

**Select Board Meeting
March 17, 2025, 7:00 PM
Sanford Hall, Town Hall
155 Village Street**

Present: Frank Rossi, Chair; Todd Alessandri, Vice-Chair; Dennis Crowley, Clerk (via phone); Glenn Trindade, Member

Absent: Maryjane White, Member

Staff Present: Michael Boynton, Town Manager; Allison Potter, Assistant Town Manager; Carol Pratt, Finance Director; Peter Pelletier, Department of Public Works (DPW) Director; Nolan Lynch, Assistant DPW Director; Barbara Saint Andre, Director Community and Economic Development Director.

Others Present: Planning and Economic Development Board (PEDB): Andy Rodenhiser, Chair; Medway Historical Society: Tim McCarthy, Chair; Annmarie Fontecchio, member.

At 7:02 PM, Mr. Rossi called the meeting to order and led the Pledge of Allegiance.

Public Comments:

There were none.

Approval of Minutes: March 3, 2025

The Board reviewed the draft minutes from March 3, 2025

Mr. Trindade asked to change “for the Legion purchase” to “from the Legion property sale” on line 162, page 4 and replace “committee” with “trust” on line 170, page 4.

Mr. Rossi asked to change “Debbie” to “Debi” on line 36, page 1; add “Mr. Crowley opposed” on line 173, page 4; add “Mr. Crowley opposed” on line 230, page 5 and cross out “along with” and add “board members not present” on line 37, page 1. Mr. Crowley had no amendments.

Mr. Trindade moved to approve the minutes as amended, seconded by Mr. Alessandri. Mr. Rossi-Aye, Mr. Alessandri-Aye, Mr. Crowley-Aye, Mr. Trindade-Aye. VOTE: 4-0-0

Approval: Historical Society Request to Place Signs for Car Show on September 20

The Board reviewed pictures showing sign locations and sponsor advertising display

Medway Historical Society members present were Tim McCarthy, Chair, and Annmarie Fontecchio, Member. Mr. McCarthy requested approval to place signs in the same locations as the previous year and for the sponsor display. He elaborated that for the sponsor display, Imperial Cars would place an approximately 20-foot-high rotating car display with an antique Corvette at 123 Holliston St. Mr. McCarthy will also request approval from the Medway Parks & Recreation Department. Ms. Fontecchio thanked Mr. Crowley and the Lions Club for their support of this event. Mr. Crowley asked if there were any requirements for this plan to be submitted to the Design Review Committee. Mr. Rossi assured that there was no such requirement, as this is a temporary, one-day event. Mr. Alessandri inquired about any potential liability with the display. Mr. McCarthy confirmed that both the Historical Society and Imperial

Cars have insurance riders for the event. Mr. McCarthy also informed the Board that they have received a larger response to the event and expect over 200 cars to participate.

Mr. Trindade moved that the Board approve the sign locations for the car show as requested, as well as the sponsor display on the date of the event. Seconded by Mr. Alessandri. Mr. Rossi-Aye, Mr. Alessandri-Aye, Mr. Crowley-Aye, Mr. Trindade-Aye. VOTE: 4-0-0.

Consideration/Vote: Intent to Layout Little Tree Road and Rustic Road as Public Ways; Refer to Planning and Economic Development Board for a Report

The Board reviewed Memo from Community and Economic Development Director Barbara Saint Andre, Layout, Memo from Tetra Tech regarding bond item list, Cost estimates, and Resident email requesting road acceptance.

