

BOARD OF SELECTMEN MEETING MINUTES

November 17, 2020

Virtual Meeting

Chairman Brett A. Simas; Selectman Maureen Dwinnell; Selectman Stephen A. Matellian; Town Manager, Derek S. Brindisi; Executive Assistant, Sandra Hakala

CALL MEETING TO ORDER

Pursuant to Governor Baker's March 12, 2020 Order Suspending Certain Provisions of the Open Meeting Law, G.L. c. 30A, §18, and the Governor's March 15, 2020 Order concerning imposition on strict limitations on the number of people that may gather in one place, meetings in the Town of Upton are being conducted via remote participation to the greatest extent possible. No in-person attendance of members of the public will be permitted, but every effort will be made to ensure that the public can adequately access the proceedings as provided for in the Order.

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As a preliminary matter, this is Brett Simas – Chair, Board of Selectmen. Permit me to confirm that all members and persons anticipated on the agenda are present and can hear me.

- Members, when I call your name, please respond in the affirmative. *Stephen Matellian, aye, Maureen Dwinnell, aye,*
- Staff, when I call your name, please respond in the affirmative. Derek Brindisi, Town Manager aye, *State each staff members' name.*
- Anticipated Speakers on the Agenda, please respond in the affirmative. *None*

REVIEW MEETING AGENDA/APPROVAL OF PREVIOUS MEETING MINUTES

PUBLIC COMMENT

Lyn Haggerty asked the Board if an appraisal was done on 0 Grove Street. Mr. Brindisi explained an appraisal is not required on the procurement laws, because this is considered what is known as a unique acquisition. This property was included in the vision that was approved at town meeting two years ago.

Christine Scott thanked town officials for all the efforts that went into making town meeting safe.

INVITED GUESTS

[Hartford Ave S Pole Relocation Hearing](#)

Public Hearing – National Grid Pole Location

Chairman Simas opened the Public Hearing at 7:05PM pertaining to the Petition by National Grid seeking approval to install 3 phase OH power from p65 to riser pole 65-1 on customer property at 25 Maple Ave. to support p65, a 45' JO push brace p65-89 is to be installed approx. 15' SE on town property

Al Galvin was in attendance representing National Grid to answer questions from the Board. DPW has reviewed the location and has no issue with the relocation. Chairman Simas asked if there were any questions or comments. Mr. Bern asked the BoS how does this three-phase power expand the RR operations? Mr. Brindisi stated that they are routing this three-phase power to a new building that's already been constructed.

The Selectmen agreed that it makes good sense to continue the hearing, in order to invite a representative from the railroad to come in and give the Town a better understanding of exactly what the RR expansion of service will be that is requiring three-phase power.

Motion #1: Motion made by Selectman Dwinnell to continue the hearing until 12-03-2020.

Second: Selectman Matellian, Unanimous, Chairman Simas
Brett Simas, aye, Maureen Dwinnell, aye, Steve Matellian, aye

Tax Classification Hearing

Chairman Simas opened the Tax Classification Hearing.

As part of the process to have the tax rate approved by the Department of Revenue, the Board held a joint meeting with the Board of Assessors to determine whether the Town should have a single tax rate for all types of or split the tax rate into a rate on residential properties and one for commercial and industrial. The Town has consistently had a single tax rate, because a separate (and higher) rate for businesses would put an undue burden on this very small part of the Town's tax base. The Assessor's provided a recapitulation sheets that outlined how the proposed tax rate was arrived at for the Board to consider.

Motion #2: Motion made by Selectman Matellian to approve a single tax rate for all types of property.

Second: Selectman Dwinnell, Unanimous, Chairman Simas
Brett Simas, aye, Maureen Dwinnell, aye, Steve Matellian, aye

Cemetery Commission

Glenn Fowler presented an overview of the availability lots remaining and parcels that may be suitable for expansion. Parcel A Map/Lot: 002-056 Westborough Road and Parcel B Map/Lot: 029-058 Mendon Road were identified by the Commissioners to be considered suitable.

In conclusion they recommend that the Board convey parcel "A" to the commission in order to start the lengthy process of conversion to a cemetery. They believe that this represents the

best available location, with the lowest cost of development, and without any immediate expenses to the town other than recording fees.

Mr. Matellian asked if there is room to expand upon those two footprints (Grove Street and Maple Avenue) as opposed to build a brand-new cemetery. Mr. Matellian estimated between those two cemeteries it may take care of existing needs and for 20-25 years. Mr. Simas agreed that the BoS would want to look at and understand all options before a recommendation, or at any kind of a purchase is made.

