

**Select Board Meeting
May 18, 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; Allison Potter, Assistant Town Manager; Bill Kingsbury, Chief of Police; Pete Pelletier; DPW Director; Nolan Lynch, DPW Deputy Director; Tom Irwin, Deputy Fire Chief.

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

Public Comment

Dave Fitzgerald of 3 Sun Valley Drive expressed concerns over Medway's Tri-County school committee representative Gibb Phenegar. He has two children who attend Tr-County and he feels as though they are being unrepresented by Mr. Phenegar's absence at Tri-County school committee meetings. He mentions that Mr. Phenegar is a member of two other boards for the Town, the Zoning Board of Appeals and the Municipal Complex Building Committee. Mr. Fitzgerald says that all of these boards meet on Wednesday nights at 7:00pm and Mr. Phenegar often must choose which meeting to attend. Since there is only one representative from Medway for the Tri-County school committee he feels as though that the representative should attend all meetings to represent the Town, in recent meetings Medway has not had a vote for future budget discussions because Mr. Phenegar could not attend the meeting. Mr. Fitzgerald would like to discuss with the Board the process to remove him is that Mr. Phenegar does not resign himself.

Alcohol License Violation Hearing – Yama Fuji Restaurant, 74 Main Street

The Board Reviewed the Notice of Disciplinary Action Dated April 21, 2026

Mr. Alessandri opens the hearing by explaining that this is an Open Hearing, not a Public Hearing, public comments will not be addressed.

Before any discussion is involved, He swore in for both Defendant and the Prosecution. Chief Kingsbury, Officer Carl Sheppard and Chong Lin, Yama Fuji Business owner all swore into the hearing.

Chief Kingsbury initiated the presentation by outlining three distinct incidents involving underage drinking and after-hours activity at the establishment. The first incident occurred on January 24, 2026, when Officer Paschal discovered discarded beer cans in the restaurant parking lot. Chief Kingsbury noted that the department had received prior reports of discarded alcohol containers, broken windows, and unauthorized after-hours activity at the location. This initial matter was referred to the Alcoholic Beverages Control Commission (ABCC) for investigation, though the Medway Police Department has not yet received a response. The second occurrence took place on April 6, 2026, following an incident involving an Uber driver and a group of underage individuals on Meadow Road. Upon questioning by responding officers, the minors stated they had been served alcohol at Yama Fuji. The third instance occurred on April 21, 2026, with Officer Sheppard serving as the reporting officer. Officer Sheppard observed individuals

inside the restaurant well after closing hours. Upon investigation, the individuals present were determined to be 18, 19, and 20 years old, and residents of various outside municipalities, including Braintree, Hudson, and Wilbraham. Mr. Alessandri questioned Officer Sheppard regarding the precise timing of the April 21 observation. Officer Sheppard clarified that he logged the report at 12:03 AM, which is more than an hour past Yama Fuji's mandatory closing time and outside of legal alcohol permitting hours. Mr. Trindade inquired whether the business owner cooperated when approached about the after-hours alcohol service. Officer Sheppard stated that management was entirely uncooperative. He explained that when he attempted to enter the establishment after several underage individuals fled the scene, he was told the business was closed and was ordered to leave. During this time, multiple underage individuals were running through the parking lot, and Officer Sheppard focused his efforts on managing those individuals. Mr. Alessandri confirmed with Officer Sheppard that he was fully uniform during this interaction. Mr. Crowley sought clarification on whether all three incidents were reported to the ABCC. Chief Kingsbury confirmed that only the initial January incident had been reported, and the two subsequent April incidents had not yet been forwarded, as the department is still awaiting the results of the ABCC's first investigation. Mr. Crowley also requested elaboration on the out-of-town residency of the minors. Chief Kingsbury confirmed that many individuals traveled from outside towns, noting it has become common knowledge in the region that minors can obtain alcohol at this establishment. He added that while it is strongly suspected some of these individuals are students at Dean College in Franklin, that connection remains unconfirmed. Ms. White expressed significant concern regarding the distance of the towns mentioned, noting that some are over an hour away, which poses a severe public safety risk if these individuals are driving home intoxicated. She inquired if the Police Department has maintained surveillance on Yama Fuji since these incidents and if any operational improvements have been observed. Chief Kingsbury affirmed that surveillance will continue, adding that he has since spoken directly with the proprietor, Mr. Lin, and no further incidents have occurred since that conversation. Mr. Rossi questioned whether Mr. Lin had been instructed on proper identification protocols following the January incident, specifically regarding the age threshold for carding patrons. Chief Kingsbury responded that standard practice requires identification checks for anyone appearing under the age of 27, emphasizing that individuals aged 18, 19, and 20 do not look 27 or older. Mr. Rossi verified for the record that Yama Fuji's official closing time is 11:00 PM, contrasting this with the two subsequent incident reports filed hours past closing, specifically at 12:03 AM and 1:35 AM. Chief Kingsbury agreed with this timeline, noting that the establishment should conduct last call 30 minutes prior to closing and must not permit patrons to remain in the building consuming illicitly ordered alcoholic beverages. Mr. Alessandri concluded the questioning by asking if there was any evidence of counterfeit identification being utilized by the minors. Chief Kingsbury stated that no fake identifications were recovered, and the underage individuals consistently reported that establishment staff never requested identification of any kind.

