

**Select Board Meeting
August 11, 2025, 7:00 PM
Sanford Hall, Town Hall
155 Village Street**

Present: Todd Alessandri, Chair; Dennis Crowley, Vice-Chair; Maryjane White, Clerk; Frank Rossi, Member; Glenn Trindade, 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; William Kingsbury, Police Chief; Jon Ackley, Building Commissioner.

Others Present: Medway Garden Club members; Nancy Vinton; Susan Dietrich, Medway Food Pantry; Frank Ward.

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

Recognition: Medway Garden Club

Ms. White introduced the Medway Garden Club to formally recognize their hard work and dedication to beautifying town spaces, from the Library, Police and Fire Stations, to key intersections such as Holliston and Main Street. Members work year-round, often seen carrying water and tending plantings in the summer heat, while also decorating Town buildings and public areas with flags and displays for parades and special events. Town Manager Michael Boynton highlighted that all of this is done entirely by volunteers, often with donated plants and materials, and noted the transformative impact the club has had over the past eleven years in partnership with DPW and Parks staff. He emphasized that their dedication has made Medway more welcoming and attractive. Several Garden Club members introduced themselves, sharing their long ties to Medway, many having lived in town for decades. The Board reflected on how their work often goes unrecognized, yet makes a tremendous difference in elevating Medway from a good Town to a truly great one. In closing, the Board expressed heartfelt gratitude for the Garden Club's pride, volunteer spirit, and tireless commitment to keeping Medway beautiful for residents and visitors alike.

Public Comments

There were none.

Appointment Consideration: Water & Sewer Advisory Board- Frank Ward

The Board reviewed the Candidate's statements of interest

Frank Ward of 53 West Street introduced himself as candidate for the Water & Sewer Advisory Board sharing his extensive professional background. He has worked for the Massachusetts Water Resources Authority for over 29 years, including 14 years at the Deer Island Wastewater Treatment Plant and more

recently on the water division side in Marlborough. Mr. Ward holds multiple state licenses and also served 24 years in the U.S. Navy's construction division. He and his wife, who works in Medway, are raising two children, one currently at UConn and the other attending Medway Public Schools. During the discussion, Mr. Ward detailed his experience with operations and maintenance, emergency response, chemical spill cleanup, and large-scale water and wastewater management, highlighting his leadership of a 12-member emergency response team that serviced 42 communities. He explained the systems and procedures used at Deer Island and the Marlborough Treatment Plant, underscoring his technical knowledge and problem-solving skills. The Select Board and Town Manager praised his expertise and commitment, noting how valuable his background would be to the Commission, especially in addressing equipment challenges and maintaining financial balance.

Mr. Rossi moved that the Board appoint Frank Ward to the Water & Sewer Advisory Board for a three-year term, seconded by Mr. Trindade. VOTE 5-0-0.

Common Victualler License – Village Griddle

The Board reviewed the Application and Departmental Approvals

Owners Brian Kiernan and his business partner, Dan Gear, introduced themselves and provided background on their restaurant group. Lifelong friends from Norwood and current residents of Walpole, the pair have been in the restaurant business together for nearly a decade, operating successful Village Griddle locations in Medfield and Plainville. Both are graduates of Johnson & Wales University with culinary and restaurant management training, and they described their concept as a breakfast-and-lunch establishment focused on fresh, homemade food. They explained that everything is prepared in-house, from roasting turkeys to boiling corned beef, and that their menus—each featuring over 50 items—offer a healthier, more refined approach to traditional diner fare. Mr. Kiernan emphasized that their success stems not only from the concept but also from investing in a talented, well-compensated staff, many of whom have been with them for years. The partners plan to open their Medway location in the former Happy Hatter space, which is currently undergoing extensive renovations, including new flooring, furniture, and equipment, with the goal of creating a clean, updated, and more spacious dining area. The seating layout will also be improved, addressing past complaints that booths were too small and tables too tightly packed. The restaurant will operate daily from 7:00 a.m. to 2:00 p.m., catering to both breakfast and lunch crowds, and is targeting a mid-September opening pending final inspections and approvals from the Fire Department and other Town offices. Board members expressed enthusiasm about the new addition to Medway, with several noting their familiarity with the Medfield location and praising the restaurant's reputation for quality and value. They commented favorably on the new layout, counter seating, and overall concept, while also noting that successful restaurant management is no small task, making the owners' track record particularly impressive.

