

**Select Board Meeting
August 10, 2026, 7:00 PM
Sanford Hall, Town Hall
155 Village Street**

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

Staff Present: Michael Boynton, Town Manager; Allison Potter, Assistant Town Manager; Pete Pelletier, DPW Director; Nolan Lynch, Deputy DPW Director; Stephanie Carlisle, Sustainability Director; Dave Scanlon, Technology Support Specialist

At 7:04 PM, Mr. Crowley called the meeting to order and led the Pledge of Allegiance.

Public Comment

There are no associated backup materials

Sue Rorke, of 34 Ellis Street, expressed frustration about the Medway Democratic Town Committee's (MDTC) exclusion from Celebrate Medway Day after years of participation, criticizing the lack of transparency around decision-making authority, selection criteria, and the event committee's overall governance. Mr. Crowley clarified that Celebrate Medway is a private, independent entity formed after the dissolution of the Medway 300 Committee and explained that Choate Park's space constraints required organizers to limit booths to local businesses, thereby excluding all Town-affiliated departments and committees, as well as political organizations and candidates without bias toward any specific group. Ms. Rorke then questioned the Town's role in holding funds for a non-town entity and asked why an agenda item concerned transferring these event funds. Mr. Crowley explained that the Town Accountant receives donations for Celebrate Medway Day and holds the funds in a separate account. Mr. Trindade cautioned the Board against deliberating on this issue during public comments to avoid potential Open Meeting Law violations, prompting Mr. Crowley to suggest that Ms. Rorke schedule a meeting with Mr. Boynton. Paul Yorkis, of 7 Independence Lane, requested written, standardized criteria for vendor inclusion and approval authority for community events, to which Mr. Crowley suggested contacting the event's co-chairs.

Select Board Community Announcements

There are no associated backup materials

Mr. Rossi shared two upcoming community events: the free Movie in the Park event featuring *Dog Man* at Choate Park on Wednesday at 8:00 p.m., with concessions available, and the final summer concert at Oakland Park scheduled for the following Monday at 6:00 p.m. featuring Dan Rice.

Term Extension of Existing Members: Municipal Complex Building Committee (through 12/31/2029)

There are no associated backup materials

Mr. Boynton explained that the original term limit for the Municipal Complex Building Committee was set for September 1, 2026. Since they are planning to continue this project through the design phase, he requests to extend all terms until December 31, 2029.

Mr. Trindade moved that the Board vote to extend the terms of all existing Municipal Complex Building Committee members whose terms expire on September 1, 2026, to December 31, 2029. Seconded by Mr. Alessandri. VOTE: 5-0-0.

Approval:

The Board reviewed the Purchase and Sale Agreement between the Town of Medway and Kirsty Brownell Motha for 13 Populatic Street, the Memo from Nolan Lynch, Deputy DPW Director, and images of the proposed dog park sign

a. Purchase and Sale Agreement for 13 Populatic Street

Jeff Motha of 3 Harlow Avenue in Norfolk spoke on behalf of his wife, purchaser Kirsty Brownell-Motha, regarding the purchase and sale agreement for 13 Populatic Street. Mr. Crowley asked what their plans for the property are. Mr. Motha explained that they intend to lease the property as a two-family rental. Mr. Rossi requested clarification regarding where the sale proceeds would be directed. Mr. Boynton explained that because the property was originally acquired using Water Enterprise Funds, the revenue will be returned to the Water Enterprise Fund rather than Free Cash. Mr. Crowley provided additional background, noting that the Town originally purchased the property for \$360,000 to serve staging and land buffer needs for the adjacent water treatment facility; by selling the parcel for \$450,000 while retaining approximately two acres for future municipal or security needs, there was both a financial and strategic gain.

Mr. Trindade moved, pursuant to the vote taken under Article 20 of the May 11, 2026, Annual Town Meeting authorizing the Select Board to convey 13 Populatic Street, to approve the Purchase and Sale Agreement between the Town of Medway and Kirsty Brownell Motha for the Property located at 13 Populatic Street for the purchase price of \$450,000, and further to authorize the Town Manager to execute remaining related closing documents on behalf of the Board. Seconded by Ms. White. VOTE: 5-0-0.

b. Dog Park Sign Placement within the Town – Owned Right-of-Way

Mr. Lynch, Deputy DPW Director, introduced a new sign for the Dog Park on Village Street. He explained that the sign design remains unchanged from the existing sign; the only change is an upgrade to a more durable material. The plan is to install a sign near the roadside retaining wall within the Town-owned right-of-way, which requires Select Board approval for placement.

