

**Select Board Meeting
October 6, 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; Peter Pelletier, Department of Public Works (DPW) Director; Nolan Lynch, Assistant DPW Director; Michael Fasolino, Fire Chief; Paul Molla, Deputy Fire Chief; Thomas Irwin, Deputy Fire Chief; William Kingsbury, Police Chief; Hannah Stevens, Public Safety Communications Director; Jon Ackley, Building Commissioner; Barbara Saint Andre, Director of Community and Economic Development.

Others Present: Rebekah Mitchell, Conservation Commission Candidate.

At 7:00PM, Mr. Alessandri called the meeting to order

Public Comments

There were none.

Appointment Consideration: Conservation Commission (1 Vacancy) - Rebekah Mitchell & Ciro Sansossio

The Board reviewed the Candidate's Statements of Interest, Resumes and Conservation Commission Memo

Mr. Boynton explained that one candidate, Rebekah Mitchell was present for an interview, but due to a communication error, the other candidate may not have been formally notified, and he recommended proceeding with Ms. Mitchell's interview this evening and rescheduling the second interview for the next meeting. Rebecca Mitchell introduced herself as a resident of 4 Homestead Drive in Medway and applicant for the vacant position on the Conservation Commission. She shared that she has lived in Town for about five years and is passionate about sustainability and community involvement. After speaking with Bridget Graziano a few months earlier about the Commission's work, she began attending its bi-weekly meetings to better understand the responsibilities and time commitment before applying. Having seen the group's dedication firsthand, she said she was impressed by their efforts to protect natural resources while supporting responsible development and is eager to contribute as a member. Mr. Rossi commended Ms. Mitchell for volunteering and for taking the initiative to attend meetings in advance. Ms. White thanked her for stepping forward, noting that the Conservation Commission is a demanding but important Board. Mr. Trindade stated that the role focuses on ensuring projects comply with environmental laws rather than halting development, and Ms. Mitchell agreed. She explained that what drew her to the Commission was its mission to ensure growth happens thoughtfully and within legal standards—preserving resources for future generations while allowing needed development. Mr. Crowley asked about her recent meeting attendance, and Rebecca explained she had no personal matter before the Board but wanted to observe how it functioned before committing. Mr. Alessandri thanked her for doing her research and volunteering without an agenda, noting that the appointment decision would be finalized

at the next meeting. It was noted that the vacant seat would fill the remainder of Mike Narducci's term expiring 6/30/2027.

Jacob Ide House Update and Approval of Rinaldi Change Order #4 for Carpentry Work Upgrades - \$25,000

The Board reviewed the Project Update and Rinaldi Change Order

Mr. Boynton began the discussion, explaining that the project was nearing completion. He noted how quickly the budget—initially appropriated at \$1.25 million at Town Meeting—had been consumed by necessary work. He highlighted that one of the largest remaining items was the exterior paint, which may contain lead paint and will require proper abatement and repainting. This, he said, would likely appear as a capital request in the spring. Mr. Boynton added that there was roughly \$75,000 remaining after the current change order, and the Town would need to determine whether Community Preservation Act (CPA) funds could be used for painting—depending on whether it qualified as a restoration (allowable) or maintenance (not allowable) expense. If it could not be funded through CPA, the money would be returned and reappropriated through free cash. Mr. Ackley, serving as the Owner's Project Manager (OPM), provided a detailed construction update. He reported that the parking lot was paved that day, interior drywall was underway, and tiling was beginning. The new accessible bathrooms would follow shortly. Mr. Ackley acknowledged encountering some early challenges due to the historic and invasive nature of the renovation but said the team had overcome them and could "see the end in sight." He explained that the change order included miscellaneous carpentry work necessary to make the building weather-tight and prevent further deterioration.

Mr. Alessandri asked for clarification on the project timeline—specifically, when completion was expected. Mr. Ackley responded that substantial completion was anticipated by the end of November. Mr. Crowley raised several questions regarding future funding and potential change orders. He asked whether the Town intended to submit the painting project through the CIPC (Capital Improvement and Planning Committee) or as a separate warrant article. Mr. Ackley confirmed that he preferred submitting through CIPC and said that no further contractor change orders were expected. Any minor remaining work—such as additional paving, gutter installation, or finishing details—would be completed internally by DPW crews or their subcontractors. Mr. Crowley also suggested that rather than waiting until May, the Town might consider submitting the painting request for November, noting that contractors tend to book up early in the season. Mr. Boynton reiterated that if the work was CPA-eligible, the Town would proceed that way; if not, it would prepare a separate funding article. Mr. Alessandri sought confirmation on the remaining funds, and Mr. Boynton clarified that after accounting for materials, around \$75,000 would remain, but not all would be spent. Mr. Trindade noted that the lead paint issue could become the largest expense depending on test results.