Mr. Trindade moved that the Board approve the Village Griddle application for a Common Victualler License upon the receipt of all necessary documentation, payment, and departmental approvals seconded by Ms. White. VOTE: 5-0-0.

Approval: Removal of two trees at 20 Milford Street

The Board reviewed the Memo, Multi-family Housing Special Permit, Site Plan, Land Disturbance Decision from the Planning and Economic Development Board, Police Department Letter, and Right-of-Way Letter

A request for the removal of two trees at 20 Milford Street, a property owned by Mark Smith, who is also the owner of Restaurant 45. Mr. Smith explained that the trees present a safety concern, obstructing sight lines for residents and vehicles, and that their removal would improve visibility regardless of the development project underway. He noted that he has already consulted with the Tree Warden, who has no objections, and committed to meeting all requirements for mitigation or replacement. Mr. Smith described his project at the site, which includes extensive exterior improvements to an existing 1852 home as part of a new condominium development featuring five units, each approximately 2,200 square feet with three bedrooms, two and a half baths, and two-car garages. He anticipates completing the work within a year and emphasized his commitment to high-quality construction. Board members acknowledged Mr. Smith's strong record as a business owner and neighbor in Medway and expressed support for the project.

Mr. Trindade moved that the Board approve the removal of two trees as requested at 20 Milford Street to allow proper sightline, seconded by Mr. Rossi. VOTE 5-0-0.

Medway Historical Society – September 20, 2025, Car Show Event Signage

The Board reviewed the Car Show Notification Letter, Car Show Banner, Flag and Layout

Jim McCarthy from the Medway Historical Society introduced himself and discussed signage for its upcoming Car Show on September 20, 2025. Mr. McCarthy reported strong early interest, with major sponsors secured and over 25 cars already registered. The Historical Society is requesting permission for banners, most sized three by five feet, with two double-sided signs proposed for the Summer and Milford Street intersection and the Medway Parks and Recreation facility. Because Parks and Recreation has not yet met to act on this, Mr. Boynton advised the Board could approve contingent upon their final decision. Another location under consideration is Cassidy's fence at the corner of Main and Holliston Street; members stressed the importance of first securing permission from the property owner. Mr. McCarthy also described traffic and parking logistics. Off-site parking has been arranged at the former Main Street Post Office property and at Shaw's (50 spaces), with potential limited use of the McGovern and Middle School lots, subject to Superintendent approval. Shuttle buses will run throughout the day, and two police officers will be on duty for traffic and pedestrian control. Board members expressed concern that attendees might still park in nearby neighborhoods; Mr. McCarthy responded that the Historical Society is willing to fund "No Parking" signs and has already prepared letters to notify abutters of traffic, noise, and police presence, while also offering them free admission. Discussion followed on Parks and Recreation's position on field use. Mr. McCarthy explained that parking cars on the field may be allowed if conditions are dry, but off-site parking will remain the main plan. Mr. Crowley suggested keeping handicapped spaces near the event if possible; Mr. McCarthy agreed handicapped parking would be prioritized. Mr. Rossi noted that neighborhood spillover parking has been problematic at other events, urging careful planning. Mr. McCarthy emphasized that safety is the top concern and confirmed coordination with DPW, police, and Recreation is ongoing. Mr. McCarthy also highlighted event features, including live broadcasting by MyFM, a display car from NASCAR driver Denny Hamlin, sponsorship displays, and high-end trophies imported from Italy. Seniors over 75 will receive free admission, and golf carts are being sought to assist elderly or disabled guests. Ms. White commended the Historical Society's work and expressed hope that the event becomes an annual fundraiser to support preservation projects such as the Jacob Ide House.