Mr. Trindade moved that the Board vote to approve the installation of a new dog park identification sign within the Town-owned right-of-way, as presented. Seconded by Mr. Alessandri. VOTE: 5-0-0.

Contract Approvals:

The Board reviewed all memos from Nolan Lynch, Deputy DPW Director, the IMA for Winn Waste negotiations, and the contract from Cyber Communications for Radio Communication relocation to the Lovering Street Water Tank

a. Intermunicipal Agreement regarding Solid Waste Contract Negotiations

Mr. Boynton introduced the intermunicipal agreement for solid waste contract negotiations, noting the Town's current waste disposal contract with Wheelabrator expires in December 2027. He explained that Medway participates in a multi-community consortium, led by the Town of Walpole, to aggregate tonnage and negotiate favorable tipping rates. Mr. Crowley asked for clarification on what this contract will do for the Town. Mr. Boynton explained that it is for Medway's solid waste disposal. Mr. Boynton

warned that individual Town negotiations or failure to lock in a regional group rate could drive municipal solid waste disposal costs from the current \$82 per ton up to \$110–\$140 per ton. Mr. Pelletier noted that KP Law will conduct negotiations on behalf of the group, with legal costs split among participating municipalities. He estimates Medway's share at approximately \$2,500 if 30 communities remain in the group and added that while the prior contract was a 20-year term, this contract is aiming for a 5- to 10-year agreement. Mr. Alessandri asked about the timing of these negotiations. Mr. Boynton replied that he expects negotiations to finalize by the end of the calendar year to incorporate the terms into the Fiscal Year 2028 budget.

Mr. Trindade moved that the Board vote to approve the Intermunicipal Agreement between the Town of Walpole and Various Municipalities regarding Solid Waste Contract Negotiations and authorize the Chair to execute it. Seconded by Mr. Rossi. VOTE: 5-0-0.

b. Cyber Communications Inc. for the installation of Upgraded Radio Communication Infrastructure at the Lovering Street Water Tank - \$273,550

Mr. Lynch explained that tank rehabilitation will begin after Labor Day and will include upgrading and consolidating the DPW two-way radio system with installation of an environmental shelter. Mr. Trindade voiced support, noting that the upgrade improves emergency communications and avoids building an additional tower on the potential municipal complex. Addressing scope and funding questions from Mr. Rossi, Mr. Boynton clarified that the infrastructure currently houses DPW equipment and allows for future public safety expansion, estimating it will save roughly \$500,000 by eliminating a separate facility tower. Mr. Lynch confirmed that the \$273,550 cost is covered under the previously approved \$1.8 million borrowing. In response to cybersecurity concerns raised by Mr. Alessandri, Mr. Lynch assured the Board that the water system operates independently on-site at the treatment plant. Mr. Crowley inquired about the lack of soil/boulder removal in the contract; Mr. Lynch confirmed that all earthworks will be completed by DPW, which helps reduce overall pricing.

Mr. Trindade moved that the Board vote to approve the contract with Cyber Communications Inc. for the installation of upgraded radio communication infrastructure at the Lovering Street Water Tank, in an amount not to exceed \$273,550, and to authorize the Chair to execute it. Seconded by Ms. White. VOTE: 5-0-0.