Ms. White commended Mr. Ackley for his work, noting the challenges of overseeing a historic renovation, and she asked whether the house might be ready for the Historical Society's annual Holiday House Tour in December, suggesting it could serve as a ticketing or viewing site. Mr. Ackley said the house would likely be safe and cleaned up by the end of November, though it might not yet be ready for public occupancy. If feasible, he agreed that limited access could possibly be arranged. Mr. Rossi shifted the discussion to the barn structure, noting the significant improvement since its deteriorated "before" condition and complimenting the framing and steel support design, which would allow future adaptive reuse. Mr. Ackley explained that the architect and engineer designed the structural steel to meet all load requirements, enabling potential future public or storage uses. He also confirmed that salvaged historic timbers were reused where possible and that the remaining pieces had been carefully tagged and stored. Mr. Rossi and Mr. Crowley both congratulated Mr. Ackley on his first project as a licensed Owner's Project Manager, praising the quality of work and management throughout. Mr. Crowley highlighted that

Mr. Ackley's OPM certification saved the Town roughly \$100,000, which would otherwise have gone toward hiring an external OPM—a fact that he said many residents might not realize.

Mr. Trindade moved that the Board approve the Rinaldi Change Order #4 for carpentry work upgrades in the amount of \$25,000 and authorize the Town Manager to sign it, seconded by Ms. White. VOTE: 5-0-0.

Discussion/Vote: No Parking Zone - Matondi Square

The Board reviewed the memo from the Chief of Police

Chief Kingsbury began by explaining that this issue had been the subject of several prior discussions due to ongoing safety and visibility concerns. He stated that one of the primary problems is the limited line of sight for drivers turning from Holliston Street onto Village Street, where vehicles often park along the edge of the road, obstructing the view. The Chief described how vehicles frequently park half on the grass and half on the pavement, creating unsafe conditions for motorists attempting to pull out onto Village Street. He noted that although there is sufficient width for parking on the opposite side of the street, the affected side lacks adequate space, leading to encroachments onto the shoulder and sidewalk. He said the department's goal is to establish a formal no parking area to improve safety until a more comprehensive roadway redesign can be implemented as part of the Safe Streets or Complete Streets programs.

Mr. Boynton strongly supported the proposal, calling it "absolutely necessary." He observed that while parking in this area had once been limited to brief visits — for example, to view one of the nearby monuments — it had now evolved into all-day and even overnight parking, which significantly worsens sightline issues. He reported that there are often three or four cars parked at once, making it difficult to see around the curve. Mr. Trindade added his firsthand experience, noting that when driving through the Pine Street Extension, he often has to pull halfway into the intersection just to see oncoming traffic to the left. He said that if a pickup truck or larger vehicle is parked there, visibility becomes "virtually impossible." Mr. Alessandri asked whether the Town was working with those who currently park in the area to identify alternative parking options, suggesting that they might be directed to nearby municipal lots. Mr. Boynton replied that people sometimes use the back corner of the Town Hall lot for overnight parking, and that this could serve as a potential alternative. Ms. White inquired about the old "No Parking" signs along that stretch of road, asking whether they were still valid or if they had been decommissioned. Chief Kingsbury confirmed that there were indeed two outdated signs, which had not been enforced in recent years. Ms. White suggested that new signage or fresh paint lines might be clearer and more effective. Mr. Rossi asked whether the new restriction would include "Tow Zone" language. Chief Kingsbury replied that he would not recommend that initially. Instead, he suggested painting the curb or road edge to mark the no parking zone clearly. He added that if violations persist, the department could escalate enforcement through citations or towing, but he preferred to start with education and clear markings first. Mr. Boynton then noted that as part of the Safe Streets / Complete Streets planning process, the Town would also review the opposite side of Village Street to ensure that businesses still have access to on-street parking. He said he had already spoken with Nolan Lynch about reconfiguring sidewalks and parking spaces in that area to maintain balance between safety and business access. Mr. Crowley requested to be notified when that review takes place, explaining that he has already spoken with several nearby residents about potential parking adjustments and would like to share their input with staff. He also asked for clarification regarding the extent of the proposed no parking area, specifically whether it would extend further west beyond Matondi Square. Chief Kingsbury responded that the no parking restriction would run from the corner of Holliston Street to the edge of the driveway near the Pine Street Extension, a distance of roughly 20–30 yards. Mr. Crowley confirmed his understanding of the boundaries and expressed support for the plan.