Mr. Trindade moved that the Board approve the Banner and Flag display for the Historical Society Car Show Event on September 20, 2025, pending final approval of Medway Parks and Recreation, seconded by Ms. Rossi. VOTE 5-0-0.

Change Order for Ide House Repair Construction Project – Rinaldi, Inc. - \$52,214 for Foundation and Façade Work

The Board reviewed the Rinaldi Change Order and Project Update

The Board next considered a request for approval of a change order related to the ongoing renovations at the Jacob Ide House. John Ackley, Building Commissioner and OPM for the project, explained that the change order was necessary to address significant structural and façade repair work on the carriage house section of the property. He noted that while these issues were known prior to construction, they were discovered only after the project had already gone out to bid, making it more practical to address them through a change order rather than rebidding the project. The proposed change order totals \$52,214, covering structural concrete and excavation work, framing and cladding repairs, and replacement of deteriorated insulation. Mr. Ackley also mentioned that an additional, smaller \$1,700 change order had already been submitted separately. Mr. Ackley further explained that the repairs became necessary when it was discovered that a section of the carriage house had no foundation beneath it, only rocks loosely supporting load-bearing points. Water intrusion had further undermined the slab, creating safety concerns. Structural engineers, architects, and contractors collaborated on a corrective plan, resulting in the current proposal. Approximately half of the cost relates to the foundation and concrete work, with the balance covering façade and insulation repairs.

Board members inquired about the overall progress of the project. Mr. Ackley reported that work was moving forward steadily, though surprises were to be expected when renovating a 200-year-old structure. Hidden rot, missing support beams, and prior unconventional renovations had all required on-site adjustments, but the construction team and general contractor were responding effectively. Mr. Trindade emphasized that this work would ensure the entire building, including the barn, would be safe and suitable for public use, which had been a key concern given the building's previous instability. Mr. Ackley confirmed this was the goal of the project. Discussion then turned to possible future needs. Mr. Ackley distinguished between "wish list" items, such as a full exterior paint job not included in the current scope, and additional necessary repairs that may arise. He anticipated about \$15,000 more in required changes, including rerouting a gas line, upgrading plastic drains to cast iron to meet commercial code, and replacing deteriorated insulation. These items were not yet finalized, but Mr. Ackley noted that contingency funds should cover them. Mr. Crowley pressed for assurance that there were no imminent large-scale cost overruns. Mr. Ackley responded that aside from the present \$52,000 change order, no other significant surprises had been encountered.

Board members also reviewed project finances. At the start, \$186,000 had been set aside in contingency funds. After accounting for this change order, approximately \$132,000 will remain, with potential reductions as further necessary changes are confirmed. Mr. Crowley asked for clarification on small discrepancies in the budget summary figures, which Mr. Ackley agreed to review. He also emphasized the need to closely monitor the project schedule, ensuring that unforeseen conditions do not lead to costly time extensions. Mr. Ackley stated that the current completion date remains November 20, 2025, with the contractor aiming to finish earlier if possible. Finally, questions were raised about prior structural alterations to the building. Mr. Ackley explained that past owners had removed key beams during a kitchen renovation, creating settlement issues. The current project includes restoring those supports to prevent further shifting.

**Mr. Trindade moved that the Board approve the Rinaldi change order for foundation and façade work in the amount of \$52,214 and authorize the Town Manager to sign it, seconded by Ms. White.
VOTE: 5-0-0.**

Update: Medway Village Food Pantry Civil Engineer Report on 72A & 72B Main Street