Mr. Lin was asked if he had any questions that he would like to ask the Police Officers. He responded that he had none. He stated that they are doing their duties and have done the right thing.

Mr. Lin introduced himself as the business owner of Yama Fuji and expressed gratitude to the Board for the opportunity to discuss the matter, acknowledging the critical importance of preventing underage drinking. To prevent similar situation from happening, they shifted their operation hours from closing at 11PM to closing at 10 PM. They believe in creating a safe environment, to help combat the use of fake I. D's he has purchased and I.D Scanner and has trained staff to use it when asking for identification. They

are committed to improving operations and being responsible members of the community. Mr. Alessandri asked if any corrective actions have been taken since the incident in January. Mr. Lin responded that no actions were taken at that time,, they started to act after this last occurrence. Mr. Alessandri asks why they did not take action after the first instance. Mr. Ling claimed he was unaware of the situation because he was not on duty during the January incident, adding that he did not become aware of the ongoing issues until Chief Kingsbury contacted him directly following the second occurrence. Mr. Alessandri comments that Officer Sheppard was doing his job and the treatment he received was disrespectful. Mr. Rossi asked if he was there on April 18, and if he was the one behind the bar serving the underage individuals. Mr. Lin responded that he was behind the bar, and claimed he was checking I. D's, he said he could not tell if they were fake. Mr. Rossi pointed out that both April incidents involved patrons remaining on the premises well past lawful operating hours and questioned whether the establishment routinely continues alcohol service after closing. Mr. Lin denied serving alcohol past hours, explaining that patrons frequently remain inside the building after closing to wait for rideshare vehicles, and he permitted them to stay inside due to the cold weather. Mr. Lin explained that when the restaurant opened ten years ago, the clientele consisted primarily of an older demographic, which gradually shifted to a much younger crowd over time. He stated he found it difficult to visually distinguish between younger and older adults. Ms. White countered that management should have anticipated the need for an ID scanner long before these severe incidents occurred and strongly admonished Mr. Lin to ensure that any police officer entering the establishment is treated with the utmost respect in the future. Mr. Crowley stated that he lacks confidence in Mr. Lin's personal judgment regarding age verification. He added that he remains unimpressed by the voluntary rollback to a 10:00 PM closing time, given that the establishment had previously been documented serving patrons well after 11:00 PM. Mr. Crowley expressed profound concern regarding widespread rumors circulating both locally and in neighboring areas that underage individuals can purchase alcoholic beverages at Yama Fuji. Mr. Trindade adds that he agrees with Mr. Crowley commenting that it is not hard to tell when a patron is 18/19 years old. He wants to be supportive of local business, but he is worried if the steps being taken will be sufficient to stop this from happening in the future. Mr. Boynton asks Mr. Lin if he recognizes having a liquor license is a privilege not a right, and there is a tremendous amount of responsibility. Regardless of whether they are drinking at any hour, it is still a problem to have under age people drinking alcohol. Mr. Lin says yes, Mr. Boynton says if it happens again the penalty is substantial, which might causes a revocation of the liquor license. Mr. Alessandri asks if he has any other evidence or statements to be made before a decision is made. Mr. Lin wants to let the Board know that it won't happen again.

