

**Select Board Meeting
April 22, 2025, 7:00 PM
Sanford Hall, Town Hall
155 Village Street**

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

Absent: Maryjane White, Member

Staff Present: Michael Boynton, Town Manager; Allison Potter, Assistant Town Manager; Barbara Saint Andre, Community and Economic Development Director; Peter Pelletier, Department of Public Works (DPW) Director; Nolan Lynch, Assistant DPW Director; Michael Fasolino, Deputy Fire Chief; Sandra Johnston, Communications Director.

Others Present: Medway High School Cheer Team, Cheer Coach Adrienne Hunter, Trash and Recycling Program Review Committee Chair Liam McDermott and Members; Matthew Applebaum, Thomas Erickson; Medway Energy & Sustainability Committee Chair, Martin Dietrich and Member Dave Travalini.

At 7:00PM, Mr. Rossi called the meeting to order and led the Pledge of Allegiance

Recognition of Medway High School Cheer Team – New England Champions

The Medway High School Cheerleading Team was recognized for winning the New England Championship for the second consecutive year. The Board welcomed the team’s coaches, captains, and several team members. The athletes shared highlights from their season, explaining that they compete in both fall and winter, with the winter season culminating in League, Regional, State, and New England-level competitions. The Team went undefeated in invitationals, won the Tri-Valley League and Regionals, placed second at States, and came back to win New England; defeating the very team that had previously bested them. They not only won their division but earned the highest overall score in the entire competition and received multiple “Grand Champion” titles as well as the Sportsmanship Award. Coaches praised the athletes’ dedication, noting the team placed no lower than second all year and has no graduating seniors. Board members applauded the cheerleaders for their athleticism, discipline, and teamwork, along with their precision, emotional resilience, and ability to balance academics with high-level performance. The Board concluded with encouragement for a return visit next year—hopefully to celebrate a three-peat.

Public Hearing (7PM): Laying Out Little Tree Rd and Rustic Rd as Public Ways

The Board reviewed the Public Hearing Notice and Street Acceptance Plan

Mr. Rossi moved the Board to open the Public Hearing on Laying out Little Tree Road and Rustic Road as Public Ways, seconded by Mr. Trindade. VOTE: 4-0-0

Barbara Saint Andre, Community and Economic Development Director, explained that the Warrant for the May 12th Town Meeting includes an article regarding the acceptance of Little Tree Road and Rustic

Road as Public Ways. In accordance with the process, the Board must conduct a Public Hearing and vote on whether to lay out the streets as Public Ways. If the Board votes in favor, the decision will be filed with the Town Clerk and subsequently presented at the Town Meeting for final determination. There were no comments from the Public.

Mr. Crowley moved the Board to close the Public Hearing on Laying out Little Tree Road and Rustic Road as Public Ways, seconded by Mr. Alessandri. VOTE: 4-0-0

Mr. Alessandri moved the Board adopt the layout of Little Tree Road and Rustic Road, in their entire lengths, as shown on the plan “Little Tree Road and Rustic Road at Speroni Acres in Medway, Massachusetts, Street Acceptance Plan”, dated June 17, 2024, prepared by Tetra Tech, to file the layout plan along with a record of this Board’s vote with the Town Clerk, and that this Board recommend that the Town Meeting vote to accept Little Tree Road and Rustic Road as public ways, seconded by Mr. Trindade. VOTE: 4-0-0.

ATM Article 25: Accept Public Ways – Little Tree and Rustic Roads

Mr. Alessandri moved the Board to approve Article 25, seconded Mr. Trindade. VOTE: 4-0-0.

Public Comments:

There were none.

Approval of Minutes: April 7, 2025

The Board reviewed the draft minutes from the April 7, 2025 Select Board Meeting

Mr. Rossi requested on page 5, line 212, to change April 1st to April 14th. Mr. Alessandri requested on page 6, line 268, to confirm which Board Member made the motion. Mr. Crowley requested on page 5, line 221, to replace Administrative with Project Oversight Costs.