The Board reviewed the Site Plan, Context Plan and Due Diligence Engineer Report

Susan Dietrich, Executive Director of the Medway Village Food Pantry, introduced the presentation alongside Paul Galante, Director of the Food Pantry at Mahan Circle, and Shane Oates of Independence Engineering. Mr. Oates presented concept plans for the parcel, which is an undeveloped 2.5-acre lot located on the north side of Route 109, west of Holliston Street, within the central business district. He explained that the land is currently forested with an existing detention pond to the east and is surrounded by commercial uses, including Charles River Bank, Carquest Auto Parts, Sullivan Tire, Medway Plaza, and other nearby businesses. The concept plan proposes a 5,000-square-foot facility for the food pantry, with access through the existing Carquest driveway leading to the rear of the site. The plan includes circulation around the building, 42 parking spaces, trash enclosures, and the possibility of future overflow parking to the south, providing an additional 31 spaces. Based on soil studies, the design would likely use an underground chamber system for stormwater management in order to maximize open space. Mr. Oates emphasized that the use is permitted within zoning regulations, presented no apparent permitting hurdles, and represented a strong community benefit. The team expressed their hope for board support to move forward with acquiring the parcel.

Following the presentation, Mr. Boynton offered important clarifications. He explained that while there has been enthusiasm for the food pantry's proposal, the process of using Town-owned land is legally complex and not as straightforward as selecting the site for development. As the custodian of Town property, the Select Board must carefully evaluate the "highest and best use" of the parcel. Mr. Boynton stressed that disposition of Town land—whether for sale or lease—requires authorization from Town Meeting, followed by a competitive bidding process. Although the Board could consider a license agreement that would allow the food pantry to use the land while the Town retained ownership, such an arrangement would likely pose significant challenges for financing construction, as licenses are revocable at any time. He further explained that while uniqueness of land can be cited in acquisitions to avoid bidding requirements, that principle does not apply to the disposition of municipal property. Consequently, the path forward would necessitate careful legal review, possibly in executive session with Town Counsel, to determine viable options before the Board could consider supporting the project. Board members agreed that further discussion with Counsel was necessary before addressing detailed design or next-step requests from the pantry.

Update: Asset Management Plan for Stormwater, Wastewater and Water

The Board reviewed the Asset Management Plan

DPW Director Pete Pelletier introduced Scott Salvucci of Woodard & Curran, who has been assisting the Town with the multi-phase planning effort. Mr. Salvucci explained that the project began with Phase One, which cataloged the Town's drinking water and wastewater systems into a GIS (Geographic Information System) database, moving records from paper files to a digital, interactive format. Phase Two expanded this work to include stormwater assets, supported by two Clean Water Trust grants totaling \$300,000, supplemented by approximately \$40,000–\$50,000 of in-kind DPW services. Together, these efforts have created a comprehensive and accessible record of Medway's infrastructure, capturing location, age, condition, and maintenance history. This system enables staff to track water main breaks, storm drain cleaning, and other day-to-day operations, while also supporting long-term decision-making around rehabilitation, replacement, and capital planning. Mr. Boynton emphasized that the database is a "tool in

the toolbox,” one that helps the Town plan more strategically and avoid waste. He pointed out the importance of aligning water main replacement with roadway improvements, noting that it would be unwise to spend millions on road paving only to have to dig them up later for water line repairs. While many areas are in good condition, the mapping has identified certain “red” zones of high risk, where replacements are estimated at \$6.62 million—about 4% of the Town’s total system. These determinations are made through risk assessments that consider pipe material, size, and age (likelihood of failure) as well as the consequences of failure in terms of service disruption or public safety. Mr. Boynton stressed that although Medway recently invested in a \$25 million water treatment plant, that investment is diminished if clean water is pushed through old, calcified pipes. He also noted that this plan integrates with roadway planning, ensuring neighborhoods such as Sunset and Meadow are prioritized appropriately.