Mr. Trindade moved to close the hearing. Seconded by Ms. White. VOTE 5-0-0.

FINDING OF FACTS MOTIONS:

Mr. Trindade moved that the Board find that on multiple occasions in 2026, the licensee violated G.L. c.138, §34 by serving alcohol to a minor. Seconded by Ms. White. VOTE 5-0-0.

Mr. Trindade moved that the Board find that on multiple occasions in 2026, the licensee violated Section XII.B (Identification) of the Board's Rules and Regulations for Licensing of Alcoholic Beverage Sales by Yama Fuji. Seconded By Ms. White. VOTE 5-0-0.

Mr. Alessandri suggests Mr. Lin look at the alcohol policy for the Town, and he suggests, based on the policy and severity of actions on multiple occasions, a suspension of the Yama Fuji liquor license for 2 days. Mr. Rossi noted that they could choose between a 1 – 3-day suspension, Mr. Alessandri agreed, since is the first time Mr. Lin is in front of the Board for serving to underage individuals, they will go for a 2-day suspension. Additionally, Mr. Lin has recognized the seriousness of this offense and has preemptively orders an I.D scanner to help to prevent this in the future.

Mr. Trindade moved that the Select Board evoke a two-day suspension of the all alcohol license for June 5th 2026, and June 6th, 2026, and further instruct the business owner that a note be placed on the door as to the reasoning for the suspension during this period, if they so choose to stay open. Seconded by Ms. White. VOTE 5-0-0.

Reports:

The Board reviewed the Memo from Pete Pelletier, DPW Director with corresponding material and the Tri-County Presentation of the New School Building

a. Unaccounted for Water Loss PFAS Results & Charles River Pollution Control District Volumes

Mr. Pelletier and Mr. Lynch presented the annual unaccounted-for water (UAW) loss metrics calculated under the MassDEP compliance program. The Town's UAW dropped from 14.8% in 2024 to 7.98% in 2025, successfully bringing Medway under the state's mandatory 10% threshold. Total system loss dropped from over 43 million cubic feet to 20 million cubic feet. Mr. Lynch explained that the elevated 2024 waste figures were due to the initial startup and calibration of the new Water Treatment Plant. Mr. Crowley questioned the drop in recorded water main break losses from 18 million to 1.5 million cubic feet. Mr. Pelletier clarified that these figures are derived using standard formulas provided on the MassDEP website, which now provide higher calculation accuracy for tracking discharged water. Mr. Crowley asked if the drop in water loss was attributed to the new water treatment facility, Mr. Pelletier confirmed, explaining that during the initial startup phase they had to use a lot of water to calibrate the system accurately. Mr. Rossi summarized that the price of water is established by calculating the variance between production volume and consumer billing. Ms. White asks if they are doing less hydrant water main flushing because the numbers have gone down. Mr. Pelletier said they have skipped a few seasons, when they have drought conditions they try to cut back on the amount of water loss they are creating. Mr. Boynton adds that next year these numbers will spike because of the draining of the Lovering Street Tank for maintenance work. Mr. Trindade agrees that the best practice is to flush the system out, but when it is a drought year, it is better to save as much water as they can.

Mr. Pelletier explained that system influx meters track permitted pumping limits, annual production volumes, and daily averages, all of which factor into unaccounted-for water calculations. Mr. Boynton emphasized that this data confirms the town possesses a surplus capacity of 260,000 gallons per day, ensuring adequate resources for upcoming municipal projects. Mr. Crowley noted that the Town remains safely below its state-permitted threshold, pumping an average of 770,000 gallons per day against an allowance of roughly 1 million gallons. He inquired why the state increased their maximum gallons per day by 60,000 and is this normal for them to do even with the Town having 160,000 gallons of capacity. Mr. Pelletier replied it is unlikely they will increase the maximum; they gave the increase due to the treatment plant coming online. Mr. Crowley asked what the average water intake per household is; Mr. Pelletier said it is 4,200 gallons per person in the home. Mr. Rossi asks if these numbers include private wells, Mr. Lynch responded no.

