

**Select Board Meeting
March 30, 2026, 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; Chris Park, Principal Assessor

At 7:01PM, Mr. Alessandri called the meeting to order and led the pledge of allegiance.

Public Comments

Fred Hopke of 11 Holbrook Street, urged the town to reconsider its use of Flock surveillance technology, arguing that despite good intentions, it presents a significant risk that outweighs its benefits in a low-crime community of fewer than 14,000 residents. Mr. Hopke adds that the necessary elements to ensure safe utilization do not exist yet and expertise is limited within regulatory bodies. Recently, Medway has seen an improvement in crime rates, and there is no need to be tracking who enters or exits the Town. He adds that the company Flock Safety, who installed these cameras, has a dangerous track record. They have weak data security and it easy for hackers to corrupt. They lack requirements for multi-factor authentication and in some cases lead to passwords becoming leaked from authorized users. In some cases, these credentials are sold to cybercrime websites and used for nefarious purposes. He adds that the Flock Safety company collaborates with ICE law enforcement and increases the risk for those who use their first amendment right to protest. Additionally, Flock ran an undisclosed pilot program giving Customs and Border Protection access to data from more than 80,000 Flock cameras nationwide, never informing law enforcement agencies about this program. He says that Medway officials claim that all data collected with these cameras are for Medway officials only, but it does not share who it can be shared with. Surveillance is executed without judicial oversight, due process, and other civil oversight. Ultimately, he asks why the Town of Medway needs these cameras, when there are no massive crime sprees or significant risks to the Town.

Discussion/Vote: Senior Cost Saving Programs, Including Tax Work Off Program

The Board Reviewed the Citizens Petitions from the draft Annual Town Meeting Warrant and the Program Summary from Charlie Myers

Mr. Boynton explains to the Board that there are two issues with the Citizens Petitions on Senior Tax Work Off programs. One is a technical issue with the substance of the articles and the legal basis of the articles, and how they would be acted upon at Town Meeting and carried out by the Board. The second issue is if there is something the Select Board can do for this program. The program falls under the jurisdiction of the Select Board and has been adopted by the Town of Medway through Town Meeting. Regarding the four related articles, one pertains to Clause 41C. This clause is not currently permissible, as it has not yet been enacted by the state legislature. As Town Meeting cannot act to preemptively approve or implement a state law that has not been enacted, no further action can be taken on this article at this time. Mr. Boynton mentions that both Mr. Crowley and Mr. Trindade have reached out to participants of this program to get a better sense of what they are asking for. Through this, there is support to make a