Mr. Trindade reminded the group of past challenges when the Town lacked reliable infrastructure records, recalling a barn fire on Holliston Street where water supply could not be located because the system was once a hand drawn sketch. Mr. Crowley asked specifically about the financial implications, observing that the charts showed stormwater improvements as the largest potential cost burden. He questioned whether the immediate \$5 million in needed stormwater replacements, representing about 22% of that system, could be offset through state or federal grant opportunities. Mr. Salvucci confirmed that there are grant programs available for stormwater, in addition to the Clean Water Trust’s low-interest loan programs for drinking water and wastewater projects. Mr. Crowley then asked whether Medway should begin proactively seeking grant funding now to help reduce future costs. Mr. Salvucci noted that the DPW has already applied for stormwater-related funding through the Municipal Vulnerability Preparedness Program and expects to hear back shortly. Mr. Rossi also asked clarifying questions, particularly about the cost and scope of replacing the “red” pipes. He confirmed with Mr. Salvucci that the \$6.62 million figure represented approximately 4% of the entire water system and pressed for an explanation of how risk assessments are categorized. Mr. Salvucci explained that pipes are prioritized not only by likelihood of failure (age, size, material) but also by consequence of failure (location and impact). Mr. Rossi also inquired about the meaning of “metadata” in the report, which Mr. Salvucci explained as the underlying data that describes system components—such as pipe material, diameter, and age—that can then be analyzed and re-sorted depending on the Town’s needs.

Additional comments highlighted that this system is a “living document,” subject to updates as new information becomes available through CCTV inspections, GPS field surveys, and work order systems. It was noted that the database uses industry-standard assumptions but can be refined with direct inspection data, such as video footage confirming pipe condition. Phase Three of the project, already funded by another \$150,000 grant, will focus on stormwater and continue expanding the database. Both staff and consultants emphasized that while the system now provides a strong first iteration of asset management, its value will grow as more data is entered and as decisions are guided by real-time conditions. The Board acknowledged the significant progress made, with members commenting on the importance of data-driven planning. Mr. Crowley remained concerned about long-term funding impacts, particularly on the general fund for stormwater, while Mr. Trindade stressed the importance of having reliable records after years of gaps in system knowledge. The consensus was that the project provides Medway with an invaluable planning tool, one that will allow the Town to prioritize improvements, pursue grants, and make smarter investments in its critical infrastructure.

Update: Charles River Pollution Control District Output Price Review

The Board reviewed the Charles River Pollution Control District Output Price Review Data

DPW Director Pete Pelletier began by explaining that homes in certain unmetered areas are billed for sewer usage based on their water consumption rather than through direct sewer flow meters. Because these homes connect into the larger interceptor system rather than being individually metered, the District estimates their flows using a standard assumption tied to household size and water usage. Mr. Pelletier noted that this creates challenges for accuracy, as the plant cannot measure each house directly but instead relies on averages and systemwide flow data. Mr. Lynch added that the maps in the presentation highlighted the neighborhoods where these assumptions were being applied, clarifying that the interceptor-level meters capture group flows, not individual household output.

Mr. Crowley raised several questions about the methodology and fairness of these estimates. He pointed to one table showing 111 homes listed under “unmetered areas” and asked for clarification on what the figures represented—specifically whether “.0333” referred to millions of gallons per day. After confirmation from Mr. Lynch, Mr. Crowley questioned whether these calculations represented water use or sewer flow. He expressed concern that the Town might be overcharged, citing a study that showed water use averaging closer to 42 gallons per person, far below the 300 gallons per day assumption being used by the plant. Mr. Crowley suggested that placing meters on a small sample of homes might provide a more accurate picture of actual sewer flow and protect the Town from inflated charges. In response, Mr. Boynton clarified the distinction between what residents are billed versus what the Town is billed by the CRPCD. He explained that individual households are charged only for their actual water use times the sewer rate, not the estimated average. The Town, however, must pay the District based on total flow entering the plant from the interceptors, which does include infiltration and inflow (I&I) such as groundwater or sump pump connections. He emphasized that while the system may not be perfect, the averages are derived from actual flow meters located on the interceptor pipes before entering the plant, not simply assumed numbers. He also highlighted that unusually high flows during rainy periods—such as spring 2023, when averages rose to 514 gallons per day—show the direct effect of I&I on the system. Mr. Rossi sought clarification on how individual homes tie into the interceptor system, asking whether they connected directly or through neighborhood gravity lines. Mr. Boynton explained that most homes connect first to local gravity mains, which then feed into the larger interceptor. Mr. Rossi further questioned whether there were truly “unmetered” homes if interceptor-level meters still tracked neighborhood flows. Mr. Lynch explained that CRPCD considers these neighborhoods “unmetered” because they lack localized flow assessment, but the interceptor meters ultimately capture total output downstream.

