

# 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.

## 1 CALL MEETING TO ORDER/ PLEDGE OF ALEGENCE

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

## 4 MINUTES

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

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

## 9 PUBLIC HEARINGS (Advertised for 7:05 PM)

10 Public Hearing – Transfer of All-Alcohol Beverage License and Issuance of Common Victualler License,  
11 118 Main Street, Maya Grill LLC, Applicant

13 **Mr. Simas opened the public hearing at 7:05**

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

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

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

20 **Mr. Simas closed the public meeting at 7:08**

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

23 Mr. Simas opened the public hearing at 7:08

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

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

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

31 **Mr. Simas closed the public meeting at 7:12**

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

## 34 TOWN MANAGER REPORT/ UPDATES

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

37

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

50

## 51 **PUBLIC INPUT/BOARD MEMBERS' UPDATES**

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

## 56 **JOINT MEETING WITH ECONOMIC DEVELOPMENT COMMITTEE**

57 Dave Ross reviewed the accomplishments of the EDC.

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

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

80  
81 - Supported  
82     ○ New Community Center  
83     ○ Grove Street Bridge Replacement  
84     ○ MassWorks Grant(s) for extending utilities  
85

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.

92  
93 **BOARD OF SELECTMEN DISCUSSION**  
94

95 **Road Race Application - Nipmuc 5K Road Race**  
96

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.**  
101

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.

109  
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.**  
115

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.

119  
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.

127  
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.

133  
134 The Board express concern with the impact on the loss on-street parking especially how it  
135 would affect businesses.

136  
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.

140  
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. Dwinnell aye, Mr. Matellian aye, Mr. Simas aye**

147  
148 The Board will adjourn directly from Executive Session and not reconvene in open session.

149  
150 **ADJOURNMENT**

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

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

153  
154 Respectfully submitted,

155 Sandra Hakala, Executive Assistant