change in increasing to this work off program in FY27, which will go into the FY28 tax bills. Mr. Boynton adds that he spoke with Chris Park, Principal Assessor and Cathy Cebrowski, Director of Council on Aging, with ongoing conversations on how the program works and the protocols that follow. There is currently a limit of 80 people and a maximum allowance of \$1,500 per person, these individuals can work up to 100 hours per fiscal year, at minimum wage (\$15 an hour), which this money goes towards a credit on their tax bill. The Select Board can increase the number of participants allowed to be in the program but cannot exceed past an increase to \$2,000 per person for the program. Mr. Boynton adds that if the allowance of \$1,500 were to increase, it would also require an increase in hours to be worked by these participants. He explains to the board that if all 80 participants work 100 hours, the cost to the Town is \$120,000 annually, but not all members work their full 100 hours every year. As of this fiscal year, the current price is \$86,000 of the budgeted \$120,000. He mentions that they put in \$300,000, annually into the overlay funds – this covers the work off program and its exceptions and abatements against tax bills. As of right now, these funds are \$170,000 a year. Looking at the total exposure, it is \$120,000 if everyone maxed out the program plus \$170,000 which is \$290,000 of total funds with \$10,000 in capacity. Since they have not reached the maximum amount allotted, the actual capital so far, this fiscal year, is \$44,000. If the Board chooses to go to the asking price of \$2,000 per person, the maximum budget will increase to \$200,000. If the limit of people in the program goes to 100 people and a \$2,000 annual work off maximum they would have to work 133 hours, and in comparison, to this year's total expense of \$86,000, it makes next fiscal year have a minimum spent of \$143,000, as more of an actual amount expected to be spent. Based on the FY28 budget, with additional abatement exceptions, they would need to add between \$20,000 - \$80,000 of additional funding to the overlay account, which can hold \$300,000 to \$400,000 for the entire fiscal year. Mr. Park has previously mentioned to Mr. Boynton that there are some expected changes to veterans' exemptions, so they do need to plan and prepare for the changes. Mr. Boynton mentions that the Town had dealt with Eversource for utility abatement requests, which were not issues with Medway but with the State. DOR has changed its formula, which the Town was basing their utility assessments on, and it led to the filing of utility abatement requests which got denied by the assessors. These have been settled and partly the reason as to which they were able to draft the overlay fund from \$500,00 to \$300,000 annually. He adds that if there is another change in the DOR formula, they need to plan to add additional funds to the overlay account. He suggests that if the Board wants to discuss the future of this program, that they should think about increasing the maximum number of participants and increase the threshold of tax credits per person to \$2,000. He plans to ask the department heads to get creative to find new ways to incorporate the seniors in order to offer more hours for the increase of participants. There is not a waiting list of participants at the moment, but the Council on Aging does get calls from willing participants to join. The Board can provide flexibility for the already joined members. If a senior could not complete their 100 hours, the Board can regulate that these "extra" hours be given to an participants who is on a future waiting list. Mr. Alessandri asked if Mr. Myers could speak to the Board about any other concerns since he is the petitioner who put the Citizens Petition articles on the Annual Town Meeting.

Charlie Myers of 9 Curtis Lane states he is grateful to the Board and Mr. Boynton, he states that he has formed a working group named "Age In Place", the Governor has since changed the group name to Age Friendly. He mentions that he has had multiple conversations with Mr. Park and Ms. Cebrowski and Ms. Notturmo at the senior center. His goal was to look at what needed to be changed to allow seniors to continue to live in their current residencies for longer periods of time. He says that they have reached out to the schools as well, to try and have a more in-depth conversations on having additional participants help. He has also spoken to Mr. Boynton about possible coordination with DPW to find contractors for at home help such as building railings or ADA accessible ramps in the homes of other seniors. Mr. Myers mentions a state program from 2026-2029 that fits the criteria of what his group is looking for. Medway and Millis have undergone a Council on Aging study of seniors to talk about numbers, residencies and what problems have or will occur, and how they can improve this issue preemptively.

Mr. Boynton adds that the ability to provide financial relief for residents that move into a fixed income is complex. As it related to the capping of Chapter 70 spending, Medway has not had override tax requests