Mr. Trindade moved that the Board designate a no parking zone on Village Street, along Matondi Square, from Holliston Street to the Pine Street Extension as presented by the Chief of Police, seconded by Ms. White. VOTE: 5-0-0.

Authorization to Expend Grant Funds: 911 Support & Incentive Grant for \$64,694 and 911 Training Grant for \$18,147

The Board reviewed the Grant Acceptance Forms and Award Letters

Mr. Boynton began by commending Hannah Stevens for her hard work preparing the grant applications to the Commonwealth, noting that the Town successfully secured nearly \$80,000 in total funding. Hannah Stevens then explained that the 911 Support and Incentive Grant, totaling \$64,694, is used to supplement full-time dispatcher salaries. She also noted that the department is actively hiring per diem dispatchers to help cover shifts due to the department's heavy call volume. She highlighted that the Town received the same grant amount last year, and that the funding increased by \$20,000 from two years ago due to the addition of a mobile behavioral crisis unit and a rise in 911 call volume — surpassing the 3,000-call threshold that qualifies for higher funding. Stevens added that the 911 Training Grant, totaling \$18,147, supports continuing education for dispatchers, who are required to complete 16 hours of training annually, as well as new hire training, in-house desk training, and overtime coverage when dispatchers attend courses. Mr. Boynton followed by emphasizing the critical role dispatchers play as the “first line of defense” in public safety, acknowledging the intense stress and complexity of their work. He noted the increasing call volume and types of emergencies — referencing a recent multi-agency fire response on Main Street — and praised Ms. Stevens and the dispatch team for their professionalism, skill, and dedication. He also mentioned staffing challenges, as some dispatchers have left for police academy training or other departments, creating vacancies that must be filled to ensure adequate shift coverage. Mr. Boynton explained that maintaining at least two dispatchers per shift for 16 to 24 hours a day is vital to operations. Mr. Crowley commended Ms. Stevens on her presentation, asked whether the \$62,000 in grant funding had not been built into the Communications Center's budget. It was clarified that the grant serves as a supplement, not a replacement for budgeted funds and without it, the Town would have to increase its own funding to maintain operations.

Mr. Trindade moved that the Board authorize the expenditure of the 911 Support & Incentive Grant in the amount of \$64,694 and the 911 Training Grant in the amount of \$18,147, seconded by Ms. White. VOTE: 5-0-0.

Contract Approval: Clean Harbors for Household Hazardous Waste Collection - \$26,000

The Board reviewed the memo and Clean Harbors Contract

Mr. Pelletier explained that the Town will continue working with Clean Harbors for household hazardous waste collection, noting it is an ongoing contract that has been operating smoothly for several years. He added that the Town typically holds two collection events per year, which have been running successfully for the past five or six years. In response to a question from Mr. Trindade about verifying residency, Mr. Pelletier confirmed that residents are required to show a Town sticker or provide a driver's license. Mr. Crowley suggested posting event details and lists of acceptable and non-acceptable items online well in advance, to which Mr. Pelletier confirmed is done. Mr. Trindade commended the event's organization, noting that staff efficiently directed participants to proper disposal areas when certain items, such as light bulbs, were not accepted. Mr. Crowley mentioned that with each event costing \$13,000, it brings the cost to about one dollar per resident.

Mr. Trindade moved that the Board approve the Clean Harbors Contract for Household Hazardous Waste Collection in the amount of \$26,000 and authorize the Chair to execute it, seconded by Ms. White. VOTE: 5-0-0.