Resident Michael Henry (6 Little Tree Rd) expressed support for granting easements for properties at 4, 10, 12, and 16 Little Tree Rd. Mr. Henry and Mr. Condon thanked Ms. Saint Andre for her assistance throughout the process. At 3 Rustic Rd, Rob Condon expressed concern about the financial responsibilities of residents to bring the roadways up to standard. Mr. Boynton explained that by making the roads public ways, it would allow the Town to allocate funds for their improvement. He further explained that while it wouldn't happen immediately, becoming a public way would allow for future funding of the project, with the next steps being the easements. Jane Harris (9 Little Tree Rd) mentioned that she is working on her easement and is appreciative of the process. Sean Lynch (15 Little Tree Rd) inquired whether there was anything specific needed from their mortgage company for the easement. Ms. Saint Andre responded that she worked with Town Counsel to develop a form for the easement and that the mortgage companies can sign off on it. If a mortgage company prefers, they can use their own form. Mr. Trindade informed residents that some mortgage companies might take time to approve the form. Barbara Saint Andre (Director Community and Economic Development) and Andy Rodenhiser (Chair of the Planning and Economic Development Board) explained that tonight's vote was the first step in the process, a preliminary vote to advance the article. Mr. Rodenhiser clarified that the Planning and Economic Development Board would make a referral back to the Board with their findings to assist in making an informed decision. Ms. Saint Andre noted that the final meeting the Board can consider this issue will be the April 22, 2025, meeting as the report needs to be filed with the Town Clerk 7 days prior to Town Meeting. Mr. Crowley expressed concern about setting a precedent and wanted residents to understand the cost, which is around \$600,000. He asked about the 120-day requirement for obtaining all the easements. Ms. Saint Andre clarified that the 120-day period would start after Town Meeting. The Board expressed that, through no fault of the residents, these roadways have become an issue, and they are supportive of adding them to the Town's roadways plan.

Mr. Trindade moved that the Board vote its intent to layout Little Tree Rd and Rustic Rd as public ways and to refer the matter to the Planning and Economic Development Board for a public report. Seconded by Mr. Alessandri. Mr. Rossi-Aye, Mr. Alessandri-Aye, Mr. Crowley-Aye, Mr. Trindade-Aye. VOTE: 4-0-0.

Approval: Indirect Cost Allocations for Fiscal Year 2026 Enterprise Funds

The Board reviewed the Allocation document.

Carol Pratt, Director of Finance, reviewed the allocation document with the Board and explained the calculations of the indirect costs paid by the Town departments. There were no questions from the Board.

Mr. Trindade moved that the Board approve the FY26 indirect cost allocations as discussed. Seconded by Mr. Alessandri. Mr. Rossi- Aye, Mr. Alessandri-Aye, Mr. Crowley-Aye, Mr. Trindade-Aye. VOTE: 4-0-0

Presentation: Debt Schedule

The Board reviewed the Types of debt, Current and anticipated debt and FY26 debt schedule

Ms. Pratt explained that the Town's debt limit is 5% of Medway's equalized valuation (\$3,600,000,000), bringing the debt limit to \$181,000,000, which the Town does not approach. She discussed the two statutes under which the Town borrows: debts outside the limits (Sewer and Water Enterprise Funds) and debts within the limits (General Borrowing under Section 7). As of June 30, the total debts were approximately \$59,000,000. Ms. Pratt went over items that are authorized but not yet borrowed and proposed new debts from the upcoming Annual Town Meeting in May, which, when combined with the current debt, would total approximately \$80,000,000. She clarified that the Town only borrows money as needed, even though the funds are approved in advance. Mr. Boynton provided examples of debts outside the limits, such as the Water Treatment Plant and Brentwood Water Main project, which are paid through the Enterprise Funds. Ms. Pratt also reviewed projected future debts. Mr. Rossi requested a brief explanation of excluded versus non-excluded debts. Ms. Pratt explained that excluded debts are those approved at Town Meeting that are taxed to residents outside of the annual tax levy, with the last excluded debt being in 2013. Mr. Boynton discussed non-excluded debt, which falls within the annual tax levy limits, and noted that as older debts fall off, they are replaced with new debts to support the Town and infrastructure. Mr. Crowley asked about the approximately \$700,000 in line items that would not be used and whether it would fall to free cash. Mr. Boynton confirmed that it would likely go to the Facility Stabilization Fund unless there is a crisis. Ms. Pratt reviewed the Enterprise Debt page and noted that amounts falling under the Water Trust Fund are outside the tax levy. Mr. Rossi praised Ms. Pratt for the thorough presentation, which allows the Board to anticipate larger debt loads for the Town in the coming years and understand the impact.