and through the Select Board, School Committee and the Finance Committee, the Town has put in place a lot of Age In Place tax relief for this program's participants. This was done by diversifying the tax base of the Town, in a lot of towns that do not generate enough revenue from businesses, they must take more with the property taxes. This being one of the most restrictive taxes because it only looks at what your property is worth, to try to help, in Medway has utilized outside sources of revenue like Exelon and the Medway Grid Battery Storage Facility. Payments from these sources off set the tax rates throughout the Town. The Town has utilized the tax revenue from residents, back into the Town such as the DPW Garage, without having to raise taxes. He says that this is important to note because there is a second battery energy storage facility and large developments looking for space in Medway soon. These revenue growths in Town alongside the senior tax work off program help residents by not increasing taxes. Mr. Rossi asks Mr. Boynton about increasing the overlay account and if it would be an extra line item in the budget. Mr. Boynton said it is something that must be factored in, it does not have to go to Town Meeting, but the assessors will add into the FY28 Budget since it would not start until July 1, 2027. Mr. Rossi asks about the 41 C Citizen's Petition and if that is part of the State Statute yet. Mr. Boynton responds that the statute says that the Towns can grant a \$500 annual exemption, Medway has already doubled the price to \$1,000, Town Council has weighed in and said that they cannot further increase this total. Mr. Rossi asks what the difference between this statute is and the increasing Senior Tax Work Off threshold from \$1,000 to \$2,000. Mr. Boynton responds that the Select Board set the parameters on the Senior Work off, it can increase to the \$2,000 limit because it is a different statute. Ms. White asks Ms. Cebrowski if seniors get turned away from the program once they have the 80 participants. Ms. Cebrowski says that they are to their limit, they receive several phone calls of applicants wanting to participate, but once they are at 80 members, there is nothing they can do. Mr. Rossi asks about the rise in hours from 100 to 133 if they increase the number of participants. Mr. Boynton responds that they cannot exceed minimum wage, so to get to the increase of \$2,000, they must increase the number of hours that the seniors would have to work to get their maximum tax credit. Ms. White points out that when she was Town Clerk, she used about 5-6 seniors every year and each one got to their maximum 100 hours. Mr. Alessandri says that he supports the program, but he would like to see more creative ways to include the seniors if they are going to increase the hours so that each senior has the opportunity to get the 133 hours by tax season. Mr. Crowley has previously met with Mr. Myers to discuss this topic and wants to explain what the next steps with the Citizens Petitions in the Annual Town Meeting Warrant are. He comments that the Citizen Petitions are on the Annual Town Meeting Warrant, but it is up to the Board to execute any changes to the program. He is in support and wants to thank Mr. Myers for his hard work and bringing his issues to the Board.

Mr. Crowley motions that the Board sees if the Town will vote to increase the maximum reduction of the real estate property tax bill that may be granted by a participant in the Senior Property Tax Work Off Program, in pursuant to MGL 59 Section K, from \$1,500 to \$2,000 per fiscal year, and further to authorize corresponding increase in the maximum number of service hours necessary to earn at 133.3 hours at the current Massachusetts minimum rate of \$15 per hour. Said change to take effect to the program beginning July 1, 2026, Seconded by Mr. Trindade. VOTE 5-0-0

Mr. Crowley motions that the Board increase the number of Senior Property Tax Work Off participants from 80 to 100, effective July 1, 2026, seconded by Mr. Trindade. VOTE 5-0-0

Mr. Myers said he will revoke the four Citizen Petition articles he inserted into the Annual Town Meeting Warrant for May 11, 2026, Town Meeting. He initially created them because he could not find time with the Board to discuss this matter. With these two motions, he is satisfied with the conclusion the Select Board has offered.

Discussion/Vote: Reopen May 11, 2026, Special Town Meeting Warrant to Insert the Article to Transfer the 120 Main Street Clean Up Project Remaining Balance to the Capital Stabilization Fund and to Insert the Article for the School Capital Project, and Close Warrant

The Board reviewed the Draft Special Town Meeting Warrant

Mr. Rossi moved that the Board re-open the May 11, 2026, Special Town Meeting Warrant, and Insert Article 6, Transferring the Remaining Balance of \$90,000 from the 120 Main Street Clean Up Project to the Capital Stabilization Fund, Seconded by Ms. White. VOTE 5-0-0

Mr. Boynton said that at the Select Board meeting on March 2, 2026, he mentioned that the total is around \$100,00, but Ms. Pratt, Town Accountant, found a missing invoice so the total is \$90,000. This amount can be transferred into the Capital Stabilization Fund.

STM Article 6: Repurpose Funds for McGovern School Roof to McGovern Bathroom Project, High School Air Quality Mitigation, and Balance to Capital Stabilization.