Mr. Trindade moved to approve the minutes as amended for April 7, 2025, seconded by Mr. Alessandri. VOTE 4-0-0.

Report from the Trash and Recycling Program Review Committee

The Board reviewed the Trash & Recycling Program Committee Proposal

Liam McDermott, Chair of the Trash and Recycling Program Review Committee, along with members Matthew Applebaum and Thomas Erickson, provided an in-depth presentation to the Board regarding updates to the Town’s waste disposal fee structure, based on a comprehensive review of operational costs versus current resident charges. He explained that the Town is facing significant financial losses across multiple disposal categories, beginning with tires, where disposal costs are approximately \$15.88 per unit while residents are charged only \$3. With 305 tires disposed of this fiscal year, the town incurred a deficit of more than \$2,700. To reduce this shortfall, Mr. McDermott proposed increasing the tire disposal fee to \$7. He noted that the Town could switch to a new vendor, Bob’s Tire, offering a \$5 disposal rate plus a small fuel surcharge, and clarified that light-duty truck tires and sizes below that would be accepted, while larger commercial vehicle tires would be excluded. Turning to electronics, Mr. McDermott outlined that TVs and computer monitors cost the town \$15.85 each to dispose of, yet residents are currently charged only \$5. With over 574 electronics collected this year at a loss exceeding \$5,000, the Committee recommended raising the fee to \$25 to more accurately reflect actual costs and align with surrounding towns, where the average fee is \$23. He clarified that the fee adjustment would apply specifically to large electronics, such as TVs and desktop monitors, and would not include smaller devices like phones or

remote controls. Mr. McDermott also addressed mattress and box spring disposal, explaining that Massachusetts now classifies these as "waste ban" items requiring specialized disposal. The Town currently charges residents \$25 per mattress or box spring, but the actual cost is around \$33.40 per unit. By switching vendors, the Town could lower its cost to \$30 per item; however, the Committee still recommended increasing the resident fee to \$40 to fully recover costs and help offset broader recycling center expenses. For Freon-containing appliances such as refrigerators and air conditioners, Mr. McDermott proposed a \$20 fee, reflecting the \$8 Freon removal cost plus associated handling expenses. This change is consistent with neighboring municipalities. The Committee noted that these changes would need to be approved by May to allow for publication in the July issue of the Curbside Chronicle.

The Board discussed operational challenges at the Recycling Center, particularly the issue of large items like mattresses being picked up curbside by Lawrence Waste without residents having paid the associated fees, which contributed to a serious budget deficit. To address this, the Town will implement a new system using the Citizenserve platform, requiring residents to prepay online for the disposal of large curbside items. This prepayment system will create greater accountability and ensure the Town recovers its costs in real time. Mr. Crowley requested clarification on whether specific items and associated fees would be detailed for residents, and Mr. McDermott confirmed that the Curbside Chronicle would include a full list to minimize confusion.

Recognizing that fee increases and the new prepayment process could generate public resistance, Mr. Crowley suggested the Town proactively prepare a flyer and additional outreach to help explain the necessity of the changes. Mr. Boynton reinforced the importance of communicating to residents that these fee adjustments are critical to maintaining the financial health of the recycling program. Additionally, Mr. McDermott proposed a modest \$0.25 increase in the price of the Town's yellow Pay-As-You-Throw trash bags, explaining that this adjustment would strengthen the Town's recycling revenues and create a small reserve to buffer against future increases in disposal costs. The discussion also touched on concerns regarding credit card transaction fees associated with payments through Citizenserve. Mr. Trindade questioned why residents are subject to service fees when many retail businesses absorb these costs. Town officials responded that the 2-3% transaction fees are standard and largely unavoidable for small municipalities but agreed to explore whether the fees could be incorporated into the disposal prices. Finally, the committee emphasized the need for strong public education efforts, particularly regarding proper disposal of hazardous items such as lithium-ion batteries, which pose significant safety risks if mishandled. The group stressed the need for continued transparency, regular communication, and resident education to ensure a smooth transition and to protect the financial stability of the Town's Solid Waste Management Programs.