Contract Approval: Arcadis U.S., Inc. for Technical Consulting Services – Three-year Contract and Task Order for Main Street/Richard Road Flood Analysis - \$100,000

The Board reviewed the memo, Arcadis U.S., Inc. Contract and Task Order

Mr. Pelletier explained that the Town plans to engage Arcadis to address recurring flooding issues along Route 109, particularly near Main Street, Richard Road, and the Shaw's Plaza area. He noted that \$100,000 in capital funding approved at last spring's Town Meeting will be used to conduct a hydraulic analysis to identify problem areas and potential causes. Mr. Boynton provided historical context, explaining that earlier federal funding had helped resolve prior flooding in the Brentwood and Lee Lane areas by improving drainage, but that a larger pipe under Route 109 near the CVS lot was never completed due to property restrictions. For nearly a decade the area remained stable, but with new commercial development, severe rain events in recent years have led to renewed flooding on Richard Road and the surrounding plaza. The forthcoming Arcadis study will help pinpoint whether the cause lies with the original pipe, changes in drainage flow, or downstream obstructions. If the issue is linked to private property and owners refuse access for fixes, legal counsel may become involved. Mr. Crowley confirmed that the \$100,000 task order falls under a previously approved capital item, separate from the general fund, and questioned future funding needs. Mr. Boynton clarified that this initial phase covers only the analysis; any further engineering or construction phases would require new funding approval. Mr. Trindade emphasized that the study will determine whether the main issue lies beneath the CVS property or upstream, where slowing water flow could help manage downstream flooding. The work is expected to take up to a year.

Mr. Trindade moved that the Board approve the three-year Arcadis U.S., Inc. Contract for Technical Consulting Services along with Task Order 1 for Main Street/Richard Road Flood Analysis in the amount of \$100,000 and authorize the Chair to execute it, seconded by Ms. White. VOTE: 5-0-0.

Contract Approval: Noise Control Engineering, LLC for Noise Control Study at 49 Milford Street - \$16,000

The Board reviewed the memo and Noise Control Engineering LLC Contract

Ms. Saint Andre informed the Board that construction of the Battery Storage Facility on Milford Street is nearing completion, with all batteries installed and final electrical testing underway. She explained that a large sound wall has been built to mitigate noise concerns, one of the primary issues raised during the project's approval process. Under the Host Community Agreement, the developer is required to fund a post-construction noise study to ensure the facility meets Massachusetts Department of Environmental Protection (DEP) noise standards. The Town will engage Noise Control Engineering, LLC—a firm previously used for similar studies at marijuana facilities—to perform an independent noise analysis once the facility is operational. The \$16,900 contract will initially be paid by the Town and reimbursed by the developer through a revolving account. Ms. Saint Andre noted that testing will occur before commercial operation begins, starting with baseline ambient readings when the facility is completely shut down,

followed by full operational testing to compare decibel levels. If results exceed DEP limits, the developer must implement additional mitigation before beginning commercial operation. Mr. Alessandri and Mr. Crowley clarified that the testing will adhere to state rather than local standards, since the project received DPU zoning exemptions. Mr. Boynton added that if either the Town's or the facility's independent study identifies excessive noise, the findings will be reported to the Department of Public Utilities (DPU), and the data will be made public for transparency. Discussion also confirmed that the facility aims to begin operations by December, with landscaping work including vine installation is underway, and abutters' landscape fees outlined in the Host Community Agreement are being processed.

Mr. Trindade moved that the Board approve the Noise Control Engineering LLC Contract for the Noise Control Study at 49 Milford Street in the amount of \$16,900 and authorize the Chair to execute it, seconded by Ms. White. VOTE: 5-0-0.

Approval: Municipal Complex Project- Construction Management at-Risk Services

There were no associated back up materials.

