

**BOARD OF
SELECTMEN
MEETING
MINUTES**

January 10, 2023

Chair Brett Simas; Select member Stephen A. Matellian; Select member Maureen Dwinnell; Town Manager Joseph Laydon; Executive Assistant Sandra Hakala.

CALL MEETING TO ORDER/ PLEDGE OF ALEGENCE

Chair Simas opened the regular meeting at 7:04 PM an lead the pledge of allegiance.

MINUTES

Maureen Dwinnell **MOVED** that the Board of Selectmen vote to approve the meeting minutes December 6, 20 2023.

Second: Select member Matellian, Unanimous, Chair Simas.

PUBLIC HEARINGS (Advertised for 7:05 PM)

Public Hearing – Transfer of All-Alcohol Beverage License and Issuance of Common Victualler License, 118 Main Street, Maya Grill LLC, Applicant

Mr. Simas opened the public hearing at 7:05

Ms. Dwinnell aye, Mr. Matellian aye, Mr. Simas aye

Maureen Dwinnell **MOVED** that the Select Board vote to approve the Transfer of All-Alcohol Beverage License submitted by Maya Grill, LLC for 118 Main Street, Upton.

Second: Select member Matellian, Unanimous, Chair Simas.

Mr. Simas closed the public meeting at 7:08

Ms. Dwinnell aye, Mr. Matellian aye, Mr. Simas aye

Mr. Simas opened the public hearing at 7:08

Ms. Dwinnell aye, Mr. Matellian aye, Mr. Simas aye

Maureen Dwinnell **MOVED** that the Select Board vote to approve the Issuance of Common Victualler License submitted by Maya Grill, LLC for 118 Main Street, Upton.

Second: Select member Matellian, Unanimous, Chair Simas.

Mr. Simas closed the public meeting at 7:12

Ms. Dwinnell aye, Mr. Matellian aye, Mr. Simas aye

TOWN MANAGER REPORT/ UPDATES

- Dog license and census renewals will be out shortly.
- Nomination papers will begin February 6, 2023.

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- Conservation looking to build a brook over Warren Street.
- Recreation will be starting Kids@Play recruitment.
- Pickleball and yoga will be starting up at town hall.
- EES continues to see significant need in the community and who will be continuing to work with fuel assistance, food, and housing.
- Board of Health is working with Dunkin' Donuts to remediate a mold problem.
- Library trustees set the date of May 1st to start operations in the new Community Center
- Assessors recently mailed out tax bills, a letter was not sent out explaining tax bills at this time but is posted via social media. February 1 is the deadline for abatements.
- Mass DOT will be holding a public hearing on January 26th for a 25 percent design review.

PUBLIC INPUT/BOARD MEMBERS' UPDATES

Mick Lawless, owner of the Nevermind Shop, Milford Street asked the BoS to consider transforming the former Holy Angels church into antique co-op which would house 10 or so vendors.

JOINT MEETING WITH ECONOMIC DEVELOPMENT COMMITTEE

Dave Ross reviewed the accomplishments of the EDC.

The Board of Selectmen formed the EDC in the Summer of 2018

- Provided input on Recreational Marijuana zoning
- Lead the Visioning Process for the Town Center
- Completed Structural Analysis of Holy Angels Church
- Supported the purchase and demolition of 6 Main
- Developed Mixed Use Zoning for the Upton Center Business District
 - o Directly lead to brewery locating downtown
- Created the Shared Parking Bylaw
- Advocated for the closure of Warren Street
- Championed the purchase of the Gravel Lot on Grove Street
 - o Lead to the remediation of a polluted lot downtown
- Completed Town's first Economic Development Plan
- Created the Upton Small Business Directory with 200+ local businesses listed
- Lead the Local Rapid Response Program
- Obtained the donation of 0 Warren Street
- Worked with Senator Moore on \$30k Park Design Grant for Warren Street lot
- Partnered with Mendon and CMPRC on Façade Improvement Program and \$30k seed funding
- Completed survey and ANR for the GAR lot
- Received Town Meeting approval for the sale, lease, or transfer of GAR lot
- Currently working with consultants and town staff on pedestrian bridges to cover Center Brook
- Created and Issued RFP for Town Center Redevelopment, twice

