

# 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

40 Chairman Simas opened the Public Hearing at 7:05PM pertaining to the Petition by National  
41 Grid seeking approval to install 3 phase OH power from p65 to riser pole 65-1 on customer  
42 property at 25 Maple Ave. to support p65, a 45' JO push brace p65-89 is to be installed approx.  
43 15' SE on town property

44  
45 Al Galvin was in attendance representing National Grid to answer questions from the Board.  
46 DPW has reviewed the location and has no issue with the relocation. Chairman Simas asked if  
47 there were any questions or comments. Mr. Bern asked the BoS how does this three-phase  
48 power expand the RR operations? Mr. Brindisi stated that they are routing this three-phase  
49 power to a new building that's already been constructed.

50  
51 The Selectmen agreed that it makes good sense to continue the hearing, in order to invite a  
52 representative from the railroad to come in and give the Town a better understanding of  
53 exactly what the RR expansion of service will be that is requiring three-phase power.

54  
55 **Motion #1:** Motion made by Selectman Dwinnell to continue the hearing until 12-03-2020.

56  
57 Second: Selectman Matellian, Unanimous, Chairman Simas  
58 Brett Simas, aye, Maureen Dwinnell, aye, Steve Matellian, aye

59  
60 [Tax Classification Hearing](#)

61 Chairman Simas opened the Tax Classification Hearing.

62  
63 As part of the process to have the tax rate approved by the Department of Revenue, the Board  
64 held a joint meeting with the Board of Assessors to determine whether the Town should have a  
65 single tax rate for all types of or split the tax rate into a rate on residential properties and one  
66 for commercial and industrial. The Town has consistently had a single tax rate, because a  
67 separate (and higher) rate for businesses would put an undue burden on this very small part of  
68 the Town's tax base. The Assessor's provided a recapitulation sheets that outlined how the  
69 proposed tax rate was arrived at for the Board to consider.

70  
71 **Motion #2:** Motion made by Selectman Matellian to approve a single tax rate for all types of  
72 property.

73  
74 Second: Selectman Dwinnell, Unanimous, Chairman Simas  
75 Brett Simas, aye, Maureen Dwinnell, aye, Steve Matellian, aye

76  
77 [Cemetery Commission](#)

78 Glenn Fowler presented an overview of the availability lots remaining and parcels that may be  
79 suitable for expansion. Parcel A Map/Lot: 002-056 Westborough Road and Parcel B Map/Lot:  
80 029-058 Mendon Road were identified by the Commissioners to be considered suitable.

81  
82 In conclusion they recommend that the Board convey parcel "A" to the commission in order to  
83 start the lengthy process of conversion to a cemetery. They believe that this represents the

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

86  
87 Mr. Matellian asked if there is room to expand upon those two footprints (Grove Street and  
88 Maple Avenue) as opposed to build a brand-new cemetery. Mr. Matellian estimated between  
89 those two cemeteries it may take care of existing needs and for 20-25 years. Mr. Simas agreed  
90 that the BoS would want to look at and understand all options before a recommendation, or at  
91 any kind of a purchase is made.

92  
93 **DISCUSSION ITEMS**

94 **Motion to Approve ABCC Renewals**

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

98  
99 Second: Selectman Dwinnell, Unanimous, Chairman Simas  
100 Brett Simas, aye, Maureen Dwinnell, aye, Steve Matellian, aye

101  
102 **Motion to Accept FY21 911 Award & Execute Contract**

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

105  
106 *Brett Simas, aye, Maureen Dwinnell, aye, Steve Matellian, aye*

107  
108 **Motion to Accept Donation to the Upton Food Pantry**

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

112  
113 Second: Selectman Dwinnell, Unanimous, Chairman Simas  
114 Brett Simas, aye, Maureen Dwinnell, aye, Steve Matellian, aye

115  
116 **Motion to Declare Town Property Surplus**

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

120  
121 Second: Selectman Dwinnell, Unanimous, Chairman Simas  
122 Brett Simas, aye, Maureen Dwinnell, aye, Steve Matellian, aye

123  
124 **Motion Accept Deed - 0 Grove Street**

125 Revisit at December 1 meeting.

126  
127 **Motion to Approve Snow Operators Rates**

128 Revisit at December 1 meeting.

129

**Discuss Solarize Plus Program**

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

135

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

139

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

142

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

146

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

150

151 Residents may sign up for a free site assessment, and learn more about the technologies and how you  
152 can save money at [www.solarize mendonupton.com](http://www.solarize mendonupton.com)

153 .

154 The Mendon-Upton Solarize Mass Plus program benefits include:

155 

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

159

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

163

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

166

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

169

**Discuss Potential Acquisition of MG Kane Parcel with Conservation Fund**

171 Revisit at December 1 meeting.

172

**Discuss Date of Annual Town Meeting**

174 Revisit at a future meeting.

175

**TOWN MANAGER REPORT**

- 177 • There are 14 active COVID-19 cases that are currently being managed by the BoH.
- 178 • BVT has recently closed for the next couple of weeks, doing some deep cleaning.
- 179 • The state is expecting to see its first allocation of vaccine early to mid-December.
- 180 • The fire department has reported that it has plenty of PPE inventory.
- 181 • 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.
- 182 • We are working with MIIA for a 16K grant to assess our 3 large buildings.
- 183 • The current projection is to re-opened Fowler Street bridge in two weeks.
- 184 • Diane Judd has started online permitting in code enforcement.
- 185 • The Presidential election had an 87% turnout.

187

**ADJOURN MEETING**

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

189

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

191

192 Respectfully submitted,

193

194 Sandra Hakala, Executive Assistant