Mr. Crowley revisited a past issue dating back to around 2008, recalling that Franklin homes were once discovered to be tied into a Medway interceptor, which resulted in Medway being improperly billed. He noted that this led to a financial settlement in which Franklin agreed to compensate Medway both with a lump sum and with annual payments. He questioned whether those payments were still being received. Mr. Boynton and Mr. Trindade confirmed the issue had been real, though Mr. Boynton believed the situation had been corrected with new meters, and that payments may have ceased once Franklin’s capacity was directly accounted for at the plant. Mr. Crowley stressed the need to verify whether Medway was still owed annual revenue under the earlier settlement agreement. Mr. Trindade recalled that what began as a handful of homes in Franklin expanded into a full development, which made the issue significant until it was resolved. In closing, Mr. Boynton emphasized that these complexities reinforce the importance of ongoing I&I work. He described how older pipes, sump pump tie-ins, and groundwater infiltration continue to inflate sewer flows, leading the Town to pay for treatment of clean water. While significant progress has been made with camera inspections and targeted repairs, he noted that this will remain a challenge until major problem areas, such as Charles River Road, are fully rehabilitated.

Change Order #1 for High School Culvert Project – Ferreira Construction Co., Inc. - \$150,650 for High School Rear Access Road Paving

The Board reviewed the Memo and Ferreira Change Order

Mr. Boynton provided an update, noting that the project is progressing well. The installation of the gas line is scheduled for the following Monday, which will allow backfilling to proceed and road base work to begin shortly thereafter. He reminded the Board that the original borrowing authorization was \$2.878 million, but thanks to the successful award of a \$500,000 Small Bridge Program grant, the total funds available increased to \$3.378 million. The bid for the culvert project itself came in at \$1.6 million, with an additional \$150,000 for paving the rear roadway around the high school. Other costs include approximately \$3,000 in heating oil charges and about \$33,000 for the rental of temporary bathrooms due to the gas line work. The culvert was purchased separately at a cost of \$299,000. Mr. Boynton praised staff and contractors for avoiding any delay charges, noting that the Town should still have roughly \$1.28 million available after this change order. He stated that he, Ms. Pratt, and Mr. Pelletier have already discussed bringing a proposal to a future Town Meeting to reduce the culvert borrowing authorization to \$1,878,000. Overall, he emphasized that strong bids and the state grant have positioned the project very favorably. Discussion followed regarding the scope of the paving work. Mr. Lynch clarified that the \$150,650 change order covers paving from the tennis courts around to the teachers' parking lot and the rear access road. It was confirmed this includes the entire back loop and the main entrance, which are areas in need of repair. Mr. Rossi noted he had seen tow zones clearly posted at the site. The Board then turned to the issue of the temporary traffic light at the project site. Mr. Lynch explained has been checked multiple times, with everything reading normal in the module system. However, several Board members shared that they had experienced unusually long waits at the light, particularly early in the morning. Mr. Lynch assured the Board that the equipment checks out, though he acknowledged that in a few weeks the light will no longer be necessary. Financial questions were then raised by Mr. Crowley, who inquired whether the bonding premiums for the next fiscal year had been fully carried by the Treasurer and whether any unused balance would fall to free cash. Mr. Boynton responded that most likely the costs would revert to free cash unless reallocated. Mr. Crowley pressed further on contract accounting, asking that future change orders clearly show the original contract amount, the change order, and the remaining balance so that the Board has a complete picture of how much is left in each project budget. He noted this was something he had requested several years ago. Mr. Boynton stated that the forms used have historically not included this detail, but he would meet with Mr. Crowley to clarify what is needed and ensure the information is included in the future.