Approve: Wicklow Wood Recycling LLC for Brush Grinding – Not to Exceed \$30,000

The Board reviewed the memo and Wicklow Wood Recycling Contract.

Peter Pelletier, DPW Director, and Nolan Lynch, Assistant DPW Director, addressed the Board regarding the contract award. The previous contractor was dismissed due to equipment failures, and their contract was canceled. Mr. Pelletier stated that Wicklow Wood Recycling is available to perform the work and requested approval to award them the contract. This contract is for grinding brush brought to the Recycling Center, which will then be chipped and sent off-site.

Mr. Trindade moved the Board approve the contract with Wicklow Wood and Recycling as presented and authorize the Chair to execute it. Seconded by Mr. Alessandri. Mr. Rossi-Aye, Mr. Alessandri-Aye, Mr. Crowley-Aye, Mr. Trindade-Aye. VOTE: 4-0-0.

Approve: Stumpy's Tree Service – Two-Year Contract, Not to Exceed \$100,000 Per Year

The Board reviewed the memo and Stumpy's Contract

Mr. Pelletier confirmed that they have used Stumpy's Tree Service for several years, with excellent results. Mr. Boynton and Mr. Lynch highlighted Stumpy's timely responses during emergency situations.

Mr. Trindade moved the Board approve the contract with Stumpy's Tree Service as presented and authorize the Chair to execute it. Seconded by Mr. Alessandri. Mr. Rossi-Aye, Mr. Alessandri-Aye, Mr. Crowley-Aye, Mr. Trindade-Aye. VOTE: 4-0-0.

Approve: Tri-Valley Irrigation – Not to Exceed \$25,000

The Board reviewed the Memo and Tri-Valley Irrigation Contract

Mr. Pelletier stated that they have worked with Tri-Valley Irrigation for several years on athletic fields and are seeking to streamline the process and bring them in earlier to begin work.

Mr. Trindade moved the Board approve the Tri-Valley Irrigation contract as presented and authorize the Chair to execute it. Seconded by Mr. Alessandri. Mr. Rossi-Aye, Mr. Alessandri-Aye, Mr. Crowley-Aye, Mr. Trindade-Aye. VOTE: 4-0-0.

Discussion/Vote: 5/12/25 Special and Annual Town Meeting Warrant Articles, Including Zoning Articles

The Board reviewed the Special Town Meeting Warrant, Annual Town Meeting Warrant, and PEDB Memo re: Public Hearing on Zoning Articles.

ATM Article 27: Accessory Dwellings

Mr. Rodenhiser explained the need to amend zoning bylaws to comply with recent amendments to MGL 148, subsection 3, which requires accessory dwelling units of up to 900 square feet to be allowed in all single-family districts.

Mr. Trindade moved the Board approve Article 27. Mr. Alessandri seconded. Mr. Rossi-Aye, Mr. Alessandri-Aye, Mr. Crowley-Aye, Mr. Trindade-Aye. VOTE: 4-0-0.

ATM Article 28: Flood Plain Bylaw

Mr. Rodenhiser stated that zoning bylaw updates are needed periodically as FEMA updates its flood insurance maps. This ensures that residents can remain eligible for flood insurance.

Mr. Trindade moved the Board approve Article 28. Mr. Alessandri seconded. Mr. Rossi-Aye, Mr. Alessandri-Aye, Mr. Crowley-Aye, Mr. Trindade-Aye. VOTE: 4-0-0.

ATM Article 26: Housekeeping Amendment

Mr. Rodenhiser stated this is to amend part of the subdivision control law

Mr. Trindade moved the Board approve Article 26. Mr. Alessandri seconded. Mr. Rossi-Aye, Mr. Alessandri-Aye, Mr. Crowley-Aye, Mr. Trindade-Aye. VOTE: 4-0-0.

ATM Article 16: Money for Redevelopment Authority

Mr. Boynton states that there is an estimate from Town Counsel of approximately \$212,000 necessary and will be able to do a \$215,000 free cash transfer, the amounts will be added to the Town Meeting Article.