Discussion:

The Board reviewed the Update from Pete Pelletier, DPW Director, about the Landfill Cap and the Memo from Stephanie Carlisle, Sustainability Coordinator, about the Specialized Energy Code and Climate Leader status.

a. Update on the Landfill Cap

Mr. Boynton provided the Select Board with a summary and status update regarding the Town's landfill cap and transfer station site, which was initiated after MassDEP identified the lack of a required post-closure use plan and an unverified 1980s cap approval. In 2026, Weston & Sampson conducted initial sampling and test pit investigation, which raised concerns regarding cap depth, extent of historic dumping, and soil composition. Weston & Sampson took their findings to DEP, which determined that additional information was necessary. They suggested the Town proceed with a Comprehensive Site Assessment (CSA) to evaluate cap repair rather than a full recapping. Mr. Boynton estimates that the projected timeline for the initial steps of the CSA will take six to twelve months to complete, followed by an additional six to twelve months for the final engineering design, and then they will take the project out for bidding. This all depends on whether the existing recycling center must be impacted in any way. He adds that construction cost estimates will come closer to the finalization of the process in two years.

Once this is completed, they will have to get it certified by the DEP and go through the process of applying for a post-closure use plan, which will also look at what the future uses of that site will be. Regarding expenses, Mr. Boynton and Mr. Crowley noted that the process will require an estimated \$100,000 to \$150,000+ in engineering and assessment costs before bidding, funded entirely through the Solid Waste Enterprise account. Mr. Rossi and Ms. White inquired about the design of the cap, leading Mr. Pelletier to detail that the repair will likely involve regrading existing cover soils, adding impermeable materials such as clay or a geo-fabric clay strips, and placing topsoil in the area. Mr. Alessandri confirmed that MassDEP is evaluating the cap against 1982 standards rather than modern 2026 standards, and Mr. Pelletier confirmed and stated that they have this in writing with their DEP representative, Jim McQuade. Mr. Crowley asked to address resident inquiries about reopening the transfer station specifically to dispose of their yellow bags/solid waste or bulk items. Mr. Boynton clarified that reacquiring a state transfer station permit is extremely unlikely given that Medway already provides curbside collection. Finally, Conservation Commission Chair David Travalini suggested evaluating the capped site for a future solar array to recoup costs, utilizing existing high-capacity electrical infrastructure near the DPW facility.

b. Specialized Code

Martin Dietrich, Chair of the Energy & Sustainability Committee, introduced Stephanie Carlisle, Sustainability Coordinator, committee member Dave Travalini, and specialized code expert Cindy Arens to discuss the specialized energy code program, its available grants, builder rebates, and lower utility rates for residents. Mr. Dietrich explained that Medway has been a Green Community since 2010 and is looking to expand into a Climate Leader Designation by maintaining a local committee, adopting a zero-emission vehicle-first policy, creating a municipal decarbonization roadmap, and ultimately voting on the specialized energy code at Town Meeting. Ms. Arens detailed the specialized code, emphasizing that it applies strictly to new construction, exempting additions, renovations, and historic buildings, and facilitates rather than mandates all-electric buildings. Additionally, the program offers consumer protection and grid-relief features, including requiring pre-wiring for future electrification in mixed-fuel buildings, requiring a minimum amount of solar panels for homes over 4,000 square feet unless heavily shaded, and enforcing Passive House standards for large multi-family complexes over 12,000 square feet. The program also provides up to \$1 million in municipal grants alongside Mass Save rebates for developers and utility bill savings for future residents.

Mr. Travalini then discussed the implementation process, noting that primary costs involve committee time and technical assistance from groups like Zero Carbon MA and the Department of Energy Resources (DOER), while expressing that Hopkinton and Millis have successfully adopted or are pursuing similar policies. He reiterated that becoming a Climate Leader will allow Medway to access larger grant opportunities within a much smaller applicant pool. Mr. Alessandri asked whether the code would apply to Accessory Dwelling Units (ADUs) and the upcoming Heritage development. Ms. Carlisle confirmed it would apply to Heritage if building permits were submitted after the proposed effective date of July 1, 2027. Ms. Arens explained that attached ADUs are generally exempt, whereas detached ones would be subject to the code. Ms. White asked if the developers of Heritage on Main could follow this code even if the Town does not adopt it. Mr. Travalini responded that developers are allowed to build to those standards voluntarily, citing Glen Brook Way as an example. Ms. White also inquired about grants available under the Climate Leader distinction versus Green Community distinction and how many Massachusetts towns participate. Ms. Carlisle and Ms. Arens clarified that towns can apply for grants up to a maximum cap of \$1 million total and noted that 35 towns are currently in the Climate Leader designation and 60 towns have adopted the specialized code. Mr. Rossi asked for further clarification on solar requirements. Ms. Arens confirmed that solar is required when a new building uses fossil fuel systems, unless it is built to Passive House standards or the site is too shaded. She further noted that new buildings over 4,000 square feet utilizing fossil fuel energy sources must install a proportional solar array.