Mr. Trindade moved that the Board approve the change order with Ferreira Construction Co., Inc. in the amount of \$150,650 for paving the High School rear access road and authorize the Town Manager to sign it, seconded by Mr. Rossi. VOTE 4-1-0. (Mr. Crowley opposed)

Grant Acceptance: Municipal Small Bridge Program - \$500,000 for High School Culvert Project

The Board reviewed the Grant Acceptance Form and Award Letter

Mr. Crowley raised a concern that the award letter stated the “notice to proceed” would be issued by September 1. Mr. Pelletier clarified the date as July 23rd and he had just received the documentation.

Mr. Trindade moved that the Board authorize the expenditure of the Municipal Small Bridge Program Grant in the amount of \$500,000 for the High School culvert project, seconded by Ms. White. VOTE: 5-0-0.

SUP Medway Coalition Request to Amend Select Board Alcohol Policy

The Board reviewed the Proposed Alcohol Policy, SUP Policy Updates, Summary of Changes and Existing Alcohol Policy

Mr. Boynton opened by noting that this matter had been before the Board previously and returned now after Town Counsel had reviewed and vetted the proposed updates. Mr. Alessandri confirmed that Town Counsel had provided their recommendations and that the policy as presented reflected legal review. Mr. Rossi commented that while the draft contained a significant amount of new language, he understood the intent behind the changes. Several members noted that the version before them incorporated all revisions into a final, consolidated document, rather than showing changes in redline, at the Board's prior request. Mr. Crowley voiced his concern that questions raised at the last meeting had not been adequately addressed, particularly regarding the definition of "nonprofit" within the policy. He reminded members that both he and Mr. Andy Rodenhiser had questioned how nonprofits would be treated and whether certain organizations would be permitted to host functions at Thayer Homestead under the new terms. Mr. Crowley argued that the current language did not provide clarity and suggested the Board should fully read and reconcile these sections before approving. He further stated that the Thayer Homestead be formally notified of their obligations under the updated rules.

In further discussion about the policy format, Mr. Alessandri explained that the Board had previously requested a clean version without redlines because the edits in prior drafts were difficult to follow. However, Mr. Crowley countered that without redline markings it was now nearly impossible to determine exactly what had been changed from earlier versions, forcing members to cross-reference multiple drafts to track revisions. He also raised concerns over consistency in hours of operation, stating that the policy appeared to limit certain establishments, like the Medway Café, to a midnight closing time, while allowing the Thayer Homestead to serve alcohol until 1:00 a.m. Ms. Potter clarified that she had worked with Town Counsel to ensure that existing license holders would not have their hours reduced under the revised policy. She explained that under Massachusetts General Law, any change to an establishment's licensed hours requires a public hearing, and that the Board had not planned such action. Therefore, all establishments would retain their current licensed hours unless the Board chose to initiate a hearing process in the future.

Mr. Trindade moved that the Board approve the updates to the Town of Medway Alcohol Policy in accordance with Town Counsel's recommendation, seconded by Ms. White. VOTE 4-1-0. (Mr. Crowley opposed)

Consideration of Public Event Permit: Medway Community Church 5K Road Race – August 23, 2025

The Board reviewed the Application and Department Approvals

No Discussion.

Mr. Trindade moved that the Board approve the Medway Community Church Public Event application for a road race on August 23, 2025, seconded by Ms. White. VOTE: 5-0-0.

Approval to Participate in Additional National Opioid Multi-District Litigation Settlements (Purdue Pharma, et al.)

The Board reviewed the Opioid Settlement information from KP Law

The Board briefly discussed participating in the additional national opioid multi-district litigation settlements, with Mr. Trindade noting there was no downside to participation

Mr. Trindade moved that the Board approve the Opioid Settlements and Participate in the Process as presented, seconded by Ms. White. VOTE: 5-0-0.

Open November 10, 2025, Fall Town Meeting Warrant

The Board reviewed the 2025 Fall Town Meeting Calendar

There was no discussion.