Mr. Boynton explained that the Town was seeking the Select Board's input on whether to pursue the Construction Manager at Risk (CMAR) method for the upcoming Municipal Complex Project at 120 Main Street, encompassing the new Public Safety Facility and Town Hall. He outlined that municipalities can choose between two main approaches: the traditional *design-bid-build* method, where full architectural plans are developed and competitively bid to contractors, or the *construction manager at risk* model, which allows the Town to hire a qualified construction manager early in the design phase to collaborate with the architect and help manage the project's development. Mr. Boynton noted that CMAR typically reduces change orders and unforeseen costs, offering better control and risk management. He added that this process was successfully used for the Middle School project and that there appeared to be strong interest from the Municipal Complex Building Committee to use the same approach. Because state approval is required for CMAR, he requested the Board's feedback before proceeding. Mr. Trindade expressed strong support for the CMAR method, citing the expertise of the Municipal Complex Building Committee, whose members include professionals with extensive construction experience. He explained that while traditional bidding might yield a lower initial price, it does not always produce the best long-term outcome. CMAR, he said, allows for more collaboration, higher-quality results, and better risk control. Mr. Crowley agreed, emphasizing that large, high-cost projects benefit most from a collaborative partnership between the architect and construction manager, even if upfront costs are slightly higher. He noted that this approach greatly minimizes costly change orders and helps identify savings during the design phase. Ms. White added that the Town had deliberately chosen highly qualified committee members, and she fully trusted their recommendation to pursue CMAR. Mr. Trindade provided a past example, referencing the Thayer Homestead project, where selecting the lowest bidder initially appeared cost-effective but ultimately led to significant delays and an additional \$500,000 in expenses. He contrasted that with the CMAR model, which allows one integrated contractor to oversee all subs and coordinate work more effectively. Mr. Boynton supported this point, citing issues from recent projects such as the DPW Garage and the Water Treatment Facility, where design flaws and soil or structural challenges led to costly change orders—problems that could have been caught earlier under a CMAR arrangement. The discussion turned briefly to prior projects, with Mr. Rossi asking whether the high school had used the lowest bidder, and Mr. Trindade confirming that it had, with mixed results. Mr. Alessandri asked whether anyone on the Municipal Complex Building Committee opposed using CMAR, to which Mr. Trindade replied that discussions so far had been largely in favor. Mr. Crowley noted that the Town's Owner's Project Manager (OPM) also recommended this delivery method. Mr. Alessandri then asked whether adopting CMAR could allow for a smaller contingency in the project budget, given the reduced risk of unforeseen issues. Mr. Boynton responded that while CMAR can lower the need for

large contingencies, with this particular project's complexity—especially with long equipment lead times and extended construction phases—maintaining a solid contingency is still prudent. He added that current post-COVID construction delays, such as 18-month waits for transformers and other electrical components, make budgeting unpredictable. Mr. Alessandri also asked whether using CMAR might reduce the number of contractors willing to bid. Mr. Boynton replied that he expected strong interest, noting that private-sector work has slowed, prompting many large firms to pursue municipal contracts. Mr. Crowley added that the Town's OPM had reviewed the budget and found it closely aligned with the Town's own projections, within roughly five percent, which gave him confidence in the project's financial planning.

Mr. Trindade moved that the Board approve the Construction Manager at Risk delivery method for the Municipal Complex Project pursuant to the provisions of Mass. General Laws, Chapter 149A, seconded by Ms. White. VOTE: 5-0-0.

Update: Fire Department Operations

There were no associated back up materials.

Mr. Boynton stated that he and Mr. Crowley had reviewed the department's budget and financial sustainability following the previous meeting's discussion on hiring four additional firefighter-paramedics. Mr. Boynton explained that the analysis—based on a worksheet prepared by Mr. Crowley and converted into a formal projection—confirmed that the proposed staffing expansion was financially feasible. Before delving further into fiscal details, Fire Chief Michael Fasolino was invited to provide an operational update. Chief Fasolino reported that the department has been operating under intense pressure, responding to 18 calls in a single 24-hour period the prior Friday, with the majority being emergency medical services (EMS) calls. He explained that approximately 65% of all incidents occur simultaneously, leaving the station unmanned and requiring reliance on mutual aid from neighboring towns. The Chief emphasized that while hiring four new firefighter-paramedics would not eliminate all gaps, it would significantly improve coverage and response capacity, describing the additional staff as crucial to easing the department's current strain.

The discussion then focused on recruitment logistics and cost. Mr. Alessandri asked if the new positions could realistically be filled by January. Chief Fasolino responded that although the candidate pool is limited, the department's per diem staffing model—which allows part-time certified personnel to fill open shifts—offers flexibility while permanent hires are made. He added that recent per diem hires have been excellent, bringing both paramedic and firefighting expertise, though many area departments are struggling with the same staffing shortage. Ms. White inquired whether other towns were adopting similar models; the Chief replied that many would likely follow suit soon out of necessity. Discussion turned to costs, with Mr. Alessandri confirming that each hire would require about \$9,000 in one-time expenses for turnout gear and medical evaluations, which Chief Fasolino verified. Mr. Boynton then detailed the financial plan: the total FY 2026 cost would be roughly \$213,000 (half-year salaries plus one-time costs), fully funded through the Ambulance Fund, leaving no impact on the tax levy. He reported that the fund currently holds over \$777,000, which would remain at about \$563,000 after the new hires, supported by consistent annual ambulance revenue growth of nearly 9%. With projected FY 2026 revenues exceeding \$1.3 million, and expected increases from 200 additional transports generating about \$155,000, the department's budget would largely sustain itself.