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- 81 - Supported
- 82 o New Community Center
- 83 o Grove Street Bridge Replacement
- 84 o MassWorks Grant(s) for extending utilities

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86 Gene Benat relayed that the EDC discussed they would like to reengage the public in the
87 visioning of the downtown area restore direction that is public vision. Restore the public
88 interest with a professional approach. If the larger RFP can not be forwarded need to focus on
89 the two building the town owns. Take a strategic shift, focus and analyze the use of the building
90 that will attract tenants. Mr. Simas would like to look at the public options to restore the
91 building and delineate the development line.

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93 **BOARD OF SELECTMEN DISCUSSION**

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95 **Road Race Application - Nipmuc 5K Road Race**

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97 **Steve Matellian MOVED** that the Select Board vote to approve the road race application
98 submitted by Tri-Valley Frontrunners for a race to be held on Saturday, April 1, 2023 at 10:00
99 am.

100 **Second: Select member Dwinnell, Unanimous, Chair Simas.**

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102 **Special Legislation – Senior Tax Exemption – Certification of Action Taken at December 20,**
103 **2022 Board of Selectmen**

104 Due out of necessity for the Board to approve changes to the language contained in Special
105 Town Meeting Article 15 entitled Senior Tax Relief Special Legislation prior to the close of the
106 legislative session, the Board acted at their December 20, 2022, meeting with less than the
107 required 48 hours’ notice. The Board has scheduled this agenda item to recertify its vote in
108 compliance with the Open Meeting Law.

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110 **Maureen Dwinnell MOVED** that the Select Board vote to recertify the Board’s vote on
111 December 20, 2022 to approve the edits as recommended by the House Legal Counsel to the
112 November 2, 2021 Upton Special Town Meeting Article 15 entitled Senior Tax Relief Special
113 Legislation.

114 **Second: Select member Matellian, Unanimous, Chair Simas.**

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116 **Draft Annual Town Meeting Warrant Articles**

117 The Board reviewed the draft articles for the May 4th Annual Town Meeting Warrant. This is a
118 partial list and draft as articles are due January 27th.

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120 **Upton Route 140 TIP Project – Project 608490 – Main Street/ Milford Road/ Upton**

121 **Public Hearing on 25% Design Plans**

122 MassDOT will be scheduling a public hearing to hear comments from the public on the
123 proposed reconstruction of Main Street from its intersection with Williams Street through to
124 Milford Street and its intersection with Elm Street. Residents and businesses along the project
125 corridor are encouraged to attend to learn about the project and to help shape the future of
126 Main Street and Upton Center.

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128 The project is approximately 1.765 miles in length and consists of new sidewalks with improved
129 handicap accessibility, new and reset granite curbing and a reconstructed/resurfaced roadway
130 with bicycle accommodating shoulders. Minor intersection realignments and drainage system
131 improvements are also proposed. The project also proposes the reconstruction of the Main
132 Street/ Grove Street/ Milford Street intersection as a roundabout.

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134 The Board express concern with the impact on the loss on-street parking especially how it
135 would affect businesses.

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137 **Donation of Land to Town of Upton**

138 Discussion of potential donation of land to Town of Upton was passed over until the next
139 meeting.

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141 **EXECUTIVE SESSION**

142 **Steve Matellian MOVED** that the Select Board vote to enter into Executive Session to 1. Review
143 executive session meeting minutes for approval and 2. pursuant to MGL c.214, S. 1B and MGL c.
144 4, S. 7, Clause 220 26c to discuss financial assistance to residents in need, and not reconvene in
145 open session

146 **Ms. Dwinell aye, Mr. Matellian aye, Mr. Simas aye**

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148 The Board will adjourn directly from Executive Session and not reconvene in open session.

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150 **ADJOURNMENT**

151 **Steve Matellian MOVED** to adjourn the meeting of January 10, 2023, at 9:00PM.

152 **Second: Select member Dwinell, Unanimous, Chair Simas.**

153
154 Respectfully submitted,

155 Sandra Hakala, Executive Assistant