2 –Ms. Gardner made a motion to recommend, Ms. Adachi seconded the motion. The BoS voted 5-0 to approve the motion. The motion was approved.

Article 3 – Budget Transfer – Ms. Gardner motioned to defer, Ms. Adachi seconded the motion. The BoS voted 5-0. The motion was approved

Article 4 – Town Operating Budget – Mr. Berry mentioned to recommend, Mr. Benson seconded the motion. The BoS voted 5-0. The motion was passed.

Article 5 – Town Capital – Kelley’s Corner Supplemental Engineering and Appraisal Services – Mr. Benson motioned to recommend, Ms. Gardner seconds the motion. The BoS voted 5-0. The motion was approved.

Article 6 – Sidewalks and Traffic Calming – Mr. Berry motioned to recommend, Ms. Gardner seconds the motion. The BoS voted 5-0. The motion was approved.

Article 7 – Acton-Boxborough Regional School District Assessment – Ms. Adachi motioned to recommend, Mr. Benson seconded. The BoS voted 5-0. The motion was approved.

Article 8 – Acton-Boxborough Regional School District Capital Improvement Plan – Mr. Benson motioned to recommend, Ms. Gardner seconded. The BoS voted 5-0. The motion was approved.



Article 9 – Acton-Boxborough Regional School District – Authorize Regional Stabilization Fund – Ms. Gardner motioned to recommend, Mr. Benson seconded. The BoS voted 5-0. The motion was approved.

Article 10 – Minuteman Regional School District Assessment – Ms. Adachi motioned to recommend, MR. Berry seconded. The BoS voted 5-0. The motion was approved.

Article 11 – Community Preservation Program – Direct Appropriations from Fund Balances – Ms. Gardner motioned to recommend, Mr. Benson seconded. The BoS voted 5-0. The motion was approved.

Article 12 – Transfer Real Property – 53 River Street – Mr. Berry motioned to recommend, Mr. Benson seconded. The BoS voted 5-0. The motion was approved.

Article 13 – Disposition of Real Property – 348-364 Main Street – Ms. Adachi motioned to recommend, Mr. Berry seconded. The BoS voted 5-0. The motion was approved.

Article 14 – Land Acquisition or Lease – 19 & 21 Maple Street – Ms. Green motioned to defer, Mr. Benson seconded. The BoS voted 5-0. The motion was approved.

Article 15 – Land Acquisition – 257 Central Street, Northern Subdivided Parcel – Ms. Adachi motions to not recommend, Mr. Berry seconds. The BoS voted 5-0. The motion was approved.

Article 16 – Fund Collective Bargaining Agreements – Ms. Green motioned to defer, Ms. Gardner seconds. The BoS voted 5-0. The motion was approved.

Article 17 – 24 (consent) Ms. Adachi motioned to recommend, MS. Gardner seconds. The BoS voted 5-0. The motion was approved.

Article 25 – Accept Legislation – Agricultural Commission – Ms. Adachi motions to recommend, Ms. Green seconds. The BoS voted 5-0. The motion was approved.

Article 26 – Amend General Bylaws – Right to Farm – Ms. Adachi motions to recommend, Ms. Gardner seconds. The BoS voted 5-0. The motion was approved.

Article 27 – Amend General Bylaw – Chapter N, Demolition Delay – Ms. Green motions to recommend, Mr. Benson seconds. The BoS voted 5-0. The motion was approved.

Article 28 – Amend General Bylaws – Public Way Permits – Ms. Adachi motions to recommend, Mr. Benson seconds. The BoS voted 5-0. The motion was approved.

Article 29 – Amend Town Charter – Planning Board Membership. Ms. Gardner motions to recommend, Mr. Berry seconds. The BoS voted 5-0. The motion was approved.

Article 30 – Amend Zoning Bylaw – Detached Accessory Apartments – Ms. Gardner motions to recommend, Mr. Benson seconds. The BoS voted 5-0. The motion was accepted.

Article 31 – Amend Zoning Bylaw – Accessory Apartments – Ms. Adachi motions to not recommend, Ms. Gardner seconds. The BoS voted 5-0. The motion was accepted.

Article 32 – Amend General Bylaws – Plastic Bag Reduction – Mr. Benson motions to recommend, Ms. Gardner seconds. The BoS voted 5-0. The motion was approved.

Article 33 – Non-Binding Resolution – Building Moratorium – Ms. Adachi motions to not recommend, Mr. Benson seconds. The BoS voted 5-0. The motion was approved.

Article 34 – Non-Binding Resolution – Development Rate Limitation Bylaw – Ms. Adachi motions to not recommend, Mr. Benson seconds. The BoS voted 5-0. The motion was approved.



Article 35 – Non-Binding Resolution – Land Clearing Limits – Ms. Adachi motions to not recommend, Mr. Benson seconds. The BoS voted 5-0. The motion was approved. Article 36 – Non-Binding Resolution – Limit Size of New Single Family Houses – Ms. Adachi motions to not recommend, Mr. Benson seconds. The BoS voted 5-0. The motion was approved.

Article 37 – Non-Binding Resolution – Do Not Add Turning Lanes at Route 11 and Route 27 – Mr. Benson motions to not recommend, Ms. Adachi seconds. The BoS voted 5-0. The motion was approved.

Article 38 – Non-Binding Resolution – Register Intent to Purchase the Kmart Parcels – Ms. Green motions to not recommend, Ms. Gardner seconds. The BoS voted 5-0. The motion was approved.

Article 39 – Remove Deed Restriction – 670 Massachusetts Avenue - Ms. Adachi motions to recommend, Ms. Green seconds. The BoS voted 5-0. The motion was approved.

Articles 40 – 53 (consent) – Ms. Adachi motions to recommend, Mr. Berry seconds. The BoS voted 5-0. The motion was approved.

4. Consent Items

Ms. Adachi motions to approve consent items 7-16, Ms. Gardner seconds. The BoS voted 5-0. The motion was approved.

4. Adjournment

At 9:05 p.m., it was moved and seconded to adjourn the meeting. The motion was approved unanimously.

Documents and Exhibits Used During this Meeting

- ABRSC School Budget and Capital Presentation
- Minuteman Regional Technical High School Budget Presentation
- Warrant Article Assignments
- Annual Town Meeting Draft Warrant
- One Day Alcoholic Beverage License – Chris Hardy
- One Day Alcoholic Beverage License – Linda Viera
- Meeting Minutes January 5 and 7, 2019
- Meeting Minutes February 22, 2019
- Change in Membership Email Request – VCC
- Eagle Scout Court of Honor Letter
- Accept Gifts, Recreation Department
 - Revolutionary Community Yoga
 - Adesa Concord
- MBTA Advisory Board Designee
- Selectmen Reports – no reports submitted