The Board then discussed broader fiscal and operational implications. Mr. Crowley summarized that the additional staffing would cost about \$365,000 annually, with \$339,000 in offsetting revenue, leaving only a \$25,000–\$30,000 net cost to the Town. Ms. White emphasized that ensuring the best possible

emergency response was the Board's top priority, while Mr. Trindade agreed but cautioned that the Town must also prepare for future obligations such as the Public Safety Building project and rising healthcare costs, projected to increase by up to 16%. Mr. Boynton reassured the Board that no further staffing expansions were planned for FY 2027, emphasizing the need for regional cooperation among surrounding towns to address shared recruitment and response challenges. Mr. Trindade acknowledged that while regionalization has historically been difficult to achieve, it remains a long-term necessity. Mr. Boynton closed by clarifying for residents that the funding for the new hires would come entirely from the Ambulance Fund rather than taxpayer-supported accounts. Chief Fasolino thanked the Board for its continued support of the department and its mission.

Mr. Rossi moved the Board to support the Fire Department in the hiring of four additional Firefighter/Paramedics contingent on Fall Town Meeting approval, seconded by Mr. Trindade. VOTE: 5-0-0.

Consideration of Public Event Permits: Turkey Trot Road Race on November 27, 2025, and Shamrock Shuffle on March 14, 2026

The Board reviewed the applications and department approvals.

There was no discussion on this agenda item.

Mr. Trindade moved that the Board approve the Public Event application for a Turkey Trot Road Race on November 27, 2025, subject to the Police Chief's recommendations, proof of appropriate insurance coverage and allow their signs to be posted in the public right-of-way, seconded by Ms. White. VOTE: 5-0-0.

Mr. Trindade moved that the Board approve the Public Event application for a Shamrock Shuffle Road Race on March 14, 2026, subject to the Police Chief's recommendations, proof of appropriate insurance coverage and allow their signs to be posted in the public right-of-way, seconded by Ms. White. VOTE: 5-0-0.

Re-Open November 10, 2025, Fall Town Meeting Warrant and Add Article, Re-close Warrant and Vote Article Recommendations.

Draft Fall Town Meeting Warrant

Mr. Boynton explained that the warrant reopening was to transfer the remaining McGovern roof project balance back to the Facility Stabilization Fund for future use and to include a new capital item for The Sunshine Group to ensure ordering before spring. Mr. Alessandri asked if the motion should be amended to reference that addition, but Mr. Boynton clarified it was already included, and Mr. Trindade confirmed it fell under the existing CIPC article.

Mr. Trindade moved that the Board re-open the Fall Town Meeting Warrant, insert the Transfer McGovern Roof Project Balance to Capital Stabilization Fund Article, and close the Warrant, seconded by Ms. White. VOTE: 5-0-0.

Mr. Boynton noted that the Town Meeting was just over a month away and explained that the first article would rescind several prior borrowing authorizations. He said this included closing out unused funds from earlier water projects and the high school culvert, returning approximately \$140,000 from a water

lead study, \$612,000 from the \$18.5 million water treatment plant authorization, and \$1 million from the \$2.78 million culvert article. He emphasized that these projects came in under budget, with added benefit from state funding. Mr. Rossi asked for clarification, confirming that the Town was not returning funds but rather had never borrowed them. Mr. Boynton confirmed this, explaining that rescinding the authorizations simply reduced the Town's overall bonded debt. Mr. Alessandri added that Ms. Pratt would update the debt sheet accordingly. Mr. Crowley asked whether the \$2.78 million figure for the culvert was reflected in the fiscal 2026 budget and if the bond premium had been adjusted. Mr. Boynton explained that while the amount had been included in the budget development worksheet, it was not actually borrowed, meaning the premium due in FY26 would be significantly lower. Mr. Crowley noted that this reduction would free up funds, and Mr. Alessandri confirmed that those dollars would effectively be going back.

FTM Article 1: Rescind Several Borrowing Authorizations

Mr. Trindade moved the Board to approve Article 1, seconded by Ms. White. VOTE 5-0-0.

FTM Article 2: Prior Year Bills

Mr. Trindade moved the Board to approve Article 2, seconded by Ms. White. VOTE 5-0-0.

FTM Article 3: Transfer McGovern Roof Project Balance to Capital Stabilization Fund

Mr. Trindade moved the Board to approve Article 3, seconded by Ms. White. VOTE 5-0-0.

FTM Article 4: Free Cash Transfer to Capital Stabilization Fund

This article is "To Be Determined".