Mr. Trindade moved that the Board approve Article 6 as presented, seconded by Ms. White. VOTE 5-0-0

Mr. Rossi asks Mr. Boynton if the rock wall on 120 Main Street will be removed once the project starts. Mr. Boynton said that they do plan to remove it and regrade the area. Mr. Boynton said that the requested reformatting of the Article has changed into an easy to read table to show where the money from the previously approved Memorial School Roof Project remaining balance will be transferred to.

Mr. Rossi moved the Board Insert Article 7, Transferring \$355,425.70 from the Memorial School Roof Replacement Project, with \$223,000 allocated to McGovern School Bathroom Upgrades, \$40,000 to High School Air Quality Mitigation, and \$92,425.70 to the Capital Stabilization Fund, and to close the Warrant for the May 11, 2026 Special Town Meeting, seconded by Ms. White. VOTE 5-0-0

Mr. Crowley asks Mr. Boynton if the \$223,000 allocated to the McGovern School Bathroom Upgrades and the \$40,000 allocated towards the High School Air Quality Mitigation is a confirmed price for these upgrades. Mr. Boynton responded yes to both.

STM Article 7: Repurpose Monetary Articles: School Projects.

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

STM Article 8: Repurpose Monetary Articles: School Projects

Mr. Alessandri asks Mr. Boynton if the price of \$154,780 is the price confirmed by the schools for the replacement of the High School boiler. Mr. Boynton responded yes.

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

Vote Recommendations: May 11, 2026, Annual Town Meeting Warrant Articles 1,14, & 16

The Board reviewed the Draft Annual Town Meeting Warrant

Article 1: Purchase Winthrop St Properties with CPA Funds

Mr. Boynton says he has communicated with Town Council, and they are still waiting to hear back from the Briggs' property trustees' attorneys. Mr. Boynton said that they have done a land survey on the

North side of the property. He adds that they cannot go through with the Purchase and Sale agreement until the tenants are off the property, they have also created a separate agreement to settle the tax delinquency from the beneficiaries of the property. Without the P&S and Tax agreement in hand, this Article is still To Be Determined. Mr. Crowley asks when the Annual Town Meeting Warrant must be posted. Mr. Boynton responded that the Special Town Meeting Warrant must be posted 30 days before Town Meeting and the Annual Town Meeting Warrant must be posted 7 Days before Town Meeting. Mr. Alessandri points out that the Special Town Meeting Warrants are complete besides Article 1: Snow and Ice Budget. Mr. Boynton said that it is not likely that they will get a definitive Snow and Ice budget number into the warrant, but it can be a part of the motion. Mr. Trindade, since he is planning on going to the meeting and is representing the Select Board, should see if the Board would meet for a special meeting to go over the new numbers. Mr. Alessandri asks if it is a minor change would they want to be notified, Mr. Crowley responds that if they change the numbers by more than \$50,000, the Select Board will hold a meeting to decide if they will agree or disagree. Mr. Trindade mentions going to the CPC meeting, but the Select Board has a regular meeting at that time as well. Mr. Boynton asks what numbers Mr. Crowley is worried about changing, they are asking CPC to transfer \$2.870 Million from reserves, and he does not think that they need to specify in the article what the reserves are since the motion will clearly state how much money they will be spending. Mr. Crowley states that he wants the residents to see the number posted in the warrant article. He says that it shows a big change if they plan to use the \$2.870 million from reserves or if they chose to use half from reserves and bond the rest. Mr. Rossi points out that the CPC has spoken about this before and they are in favor of it, Mr. Trindade says that Mr. Crowley wants it to be clear in the Article what is being pulled from reserve funds and what is being bonded. Mr. Boynton says that they do not have to specify which funds will be paying for it, but they will plan to put the two sums from what they are transferring and what they are bonding in the article. Mr. Alessandri asks the Board if they are better off coming to the CPC meeting as a group to create a potential quorum or is it better to send one member and have them report back at a later Select Board meeting. Mr. Boynton suggests creating a special meeting to discuss Article 1 further after the CPC discusses the funds.