Mr. Pelletier presented the Town's PFAS testing results of the water supply, State and Federal levels require Towns to not exceed 4 parts per trillion (PPT) in the overall supply. Mr. Boynton states that the number is going to drop overtime, right now, the treatment plant is holding 4.46 ppt overall. He adds that they expect a \$2.5 million cost for the PFAS treatment installation, there is over \$700,000 received from Legal Settlements, from the Project Development of 39 Main Street, and they plan to put this money towards this infrastructure. Mr. Rossi asks if there are in the design phase of the water tanks and the necessary infrastructure work, Mr. Pelletier responded they have not completed a design yet, they have completed the PILOT study and they sent it to the State, which they have to review and provide comments until the design is 100% accurate. They plan to start design work in the Fall. Mr. Rossi asks what the estimated time frame is to get the water tank installed and working. Mr. Pelletier says if they do not go through the State revolving fund, which is the Clean Water Act fund that showcases better financing options, he estimates for the tank to be online in 2029. Mr. Crowley asks if the Federal

Government has provided any funding to Towns and cities to help get the percentage of PFAS in the water supplies lower than 4ppt. Mr. Pelletier responds no, and he is not aware of any federal funds that correlate with this mandate. Mr. Crowley refers to the letter provided by Mr. Pelletier and asks if PFAS6 includes all of the PFAS previously recorded, Mr. Pelletier responds yes, the Town is at 7.7 ppt and the State regulations states they need to be under 20 ppt by 2031. Mr. Pelletier adds that they have accounted for \$2.3 million for construction and non-consulting fees. Mr. Boynton adds that he expects a total of \$2.5 million with the consulting fees. Mr. Crowley asks when the construction would be put out for bid, Mr. Pelletier responds that he expects six months after starting in Fiscal Year 2028. Mr. Trindade asks about the technology they are putting in will get the Towns' water supply under 4 ppt, Mr. Pelletier responds yes. Mr. Trindade adds that this is a priority due to the significance of the dangers of these chemicals in the drinking water. Mr. Pelletier says they can plan for better technology down the line if they have the space for a greater opportunity of getting the PFAS levels under zero. He adds that it can be over a year until they see a drop in the current PFAS numbers, if they are sampling regularly, they will be in a good position with the state.

Mr. Boynton starts with saying they are still having issues with the I&I, heavy rain and snow melt will cause the increase in pollutants, but they are still under capacity. The Town is permitted to flow 955, 000 gallons of sewer a month, but they are averaging at around 716,000-800,000 gallons a month. Mr. Boynton hopes to work with the Town of Franklin to purchase more sewer capacity, to have a bigger cushion for future developments coming to the Town. Mr. Rossi asked what the excess capacity that Franklin has, Mr. Boynton responds that at one point it was 800,000 gallons, but due to the recent development, the number likely decreased. Mr. Crowley raised concern if the issue of pollutant discharge into the Charles River ever got fixed, Mr. Pelletier reported that summer flow allowances remain under active negotiation as part of an ongoing intermunicipal agreement, expressing confidence that Medway will maintain its historical annual flow allocations. Mr. Crowley noted that in prior years, Medway had transferred approximately 500,000 gallons of sewer capacity to the Town of Millis. Mr. Boynton added that Franklin and Bellingham had similarly allocated portions of their sewer capacity to assist Millis. Mr. Boynton clarified that Franklin is under no legal obligation to sell capacity to Medway, noting that Town Counsels recent review of past written agreements identified a standardized intermunicipal pricing formula of \$10 per gallon. Mr. Trindade suggests looking for alternate resources to increase the Towns' capacity, such as a return of treated sewer to the Aquaphor instead of disposing of it in the Charles River. Mr. Pelletier said he has spoken about this idea, they are trying to find a way to get into the MWRA sewer line which would have to come from Ashland or Walpole. Unfortunately, they are not looking for more customers for their sewer lines. Mr. Pelletier adds that in order to have treated sewer back into the ground, there needs to be a substantial amount of land with a quality soil which there is not enough of either in Medway. Mr. Pelletier says they are struggling to get their contractor to fix their I&I issues from last year, they have started going through the flow studies and have hit a drought, which makes it harder to see where their might be infrastructure issues. Mr. Lynch adds that it takes time to see a change in the numbers after collection phases. Mr. Crowley asks if the water tanks go into the sewer system when they get drained, Mr. Pelletier responded no. Mr. Crowley asks what they use to estimate the gallons per household, Mr. Pelletier responds they are estimating 330 gallons per house. Mr. Crowley asked if they have checked the houses that have unmetered measures of water use, Mr. Lynch responds that it is considered as unmetered water where they cannot say where the source of it is, they are not getting an accurate read of the flow of water in parts of Town. Mr. Pelletier said that the Charles River Pollution District will be adding another meter to get a more accurate reading of the flow of water. Mr. Crowley asked if they are charging for the 330 gallons per household or if the residents are only charged what the meter shows they have used. Mr. Lynch responded they only get charged by the amount shown on the meter.