Mr. Trindade moved the Board approve and adopt the rate proposals by the Trash and Recycling Committee effective July 1, 2025, Mr. Alessandri seconded. VOTE 4-0-0.

Discussion: Medway Energy and Sustainability Committee Grant Opportunities

The Board reviewed the Climate Leaders Presentation

Medway Energy & Sustainability Committee Chair, Marty Dietrich, supported by member Dave Travalini, presented the Massachusetts Climate Leader Communities program to the Select Board, emphasizing its potential benefits as Medway continues to expand its infrastructure and reduce long-term energy costs. Unlike the Green Communities program, which involves nearly 300 municipalities competing for funds, only 19 other towns hold the Climate Leader designation, dramatically improving Medway's chances of securing funding, starting with up to \$1 million. This program focuses on reducing emissions through electrification and sustainable building practices, such as the construction of fully sustainable new buildings. Mr. Dietrich noted that Medway is already well-positioned to qualify and

would gain access to enhanced technical support and a larger, less competitive grant pool. He highlighted the need for the Town to develop a clear spending plan and secure the Select Board's commitment to proceed, as additional steps—such as adopting a zero-emission vehicle-first policy, creating a decarbonization roadmap, and implementing the specialized stretch code—are necessary for qualification. Mr. Rossi inquired about the source of the \$52.5 million in state funding, but Mr. Dietrich could not confirm the exact source, raising concerns about the reliability and allocation of such funds. Mr. Trindade expressed strong support for pursuing the opportunity, while Mr. Boynton pointed out the challenge posed by the State's decision not to mandate the program, placing the responsibility on municipalities. Mr. Crowley and Mr. Alessandri raised concerns about the costs associated with wiring homes for electrification, particularly for smaller homes with solar installations, and questioned whether such requirements could make new municipal facilities financially unfeasible. In response, the Committee noted that such measures, when incorporated during initial construction, tend to yield long-term cost savings. Despite concerns about increased costs and the potential challenges of implementing the stretch code, which could face resistance from developers and residents, the Board agreed that the opportunity was worth further exploration. Key outstanding questions include the source and stability of the state's funding (e.g., whether the \$52 million is a one-time pool and if it can be rescinded), potential cost increases for larger developers, the process for adopting a decarbonization commitment (including a 2050 net-zero goal), steps involved in creating a decarbonization roadmap, and the local adoption process for the specialized stretch code. The Committee clarified that the available \$1 million in funding would primarily support municipal sustainability efforts. The Board concluded that more information was needed before making a firm commitment, recommending consultations with the Town's Building Commissioner and gathering data on the financial and regulatory impacts observed in other municipalities, emphasizing the need to balance environmental goals with practical implementation concerns.

Authorization to Expend Grant Funds: FY25 Firefighter Safety Equipment Grant (2nd Round) - \$4,062.32

The Board reviewed the notice of Grant Award Form and Notification of Awarded Grant

Deputy Chief Michael Fasolino requested the Board's authorization to expend \$4,062 awarded through the second round of the FY25 Firefighter Safety Equipment Grant. The funding came from a surplus round with a short application window. Although the Department applied for more funding to cover several equipment needs, they received a reduced amount and will need to prioritize purchases. Requested items included personal harnesses, structural firefighting gear, ballistic vests, and ice rescue boards. The Department will determine which items to purchase based on need and cost

Mr. Trindade moved that the Board authorize the expenditure of the Fiscal Year 2025 Firefighter Safety Equipment 2nd Round Grant as discussed, seconded by Mr. Alessandri. VOTE: 4-0-0.

Review: 72A and B Main Street Affordable Housing Feasibility Report

The Board reviewed the Woodard & Curran Memo

This item was tabled and not discussed during the meeting.

Contract Review and Approval: Dodson & Flinker, Inc. to update the Town's Design Review Guidelines-\$74,950

The Board reviewed the Memo and Dodson & Flinker Contract

Ms. Barbara Saint Andre explained that the Design Review Guidelines have not been updated since 2015 and this contract would be fully funded by a One Stop grant, with no taxpayer funds involved. Mr. Crowley confirmed the funding source was a grant from the State, and the Board had no objections. The contract to update the guidelines will bring them in line with current standards.