FTM Article 5: Free Cash Transfer to General Stabilization Fund

This article is "To Be Determined".

FTM Article 6: Free Cash Transfer: Various Projects

This article is "To Be Determined".

FTM Article 7: Transfer from Ambulance Receipts to FY26 Fire Dept Budget

Mr. Trindade moved the Board to approve Article 7, seconded by Ms. White. VOTE 5-0-0.

FTM Article 8: Sewer Retained Earnings Transfer: Sewer Inflow and Infiltration Project

Mr. Trindade moved the Board to approve Article 8, seconded by Ms. White. VOTE 5-0-0.

FTM Article 9: Water Retained Earnings Transfer: Lovering St Water Tank Rehabilitation Design.

Mr. Boynton explained this article proposed using \$235,000 in retained earnings from the Water Department out of a \$1.2 million balance to begin engineering work for the full rehabilitation of the Lovering Street water tank, an estimated \$1.8 million project expected to proceed in the spring.

Mr. Crowley then questioned the cost difference between the \$1.4 million included in the budget and the \$1.8 million project estimate, asking whether the engineering fee of \$235,000 was unusually high. Mr. Pelletier explained that the increased amount reflected construction oversight and design services, though he agreed to double-check the details. Mr. Rossi asked what the scope of work entailed, and Mr. Pelletier described it as a full rehabilitation, including cleaning and recoating the inside of the tank. Mr. Trindade raised concerns about how the condition of the inner and outer tanks would be inspected, referencing issues with a previous tank on Highland Street. Mr. Pelletier assured him that as long as there were no structural penetrations, the integrity should remain intact, though access between the tanks was too tight

for camera inspection. Mr. Crowley concluded that he was comfortable proceeding as long as Mr. Pelletier reported back with confirmation.

Mr. Trindade moved the Board to approve Article 9, seconded by Ms. White. VOTE 5-0-0.

FTM Article 10: Zoning Amendment- Battery Energy Storage Systems

This article is “To Be Determined”.

FTM Article 11: Zoning Amendments - Housekeeping

This article is “To Be Determined”.

FTM Article 12: Zoning Amendments - Signs

This article is “To Be Determined”.

FTM Article 13: Zoning Amendments – Multi-Family Housing

This article is “To Be Determined”.

Approval of Minutes: September 8th and 15th, 2025

The Board reviewed the September 8th and 15th, 2025 Minutes

There were no changes requested to the minutes.

Mr. Trindade moved to approve the minutes from September 8, 2025, as presented, seconded by Ms. White. VOTE 5-0-0.

Mr. Trindade moved to approve the minutes from September 15, 2025, as presented, seconded by Ms. White. VOTE 5-0-0.

Action Items from Previous Meeting

The Board reviewed the September 15, 2025, Action Item List

Mr. Boynton stated that they need to reach out to Town Council on action item 6; 13 & 13R Populatic Street--Decision on Home on Property once Treatment Plant is completed.

Town Manager’s Report

There were no back up materials for the Board to review.

Mr. Boynton began his Town Manager’s Report by providing an update on the PFAS settlement funds, noting that the Town has received additional payments from the 3M settlement, bringing the total in the dedicated PFAS account to approximately \$602,000. He explained that these funds are restricted for PFAS-related work, including the ongoing pilot study and future installation of PFAS removal devices. While the Town expects to receive more funds, he cautioned that the exact amounts remain uncertain as federal courts continue processing multiple settlement cases involving companies like 3M and DuPont. Mr. Crowley asked whether the settlement was nationwide, and Mr. Boynton confirmed that it was. Mr. Trindade added that the Town was fortunate compared to nearby communities, where PFAS contamination has severely impacted private wells. Mr. Rossi noted the Town’s foresight in designing its

facilities to accommodate additional filtration equipment, which Mr. Boynton agreed was an important advantage.

Mr. Boynton then reported that five design firms would be interviewed the following week for the Municipal Building Project, with several large and well-regarded companies expressing strong interest. He said the goal was to select a firm and begin contract negotiations quickly so that the Board could vote to approve a designer by mid-November. Mr. Rossi asked about the current status of site cleanup work, and Mr. Pelletier replied that remediation contractor bids were due Thursday, after which cost estimates would become clearer. Mr. Crowley inquired about budget allocations, recalling that about \$1 million had been set aside for remediation, with the first phase coming in under budget. Mr. Boynton added that dry conditions were helping to keep costs down, and he expected results soon.