DISCUSSION ITEMS

[Motion to Approve ABCC Renewals](#)

Motion #3: Motion made by Selectman Matellian to renew the following alcoholic beverages licenses: Country Club Sooper, Susma Corp. (Colonial Liquor), KCLC, Inc. (Rose Garden), Liquor Plus, Red Rock Grill & Bar, KB Holdings, Silenus Cellar Inc.

Second: Selectman Dwinnell, Unanimous, Chairman Simas
Brett Simas, aye, Maureen Dwinnell, aye, Steve Matellian, aye

[Motion to Accept FY21 911 Award & Execute Contract](#)

Motion #4: Motion made by Selectman Dwinnell to Accept FY21 911 Award & Execute Contract
Second: Selectman Matellian, Unanimous, Chairman Simas

Brett Simas, aye, Maureen Dwinnell, aye, Steve Matellian, aye

[Motion to Accept Donation to the Upton Food Pantry](#)

Motion #5: Motion made by Selectman Matellian to accept the donation from the Mission Saints Sergius & Bacchus in the amount of \$240 to be used to purchase items for the food pantry.

Second: Selectman Dwinnell, Unanimous, Chairman Simas
Brett Simas, aye, Maureen Dwinnell, aye, Steve Matellian, aye

[Motion to Declare Town Property Surplus](#)

Motion #6: Motion made by Selectman Matellian to declare the 2013 Ford explorer (3375) surplus property.

Second: Selectman Dwinnell, Unanimous, Chairman Simas
Brett Simas, aye, Maureen Dwinnell, aye, Steve Matellian, aye

[Motion Accept Deed - 0 Grove Street](#)

Revisit at December 1 meeting.

[Motion to Approve Snow Operators Rates](#)

Revisit at December 1 meeting.

Discuss Solarize Plus Program

The towns of Upton and Mendon have launched the Mendon-Upton Solarize Mass Plus program, a community-based outreach and group purchasing program created by the Massachusetts Clean Energy Center (MassCEC), that offers vetted installers and discounted pricing for these clean heating and cooling technologies:

Air Source Heat Pumps: Highly efficient systems that remove heat from the air to provide cooling in summer and heating in winter. Cold-climate models provide heat through the coldest Massachusetts winters.

Ground Source Heat Pumps: Also known as geothermal, these systems use the constant temperature of the ground to provide the most efficient heating and cooling available.

Solar Hot Water: Use the sun's thermal energy to meet up to 80% of your home's hot water needs. If you have a pool, save up to \$2,500/year to heat it. Solar hot water panels are more efficient than solar PV panels and can often be used where solar panels are not feasible.

Solar Photovoltaic: Solar panels convert clean and free sunlight to electricity and reduce your carbon footprint and your electric bill. Add **Battery Storage** to store solar power for use overnight or in a power outage.

Residents may sign up for a free site assessment, and learn more about the technologies and how you can save money at www.solarize.mendonupton.com

The Mendon-Upton Solarize Mass Plus program benefits include:

- Competitive pricing with up to 25% savings on current market pricing, depending on the technology.
- Qualified, experienced installers, competitively selected by a volunteer selection committee with help from a clean-energy consultant provided by the MassCEC.
- Assistance in navigating through the state and utility incentives and financing.

This program makes clean energy technologies affordable and accessible to Upton residents and small businesses. Act soon, the program ends in the spring of 2021.

Motion #7: Motion made by Selectman Matellian to endorse the Mendon-Upton Solarize Mass Plus program and authorize signage to be placed on town property.

Second: Selectman Dwinnell, Unanimous, Chairman Simas
Brett Simas, aye, Maureen Dwinnell, aye, Steve Matellian, aye

Discuss Potential Acquisition of MG Kane Parcel with Conservation Fund

Revisit at December 1 meeting.

Discuss Date of Annual Town Meeting

Revisit at a future meeting.

TOWN MANAGER REPORT

- There are 14 active COVID-19 cases that are currently being managed by the BoH.
- BVT has recently closed for the next couple of weeks, doing some deep cleaning.
- The state is expecting to see its first allocation of vaccine early to mid-December.
- The fire department has reported that it has plenty of PPE inventory.
- DPW Director has done an infrastructure analysis, which has recently been presented to you all, so we have a good sense of our water, wastewater infrastructure, capital needs.
- We are working with MIIA for a 16K grant to assess our 3 large buildings.
- The current projection is to re-opened Fowler Street bridge in two weeks.
- Diane Judd has started online permitting in code enforcement.
- The Presidential election had an 87% turnout.

ADJOURN MEETING

Motion #8: At 9:16pm Selectman Dwinnell made motion to adjourn.

Brett Simas, aye, Maureen Dwinnell, aye, Steve Matellian, aye

Respectfully submitted,

Sandra Hakala, Executive Assistant