Mr. Crowley asked whether an all-electric home still requires a solar chase. Ms. Arens clarified that the current building code already requires structures to be solar-ready independently of the specialized code. Mr. Crowley recommended that other Board members meet with Ms. Carlisle for further details and suggested that the presenters appear before the Planning Board, Economic Development Committee, and Finance Committee before the Select Board makes a final decision. Mr. Alessandri asked if the Town could repeal the specialized code if it proved unfavorable. Ms. Arens noted that no participating communities have backed out, and those that adopted it have reported steady or increased building rates. The Board thanked the presenters for their time and information, noting they will follow up after gathering input from other Town boards and committees.

Discussion/Vote: Authorization of Town Manager to Solicit Special Counsel for Sewer System Matters

There were no associated backup materials

Mr. Boynton explained that specialized attorneys with greater experience in capacity and flow issues are needed to protect the Town's interests, assuring that it is not an affront to KP Law. Mr. Alessandri asked if KP Law has been informed and whether there were enough funds to obtain Special Counsel advice, to which Mr. Boynton replied that he would notify KP Law after the Select Board vote of approval, and that it would likely be funded via an enterprise fund.

Mr. Rossi moved that the Board vote to authorize the Town Manager to solicit and engage Special Counsel to address matters relating to the sewer system. Seconded by Mr. Trindade. VOTE: 5-0-0.

Vote: Combine Celebrate Medway Day (Formerly Known as Medway Family Day) and Pride of Medway Day into One Event Known as Celebrate Medway Day and Transfer Pride of Medway Day Donation Account to Celebrate Medway Day Account

There were no associated backup materials

Mr. Boynton explained that in recent years, Pride of Medway Day has become part of Celebrate Medway Day, and he would like the Board to officially combine these two events and their donation fund accounts. He clarified that while this is a private event rather than Town-owned, the donation accounts fall under the Town Accountant's jurisdiction and are funded by private vendors and company donors. Mr. Alessandri asked for clarification about who oversees these funds. Mr. Boynton explained that oversight technically lies with the Select Board, but access is authorized through the Town Accountant to committee members upon submitting proper documentation. Mr. Crowley added that donors routinely make checks out to a holding account for the event, ensuring funds are readily available to pay invoices submitted directly to the Town's accounting department.

Mr. Trindade moved that the Board vote to combine Celebrate Medway Day and Pride of Medway Day into one event known as Celebrate Medway Day, and, further, transfer the Pride of Medway Day donation account funds to the Celebrate Medway Day account. Seconded by Mr. Rossi. VOTE: 5-0-0.

Mindy Tarkowski of 82 Fisher Street raised concerns regarding the "gray space" this process provides. She notes the committee's Town website presence and staff contacts despite functioning as a private entity. Mr. Crowley said that they will look into the website matter and speak with the committee members for further clarity. Paul Yorkis of 7 Independence Lane echoed similar transparency concerns, questioning the legality of transferring funds under the Town's care to an unappointed private organization. Mr. Boynton clarified that the event uses Town-owned property and receives municipal support for public safety and DPW coordination. He added that the committee was originally formed from the 2013 Celebrate Medway 300 Committee and creating rules and regulations could risk losing the

volunteers who currently take charge of the event. He commends the volunteers who run this event, stating that if it were not for them, it would not happen every year. Ms. White reminds the residents that the Board's previous discussion explained that all politically affiliated booths were excluded from this event, prompting Mr. Yorkis to request clear guidelines for booth participation. Mr. Crowley suggested speaking with the committee members or Mr. Boynton to discuss this further.

Approval of Minutes: June 29, 2026 & July 13, 2026

The Board reviewed the draft minutes from June 29, 2026 & July 13, 2026

Mr. Trindade moved that the Board approve the minutes from June 29, 2026, as amended. Seconded by Ms. White. VOTE 4-1-0. Mr. Alessandri abstained due to his absence.