b. Tri-County Financial Report

Gibb Phenegar of 5 Causeway Street and Medway's representative to Tri – County school, presents an update on the building project at the High School. He mentions that Consigli Construction is building the new facility as well as Dore + Whittier as the OPM. While the originally voted total budget was \$286 million, current projections indicate total spending will decrease to approximately \$280 million. Because state school funding requires 56% to be reimbursed, the participating towns will each pay an estimated \$3.1 million to \$3.5 million toward the project total. The financial obligations are slated to take effect around July 1, 2027, with plans to occupy the building by the following fall. Mr. Phenegar noted that the project is roughly 60% complete and encouraged residents to contact the superintendent to arrange tours of the new facility. There are currently 95 students who attend Tri – County, which is the limit for Medway, the School is designed to have a maximum capacity of 1,000 students. He adds that this budget increase for tuition might rise to about 3% but the budget for the project will stay the same or decrease in value. Ms. White asked if they had changed to the lottery system, Mr. Phenegar responded that the state has mandated that admission systems change to a weighted lottery. Mr. Rossi sought clarification regarding the original contract, noting a previously cited figure of \$224 million. Mr. Phenegar explained that the \$286 million figure originated from a recent building committee meeting and reflects the total contracted monies for construction to date. Mr. Rossi clarified that with 95 enrolled students, Medway constitutes 9.5% of the student body, which dictates the town's annual debt service obligation—a figure that fluctuates annually based on enrollment. Mr. Boynton added that the previous year's debt services totaled \$700,000, though the final borrowing required to complete the project has not yet been finalized. Mr. Rossi asks if the new building will be destroyed once the new one is completed, Mr. Phenegar replied yes. Mr. Alessandri asks if there is any chance they will come in over budget, and if there is any supply issues they are foreseeing. Mr. Phenegar said the most likely will not go over budget and that a lot of the material has preordered a lot of the material before any federal tariffs hit. Mr. Crowley inquired about the remaining contingency funds, which Mr. Phenegar estimated to be around \$10 million; Mr. Crowley requested that Mr. Phenegar verify this exact figure and report back to the Board. Mr. Crowley then asked if any of the other surrounding towns had to take overrides to be able to pay for their debt services. Mr. Phenegar did not know if they had to take overrides. Mr. Crowley asks why the move in date is set for July 14th, 2027, but the completion date is set for July 2028, and if it is due to the timing of the demolition of the old school and the construction of the fields. Mr. Phenegar responds that they have completed the fields, but the demolition of the school, they anticipate to take that whole year. Mr. Crowley comments that for the potential Municipal Complex in Medway, they are also using Consigli and Dore + Whittier. c He noted that Consigli's change orders for the Tri-County project amounted to \$7 million on a \$225 million baseline, demonstrating that a Construction Manager at Risk (CMAR) model effectively minimizes cost overruns. He expressed hope that the town would mirror these efficient management practices for the proposed Municipal Complex. Mr. Trindade questioned if the original contingency was \$48 million, and if they have spent \$38 million of that contingency only with only 60% being done with the project. Mr. Phenegar said that he will look into what the actual price of the contingency was and report back to the Board how much has been spent so far.