Mr. Trindade moved the Board approve Article 16. Mr. Alessandri seconded. Mr. Rossi-Aye, Mr. Alessandri-Aye, Mr. Crowley-Aye, Mr. Trindade-Aye. VOTE: 4-0-0.

STM Article 1: Prior Year Bills

To Be Determined. No Discussion

STM Article 2: Free Cash Transfer: Snow and Ice Deficit

To Be Determined. No Discussion

STM Article 3: Repurpose Borrowing

Mr. Trindade moved the Board approve Article 3. Mr. Alessandri seconded. Mr. Rossi-Aye, Mr. Alessandri-Aye, Mr. Crowley-Aye, Mr. Trindade-Aye. VOTE: 4-0-0.

ATM Article 1: Hanlon Field Replacement
To Be Determined. No Discussion

ATM Article 2: Sports Field needs Study
To Be Determined. No Discussion

Mr. Trindade moved the Board make Article 2 To Be Determined. Mr. Alessandri seconded. Mr. Rossi-Aye, Mr. Alessandri-Aye, Mr. Crowley-Aye, Mr. Trindade-Aye. VOTE: 4-0-0.

ATM Article 8: Enterprise Funds-Sewer

Mr. Trindade moved the Board approve Article 3. Mr. Alessandri seconded. Mr. Rossi-Aye, Mr. Alessandri-Aye, Mr. Crowley-Aye, Mr. Trindade-Aye. VOTE: 4-0-0.

ATM Article 29: Citizens' Petition

Board will wait until all members present on April 7, 2025, to discuss.

Approve: Transfer Medway Energy Center Host Community Agreement Funds to Medway Community Farm (\$50,000), Medway Food Pantry (\$10,000) and Medway Village Food Pantry (\$10,000)

The Board reviewed the Host Community Agreement (bottom of p. 6)

Mr. Trindade moved the Board authorize the HCA disbursements as discussed. Mr. Alessandri seconded. Mr. Rossi-Aye, Mr. Alessandri-Aye, Mr. Crowley-Aye, Mr. Trindade-Aye. VOTE: 4-0-0.

Action Items from Previous Meeting

The Board reviewed the action items dated March 3, 2025.

This agenda item was not discussed.

Town Manager's Report

This agenda item was not discussed.

This time is being reserved for topics that the Chair did not reasonably anticipate would be discussed.

Mr. Boynton commended the Medway Police Department for their work on the investigation at Choate Park on March 15, 2025. The investigation is ongoing, but he praised their sensitivity to the issue at hand and their handling of the people and families present at the park that day. He specifically noted the outstanding work of Chief Kingsbury, Lt. Fasolino, Sgt. Nigro, and their entire team.

Select Board Reports

Mr. Crowley inquired whether the DPW had spoken with the residents of Laurelwood Road. It was confirmed that the road and sidewalk paving plan is approved as originally presented. Mr. Alessandri seconded Mr. Boynton's commendation of the Medway Police Department. Mr. Trindade reported that June 1st marks the beginning of Gay Pride Month. The Committee that organizes the event has reached out to the Parks Department and received approval for the flag-raising ceremony at Choate Park on June 1st. Mr. Rossi reported that the Spring/Summer 2025 Medway Parks and Recreation programs were mailed to residents over the past week. He highlighted that 151 programs will run from April 3rd to August 26th, with 61 programs offered on-site at the new Parks & Recreation Building at 123 Holliston Street. Mr. Rossi also noted that there will be 7 free concerts at Oakland Park throughout the summer. He commended Julie Harrington and her department for the outstanding job they do in putting these programs together.

At 8:29, Mr. Trindade moved to adjourn. Mr. Alessandri seconded. No discussion. Mr. Rossi-Aye, Mr. Alessandri-Aye, Mr. Crowley-Aye, Mr. Trindade-Aye. VOTE: 4-0-0.

Respectfully submitted,
Natalie Lennon
Executive Assistant
Town Manager's Office