Article 14: Appropriation Community Preservation Committee
This Article is “To Be Determined”

Article 16: Medway Energy Center PILOT Authorization.

Mr. Boynton said he got the PILOT agreement back from the Medway Energy Center, they did not have any changes from what Medway had previously done with the Medway Grid project. The document has the number built in and it assumes \$304 million initial value, which is spread out over 20 years. It represents \$3.047 million in General Funds and \$91,000 for CPA funds annually for 20 years. Mr. Boynton has forwarded this agreement to the Technical Consultant, Brian Fogg, who also reviewed the Medway Grid PILOT agreement when it was created. Mr. Boynton also sent a copy to the Town Assessors, since the Board of Assessor will have to weigh in on it before Town Meeting. He also sent the draft to Jeff Bernstein, once this happens, he will get a finalized contract and have the Select Board look it over and approve it before Town Meeting. He adds that Mr. Fogg will be ensuring that the technical equipment on site is necessary to deliver 300MW of energy, valued correctly in terms of what the PILOT is. If there is a problem with the PILOT agreement, Mr. Boynton plans on removing it as an Article in the Annual Town Warrant and move it to the Fall Town Meeting. Mr. Crowley asks if there is anything that needs to be pulled from the agreement at the moment. Mr. Boynton responded no, Medway Energy Center wants this project to be approved and so far, they have been cooperative with what the Town has asked of them. He used the same PILOT language from the Medway Grid facility, only changing the location and descriptions, since this will be a bigger facility and the terms of the Host Community Agreement are active. They will owe the Town thousands of dollars by July 1, 2026, for signing the Host Community Agreement. Mr. Boynton stated that, at present, the battery energy storage facility can still be permitted locally, and the applicant is working on plans to file with the Medway Planning Board. He explained that if they miss the July 1 deadline with the Planning Board, they will have to file through the

EFSD. While they prefer to file locally, it is a significant amount of work within a short timeframe. He mentions that they have met with the interdepartmental team who will be permitting this facility, and there will be significant Conservation Commission applications alongside Planning Board applications, the financing is further along than the actual permitting. Mr. Trindade asks if there is any issue with Eversource to make sure the new facility can connect to the existing grid, Mr. Boynton responded no, they have not indicated any concerns. Mr. Crowley asks how confident they are that this project will become approved, Mr. Boynton responded that they are approximately 95% confident that permitting will be completed in time. If approvals are obtained, construction is expected to begin in late 2027 and be completed by late 2028. He added that once the interconnection agreement with Eversource is finalized, likely in the fall, the project will be fully secured. Mr. Rossi asks about the EFSD deadline of July 1, 2026, and what it entails. Mr. Boynton said that if they do not apply by July 1, there is no ability to apply through the Town Planning Board. Mr. Trindade comments that they have already spent \$5-10 million on this project, between legal fees, consulting and filing fees, they will not abandon the project with this much investment already. He adds that the only issues that he sees arising are that in the Fall, if ISO New England decides that Medway does not need additional Battery Energy Facilities. With the state's goals for energy and climate resilience, he thinks that adding more Battery Energy will increase their goal. Mr. Boynton stated that there have been no financial hurdles and that some financial issues were resolved through the option for local permitting. He noted that, compared to the Medway Grid project, the cost of technical equipment has decreased. The PILOT agreement reflects a 5.2% depreciation rate, adjusted to 6.2% based on broader market and system conditions. He also noted that there is a 2.5% annual tax increase factor based on current tax rates Mr. Boynton explained that the agreement provides stability by avoiding the need to file abatement cases with the Appellate Tax Board. The Town will bill the facility at its agreed value annually. He added that due to potential volatility, the overlay fund, currently at \$300,000, may need to increase closer to \$1 million annually to account for possible valuation changes. Mr. Trindade asks Mr. Boynton what the minimum standard is for filing through the Planning Board is. Mr. Boynton said that the plans must be between 80-90% complete. Mr. Trindade comments that that is a lot of money and time to prepare to file, and he believes they will go forward with filling through the Town at the local level. Mr. Crowley asks that if this is zoned for this purpose, and if they went to EFSD, would they not have to go through the Planning Board. Mr. Boynton responded yes, they would not file locally. Mr. Crowley adds that one of the reasons that this area got rezoned, was so that they would have to go through the Planning Board – it would be a lot better for the Town and the applicant to file locally rather than the states EFSD. Mr. Boynton said they know this, and there is an effort to go through the Planning Board. Mr. Trindade says that they are in the know of the Town Conservation Bylaws and sound bylaws, and it is still their choice to go through the Town. Mr. Boynton says that this Article is still TBD and he hopes to have the finalized PILOT agreement by the next Select Board meeting on April 6, 2026.