The discussion then shifted to concerns about the federal stormwater improvement grant. Mr. Boynton explained that although the Town had been notified it would receive \$1.3 million in federal funding for stormwater work—including a major project at the middle school—the grant required the Town to first commit \$1.6 million of its own funds with reimbursement to follow. He expressed serious reservations about proceeding, given the current instability in federal funding and the inability to receive the funds upfront. Mr. Pelletier noted that waiting too long could risk losing the funds entirely, while Mr. Trindade and Mr. Alessandri agreed that political and budgetary uncertainty made immediate spending too risky. Mr. Crowley asked whether other towns were facing similar issues and suggested reaching out to federal contacts for guidance. They ultimately agreed to wait a few months for clarity on federal funding and add this to the Action Item List with a date of December 2025.

Mr. Boynton also reported that the Town continues to experience significant challenges with health insurance costs, noting that some municipalities have seen rate increases as high as 40%. He said Medway's rate increases had been more moderate—averaging 9.7% over four years—but cautioned that stability might not last. He also outlined early progress on the FY27 budget and capital planning process, explaining that department requests totaled about \$8.3 million, with free cash likely between \$2.7 and \$2.8 million. He stated that he did not plan to add new positions or commit additional general funds in FY27, preferring a conservative approach given rising costs and limited financial flexibility. Lastly, Mr. Boynton confirmed that Town offices would be closed for the upcoming holiday on 10/13, and he will be out of the office 10/9-10/10 and then on 10/24-10/29 at the ICMA Conference. Mr. Alessandri asked for an update on the high school track and field project, and Mr. Boynton confirmed it was progressing well, with striping recently completed and a curing period required before use. It was noted that contractors finished work and left the site on Friday.

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

There were no back up materials for the Board to review.

This agenda item was not discussed.

Select Board Reports

There were no back up materials for the Board to review.

Mr. Crowley provided a brief update on the Briggs Property, noting that significant cleanup efforts were underway. Crews have been removing machinery, including old tractors and trailers, and relocating them. Mr. Crowley mentioned that he had walked the property again with Framingham Salvage to assess the potential costs for the trust to remove the remaining materials. He then shifted topics, requesting a finance

report on the Tri-County School project, asking for information about the current budget, spending, change orders, available reserves, and the overall construction timeline. Mr. Trindade responded that he had spoken with the representative from Tri-County at a recent meeting, who confirmed that the project remains on schedule and within budget. Mr. Crowley requested to invite Gibb Phenegar to a future meeting to discuss the financials. Mr. Crowley reminded residents that the next hazardous waste collection will take place on the 25th. He also highlighted the recent Medway vs. Medfield football game, describing it as an incredible matchup. He gave a special mention to Jacob White, who caught three touchdown passes, including an impressive one-handed catch near the goal line. Mr. Crowley encouraged everyone to visit the Milford Daily News website and vote for Jacob White as Athlete of the Week, noting that he truly deserves the recognition.

Ms. White reported that the recent Car Show was a tremendous success, exceeding expectations and drawing great participation. She commended everyone involved for their hard work and announced that the overall winner was Michael Legendre, a Town employee. She also mentioned that Mr. Crowley placed in the Top 25. She added that while walking her dog through Evergreen Cemetery recently, she and other residents commented on how well the Town has maintained the grounds and how nice the new plantings look. Ms. White also recounted her experience participating in the Police Chase 5K event, which she praised for being extremely well organized and Mr. Alessandri added that his wife had also participated in the event.

Mr. Rossi reported that two community events held on the same day last Saturday were a great success. Porchfest he noted was a great event and that homes in his neighborhood hosted live music and that the Medway Community Farm held daylong activities under its new pavilion. He described the event as well-attended and well-received, expressing hope that they continue in the future. Mr. Trindade added that the farm event was organized by the Cultural Council. Mr. Rossi went on to commend Mr. Boynton for his role emceeding Chief Lynch's retirement celebration, noting that he kept the program lively, humorous, and well-paced in honor of the Chief's service. Mr. Alessandri added praise for recent events—the car show, PorchFest, and the Town-wide yard sale—but noted safety concerns during the yard sale due to heavy traffic and unsafe parking. He suggested a stronger police presence for future events. Mr. Alessandri then noted he would be unable to attend the next meeting as he would be traveling abroad.

At 9:11pm Mr. Crowley motioned to adjourn, seconded by Mr Trindade. VOTE: 5-0-0.

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