Mr. Trindade moved that the Board vote to open the Fall Town Meeting Warrant for November 10, 2025, seconded by Ms. White. VOTE: 5-0-0.

Approval of Minutes: June 16th and July 14th, 2025

The Board reviewed the June 16 and July 14, 2025 draft minutes

On the July 11, 2025, minutes Mr. Crowley requested on Page 10, line 472 to replace 200 with 300.

Mr. Trindade moved to approve the minutes for June 16, 2025, seconded by Ms. White. VOTE: 5-0-0.

Mr. Trindade moved to approve the minutes for July 14, 2025, seconded by Ms. White. VOTE: 5-0-0.

Action Items from Previous Meeting

The Board reviewed the Action Items dated 6/16/25

Mr. Alessandri requested to update the date of item 7 to October 2025.

Town Manager's Report

There were no associated back up materials to review.

Mr. Boynton provided an update on the ongoing field project at Hanlon Field. He noted that paving work had begun and would continue into the following day and reviewed the project's financials. The original appropriation was \$2,629,050, with the contractor's base contract at \$2,029,000. Additional costs have included Musco lighting installation, drainage work already approved by the Board, a forthcoming fencing change order of approximately \$12,800, and \$4,500 in additional asphalt. Even with these adjustments, about \$67,000 remains available in the project budget. Mr. Boynton also explained that a separate issue has arisen with electrical power to the field, which impacts the scoreboard, lighting, and the Coakley building. This school-related problem will require a \$70,000 repair involving new conduit and cabling, and the School Department has agreed to move forward quickly given the need to test and power the new lighting system. Mr. Boynton clarified that while substantial completion had originally been

projected for the end of September, unforeseen drainage challenges and bedrock conditions required change orders and extended the schedule by about a month. The field is now expected to be ready for use by the end of October. While the delay is disappointing for fall athletes, particularly seniors, the Town and contractors emphasize the importance of not opening the facility before substantial completion to protect warranty coverage and ensure long-term quality. Board members also briefly discussed game scheduling adjustments, temporary stands, and the need to purchase a tarp system to protect the track during team access. Beyond the field project, Mr. Boynton reported that roadwork is progressing well, with milling and overlaying completed on several streets and structure work underway on reclaimed roads, keeping the Town on track for school opening. Finally, he confirmed that culvert construction remains on schedule and will soon reopen to traffic, helping free up parking spaces currently occupied by construction staging.

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

There were no associated back up materials to review.

Mr. Alessandri raised the need to schedule an executive session to consider matters related to 72A & 72B Main Street, noting that while it was not an immediate priority, it should be addressed at an upcoming meeting, potentially in September.

Select Board Reports

There were no associated back up materials to review.

Mr. Rossi highlighted both the Pride of Medway Day, held at the Parks and Recreation facility and organized by Kristen Salera, and the Celebrate Medway Day, held at Choate Park, praising the strong turnout, number of vendors, and excellent fireworks display. Ms. White reflected on the high level of community involvement, particularly parents volunteering with football and cheer programs at the middle school. She also recounted her visit with Mr. Trindade and Mr. Boynton to the Camp Sunshine talent show, describing it as a moving and joyful experience for children, families, and counselors alike. Mr. Trindade added that the Director and Counselors do a brilliant job and noted the kids have a blast. He also mentioned that Camp Sunshine could benefit from a new tent at Oakland Park, which he intends to bring forward to the Board and CIPC. The discussion concluded with Mr. Alessandri's appreciation for the success of recent events and anticipation of additional community activities in September.

At 9:22pm, Mr. Trindade moved that the Board enter Executive Session pursuant to MGL Chapter 30A Section 21(6) to consider the purchase, exchange, lease or value of real property for the Briggs/Shady Oaks Property if the Chair declares that an open meeting may have a detrimental effect on the negotiating position of the Board. Declaration by Mr. Alessandri and seconded by Ms. White. VOTE 5-0-0

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