This Article is “To Be Determined”

Approval of Minutes: February 28, 2026

The Board reviewed Draft meeting minutes from February 28, 2026

Mr. Rossi motioned to approve that the Board approve the February 28, 2026, as amended, seconded by Ms. White. VOTE 5-0-0

Action Items from Previous Meeting

The Board Reviewed the Action Items Dated March 2, 2026

Mr. Alessandri says that there is nothing for the month of March, and the next item is in May.

Town Managers Report

There are no associated backup materials

Mr. Boynton had nothing to report on.

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

There are no associated backup materials

Mr. Crowley asks if the current revenue from the Medway Grid BESS project has come into the Town yet. Mr. Boynton responds that the current tax revenue has come in at \$2.3 million and they owe additional funds through the Host Community Agreement that, upon commercial operation, they are set to pay. They have not been fully operational yet and have not conducted the noise study testing, but they have identified that they have reached the ability to be operational. When they pay the Host Community Agreements, these funds will go into the Sidewalk fund and help to pay for the Milford Street project. Mr. Alessandri asked if they have conducted the noise study yet, Mr. Boynton responded that there is an opening along the wall on Milford Street that needs to be put in place, and there is no need to do a sound test when the barriers are not in place yet. The Town's consultant has met with the team constructing this project and they have agreed on the parameters of testing and will be testing it together. Mr. Alessandri states that when the noise testing starts, they need to be fully transparent and let the residents in Medway know they will start the noise study.

Mr. Crowley asks if the DPW can get a report on the PFAS in the Town's water and sewage supply. He believes that federal requirement is 4 parts per trillion, during the budget meeting in February, Mr. Pelletier and Mr. Lynch stated that the Town is testing at 4 to 5 parts per trillion, so he would like clarification on the numbers, before they spend money to remove the PFAS, he would like to know how much PFAS will actually be taken out.

Mr. Crowley spoke with Mr. Phenegar, to get a clear figure on the Tri-county financials, and invited him to a future meeting to discuss the numbers with the Board. Mr. Alessandri requests the status of the numbers as well at this meeting, Mr. Rossi comments that he recently drove by the school and a big complex that is starting to look nice.

Mr. Crowley asked if they could change the current tax bill. He had received his in the mail and saw that there is no longer information that shows the CPA charge, no it only shows the total tax. He would like it changed back to its previous format that shows the CPA charge.

Select Board Reports

There are no associated backup materials

Mr. Rossi mentions the Clean Sweep on April 11, 2026. He said that you can email the Town to sign up and that you get a box of supplies to help clean up around Medway.

Mr. Alessandri gave credit to 123 Holliston Park and Rec Department and DPW with their new improvement to the parking lot. Mr. Rossi adds that the spring/summer flyer brochures made by Park Director Julie Harrington are incredible and add a lot of activities for adults and children.

Mr. Trindade Motion to Adjourn at 8:27pm seconded Ms. White. VOTE 5-0-0.

Respectfully submitted,
Sophie Boucher
Executive Assistant
Town Manager's Office