Mr. Trindade moved that the Board approve the minutes from July 13, 2026, as amended. Seconded by Ms. White. VOTE 5-0-0.

Action items from Previous Meeting

The Board reviewed the action items dated June 29, 2026

Mr. Crowley asked to remove action items #6 (13 & 13R Populatic Street decision) and transfer #7 (Milford Street project discussion) from Andy Rodenhiser & Paul Yorkis to the DPW for any updates.

Town Manager's Report

There are no associated backup materials

Mr. Boynton announced that the appraisal results for the Town Hall, Police, and Fire buildings, along with the vacant land next to the fire station, totaled \$5,080,000. He notes that because they are two to three years away from putting anything on the market, these figures represent a lower rate than the actual purchase price will be. Mr. Trindade was surprised by the fire station valuation, prompting Mr. Boynton to clarify that the adjacent land is expected to increase its total value.

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 raised a concern regarding poor audio quality during a Design Review Committee meeting in the Middle School Presentation Room, noting that as a Zoom participant he could barely hear the presentation. Dave Scanlon, Technology Specialist, explained that the room relies on an "Owl Camera" and that audio limitations stem from Zoom, and, unfortunately, there are no enhancements that can be added to the program. Mr. Scanlon stated he will research hardware extensions that can be purchased to enhance the audio capabilities of the Owl Camera.

Mr. Crowley requested an update on the Briggs property cleanup from Mr. Pelletier and Mr. Lynch, who explained that the metal has been properly cleaned up by Framingham Salvage, and they are currently working with Woodard and Curran to finalize the structural and asbestos hazard surveys. They plan to have bid documents by late fall and to complete the demolition work prior to winter. Mr. Crowley asked if the consultant plans to put together an RFP when they go out to bid. Mr. Lynch confirmed that this was included in the proposal. They have started to cut utilities from the existing buildings, such as water and sewer connections from 34 and 38 Winthrop Street, and are performing ongoing shrub and brush maintenance in the area. Art Colman of 4 Dry Bridge Road inquired about future trail plans and requested Open Space Committee access. Mr. Pelletier advised staying off the property during active cleanup, and they will let the committee know when it is safe to traverse the area. Mr. Trindade suggested that Mr.

Colman talk to the Open Space Committee about the property at 17 Colonial Road, noting that it was purchased under Conservation's jurisdiction, which allows for walking trails.

Mr. Crowley noted that Choate Park appeared to be covered with algae, suggesting the issue could be resolved by circulating the water. Mr. Pelletier explained that this occurs annually due to summer heat and noted that various water-movement systems have been tried in the past, but all have ultimately failed to reduce this recurring issue.

Mr. Alessandri inquired about construction at Matondi Square along Village and Holliston Street, prompting Mr. Lynch to explain that the project is nearly complete and expected to finish by the end of August. Mr. Crowley and Mr. Trindade asked about the construction work on Holliston Street and the McGovern School. Mr. Lynch said that both projects are expected to be complete by late August.

Select Board Reports

There are no associated backup materials

Ms. White shared that she enjoyed attending the Camp Sunshine Talent Show and commended the staff's hard work over the summer, noting that few towns offer programs like the Sunshine Group and proposing that the Board invite them for formal recognition. Mr. Trindade voiced support for this idea as well.

Mr. Alessandri reminded the Board and residents that school starts on August 31, advising everyone to watch out for increased traffic during the first few days of the new school year.

Executive Session, Exemption 3, to discuss strategy with respect to collective bargaining or litigation if an open meeting may have a detrimental effect on the bargaining or litigating position of the public body and the chair so declares, [Laborers' Union]

At 9:12 PM, Mr. Trindade moved that the Board enter Executive Session, with no intent of returning to public session, pursuant to MGL Chapter 30A Section 21(a)(3) to discuss strategy with respect to collective bargaining or litigation, if an open meeting may have a detrimental effect on the bargaining or litigating position of the public body. The Chair so declared. VOTE by roll call: Mr. Rossi – Aye, Ms. White – Aye, Mr. Crowley – Aye, Mr. Alessandri – Aye, Mr. Trindade – Aye.

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