Approval:

The Board reviewed the Letters of Support for the One Stop Grants, Letter from the SEB Housing LLC, The permit for the Road Race and the Appraisal from Alliant Commercial Appraisers

a. Select Board Letter of Support for One Stop Program Grant Applications

Ms. Saint Andre states that the Community and Economic Development Department is applying for the One Stop Program for two grants. One is for \$25,000 to update the Outdoor Lighting Bylaw, the second is for \$1 million to help DPW with the construction of the Village Street Culvert. Mr. Alessandri asks where the Village Street Culvert construction will take place, Ms. Saint Andre responds that it is around the Salmon Senior Living Center.

Mr. Trindade moved that the Select Board vote to approve the letters of support for the Community One Stop for Growth applications as presented and authorize the Chair to sign them. Seconded by Ms. White. VOTE 5-0-0

Mr. Crowley asks how much they think that the construction fee will be for the Village Street Culvert. Ms. Sainte Andre responded that the cost is a little over \$1 million, but they will be contributing \$100,00 to the budget. Mr. Crowley asked if they have enough in the roads and sidewalks, Mr. Pelletier responded that they have added it into the budget for next year.

b. 2026 Affordable Rental Rates at 39 main Street, Hathon Apartments

Ms. Saint Andre introduces the letter created by SEB Housing for an increase in rental rates for the affordable housing units at 39 Main Street, Hathon apartments. Ms. White asks how often this request comes up; Ms. Saint Andre says that they can come to the Board every year to request an increase, it is in regulatory agreement with the Town. Mr. Boynton adds that for some years the Board have chosen to grant the request and some years they have denied the increase. Mr. Alessandri comments that their ideal request would be for approval to their maximum increase, but there is also a secondary request including 3% inflation. Ms. White asks how many affordable units there are and how many of those are vacant, Ms. Saint Andre answered that there are 48 units in total, only 2 vacancies. Mr. Rossi asks if they are looking for a 3 % increase from what they are paying currently. Mr. Alessandri clarifies that they will be voting on the percentage they will be increasing their rental fees to, they are suggesting the Board approve a 3% increase for existing tenants. Mr. Crowley asks if the new tenants will be paying \$2,492, which is the alternative, Ms. Saint Andre confirms that rate is for new tenants, Mr. Crowley includes that they are giving two options for new tenants, either \$2492 or \$2299. Mr. Trindade comments that they can also come up with an entirely new price. Mr. Alessandri says he is in support of increasing new tenant rates by 3% and increasing current tenant rates by 3% as well. Mr. Trindade would not like to raise the prices of the affordable units at all, adding they are already not affordable, he suggests only raising it 2% for new and existing tenants. Mr. Crowley comments that the costs of the facility have probably gone up more than 3%, additionally these are nice apartments where the income level is higher than other developments in Town. Ms. White points out that everything has gone up in prices, making tenants lives harder and then increasing the rent would be another burden on them.

Mr. Trindade moved that the Select Board vote to approve to increase the maximum affordable rents for the Hathon Apartments by 2%. Seconded by Ms. White. VOTE 2-3-0. Mr. Crowley -Nay, Mr. Alessandri - Nay and Mr. Rossi - Nay. MOTION DOES NOT PASS.

Mr. Alessandri m oved that the Select Board vote to approve to increase the maximum affordable rents for the Hathon Apartments by 3%. Seconded by Mr. Crowley. VOTE 3-2-0. Mr. Trindade - Nayand Ms. White - Nay. MOTION PASSES.

c. Ride & Stride for Food Road Race

Mr. Trindade moved that the Select Board approve the Ride & Stride for Food Road Race on September 27, 2026, subject to any requirements as may be directed by the Chief of Police. Seconded by Ms. White. VOTE 5-0-0.

d. Fire Station, Police Station, and Town Hall Appraisal (\$17,000)

Mr. Boynton stated he received a quote for \$17,00 from Alliant Commercial Appraisals for the Town Hall, Two Fire Stations and Police Station. This will be funded from the \$7.9 million project design fund.

Mr. Trindade moved that the Select Board vote to approve the \$17,000 appraisal fee to conduct the selling evaluation on the current Fire Station, Police Station and Town Hall, and authorize the Town Manager to execute it. Seconded by Ms. White. VOTE 5-0-0.