Mr. Trindade moved that the Board approve the contract with Dodson & Flinker, Inc. as presented and authorize the Chair to execute it, seconded by Mr. Alessandri. VOTE: 4-0-0.

Discussion/Vote: Approval of Medway Hathon Apartments 2025 Affordable Housing Rent Increase Request

The Board reviewed the Medway Hathon Affordable Rates and Utility Allowances

Barbara Saint Andre, Community and Economic Development Director, presented on the Medway Hathon Apartments' 2025 Affordable Rent Increase Request. Ms. Saint Andre reported that in 2022, they received an increase, but did not receive one in 2023. In 2024, they were given a 3% increase, although they had requested a larger one. This year, they are requesting another 3% increase. Mr. Boynton had less opposition than in the prior years, suggesting the Board consider adopting the increase. Ms. Saint Andre explained that the current request was for a 3% increase, which would raise the rent for a one-bedroom unit from \$2,167 to \$2,232, a two-bedroom from \$2,392 to \$2,465, and a three-bedroom from \$2,468 to \$2,682. It was clarified that while the HUD formula allows for a higher increase, the applicant was only requesting 3%. There were further discussions regarding the breakdown of utility charges and the impact of rising costs.

Mr. Alessandri moved that the Board approve increasing the maximum affordable rents for the Hathon Apartments by 3% to a maximum rent of \$2,232 for a one-bedroom, \$2,465 for a two-bedroom, \$2,682 for a three-bedroom, seconded by Mr. Trindade, VOTE 4-0-0.

Mr. Trindade exited the meeting at 8:54pm.

Discussion/Vote: May 12, 2025, Annual Town Meeting Warrant

The Board reviewed the Annual Town Meeting Warrant
There was no further discussion on this topic.

Action Items from Previous Meeting:

The Board reviewed the April 7, 2025, Action Item List
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. Crowley discussed sending a letter to the Governor, Lieutenant Governor, and other State Officials regarding concerns about a proposed lottery system for Tri-County Regional Vocational Technical High School admissions. He explained that recent discussions indicated state leadership is encouraging the Department of Education to move toward a lottery system, though both the Tri-County Superintendent and Principal oppose it. Mr. Crowley, along with Representative Jeff Roy, supported further study instead of immediate changes. He proposed that the Board send a letter expressing questions and concerns about the lottery proposal and urging the creation of a study committee. Mr. Rossi and Mr. Alessandri agreed, emphasizing the importance of additional review before taking a formal stance.

Mr. Boynton reported that Tri-County still has an outstanding \$1.2 million health insurance bill that was due April 15 and remains unpaid. Discussions with Tri-County leadership are ongoing, and they are exploring alternative insurance options for Fiscal year 2026. Mr. Boynton emphasized that unresolved debt could lead to litigation. He, along with other Town Managers from the Tri-County district, met with Tri-County officials to clearly state that the deficit should not be passed on to the member communities. He also noted that part of the deficit relates to employee contributions and stressed that Tri-County must find a solution that fairly addresses the shortfall.

Select Board Reports:

Mr. Rossi provided two updates. First, he reminded everyone about the "Clean Sweep" event happening Saturday, April 26, which will take place rain or shine. Those interested in participating should email CleanSweep@townofmedway.org. He encouraged booster groups, sports teams, Town committees, and other organizations to get involved. Second, he announced that nominations are open for the Memorial School plaque. Nominees should have made a significant contribution to the Town or School community or served the country through military or peace efforts. Nomination forms are available on the Medway Public Schools website and must be submitted to the Superintendent's office by May 1. Mr. Rossi encouraged residents to submit nominations and noted he had someone in mind.

At 9:05, Mr. Alessandri moved to adjourn. Mr. Crowley seconded. No discussion. VOTE: 4-0-0.

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