Grant Acceptance: Firefighter Safety Grant (\$14,234.05)

The Board reviewed the Grant

Deputy Fire Chief Tom Irwin introduced that the Fire Department was gifted an award for \$14,234.05. He would like the Boards approval to use this money on necessary fire safety equipment such as emergency vehicle plugs, safety vests, rescue ropes, hot sticks for electrical detection, cribbing step chocks and battery powered fans. Mr. Alessandri asked what a hot stick is, Deputy Chief Irwin describes it as a pole that can detect electricity for down wires that fall onto the ground. Mr. Alessandri asks how many they requested, Deputy Chief Irwin responded they requested two, since they are very expensive. Mr. Rossi asked what cribbing step chocks are for Deputy Chief Irwin clarified that they are for car accidents, they stabilize the car when removing a victim in an auto mobile accident.

Mr. Rossi moved that the Select Board authorize the expenditure of the Firefighter Safety Grant for \$14,234.05 as presented. Seconded by Mr. Trindade VOTE 5-0-0

Discussion/Vote: Cannabis Delivery in Medway

The Board reviewed the letter from the executive director of Marijuana and Medical Marijuana Establishments and Email from the Legislative and Policy Counsel

Mr. Boynton explains that cannabis home delivery is allowed in Town because while Medway does not allow retail, the Board has the ability prohibit delivery of cannabis. Ms. White asks if the residents had to vote at Town Meeting to change the Zoning Bylaws around Marijuana facilities for the ability for delivery. Mr. Boynton responded no, it only requires a vote of the Select Board if they do not want to allow the service, if there is no vote, it will be allowed. Mr. Alessandri asks how it is enforced, and how it will be regulated, Mr. Rossi implies that the cannabis companies would deliver it and it will not be delivered through third party entities, and they would identify the person who will pick up the substance. Mr. Boynton suggests not taking a vote since he does not predict a problem with the delivery service in Medway, meaning that delivery of cannabis can be allowed in Town.

Authorization: Conducting Winthrop Street Property Survey (\$32,525)

The Board reviewed the Grant

Mr. Boynton states that this is for the west side of Adams Street, for 25,28, and 33 Winthrop Street, to be surveyed. Town Counsel has reviewed all the documents from the title insurance company; the easterly side of the property has already been staked out. Mr. Alessandri asks If this will come out of the purchase price, Mr. Boynton responded yes, and they have additional money for cleanup and legal work.

Mr. Rossi moved that the Select Board vote to approve the Property Land Survey in the amount of \$32,525. Seconded by Mr. Trindade. VOTE 5-0-0.

Approval of Minutes

The Board Reviewed the Draft Minutes dated April 6, 2026 & April 21, 2026

Mr. Trindade moved the Select Board to approve the April 6, 2026, draft minutes. Seconded by Ms. White. VOTE 5-0-0

Mr. Trindade Moved the Select Board to approve the April 21, 2026, draft minutes. Seconded by Ms. White. VOTE 5-0-0

Action Items from Previous Meeting

The Board Reviewed the Action Items Dated May 4, 2026

Mr. Alessandri asked if Action Item #2 can be moved to May 2027 and informs the Board that there is an upcoming Action Item in June.

Town Managers Report

There are no associated backup materials

This Agenda item was not discussed

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

There are no associated backup materials

Mr. Rossi requests the Board and Committees to send in their attendance records to review when reappointments come up in June.

Mr. Crowley asked if the house on Populatic Street will go out for bid for real estate agents to sell. Mr. Boynton says they plan to put it out for auction; Ms. Potter clarifies that they can put it out for bid and let the local real estate agents know when the auction/bid will happen.

Select Board Reports

There are no associated backup materials

Mr. Rossi says that there are elections tomorrow at the Middle School from 7am-8 pm. He recommends everyone get out and vote. He also mentioned the Memorial Day Parade on Monday, May 25th starting at 10 am, this will be the last celebration at the Old Matondi Square before it gets replaced. He also mentions the Fishing Derby on Saturday the 30th from 7am -10am, the Parks and Rec Director, Julie Harrington, offers free bait as long as it lasts.

Mr. Trindade Motion to Adjourn at 9:11pm seconded Ms. White. VOTE 5-0-0.

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