

SELECT BOARD MEETING

February 26, 2024

Chair Gary B. DePalma called the meeting to order at 6:00 p.m. in Room 9 of the Town Hall. Present were Select Board members Gregory B. Bendel, Kevin A. Caira, Lilia Maselli and Frank J. West. Also present was Temporary Town Manager Louis Cimaglia.

A motion was made and duly seconded and by the affirmative vote of all, it was

VOTED: That the Select Board enter Executive Session pursuant to G.L. Chapter 30A, Section 21(a)(3) to discuss strategy with respect to 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 – Town v. Sprague Operating Resources LLC and NAS Fuels LLC - cost recovery for the Wildwood School oil tank breach; pursuant to G.L. Chapter 30A, Section 21(a)(6) to consider the purchase, exchange, lease or value of real property if the Chair declares that an open meeting may have a detrimental effect on the negotiating position of the public body, and G.L. Chapter 30A, Section 21(a)(3) to discuss strategy with respect to 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 – 64 Wildwood Street; and pursuant to G.L. Chapter 30A, Section 21(a)(7) to comply with, or act under the authority of, any general or special law or federal grant-in-aid requirements - review and consider release of Executive Session minutes from October 23, 2023, November 28, 2023 and January 8, 2024 in accordance with G.L. Chapter 30A, Section 22 with the intention to return to open session.

Chair Gary B. DePalma reconvened the meeting at 7:05 p.m. in Room 9 of the Town Hall. Present were Select Board members Gregory B. Bendel, Kevin A. Caira, Lilia Maselli and Frank West. Also present was Temporary Town Manager Louis Cimaglia.

Chair DePalma asked those present to rise and he led the pledge of allegiance.

TREASURY WARRANTS

Chair DePalma asked for a motion to accept the Treasury Warrants. A motion was made by Select Board Member Maselli, seconded by Select Board Member Bendel and by the affirmative vote of all, it was

VOTED: That the Select Board accept Treasury Warrants 2433, 2433W, 2433T, 2433S, 2434, 2434W and 2434T.

MINUTES

A motion was made by Select Board Member Caira, seconded by Select Board Member West and by the affirmative vote of all, it was

VOTED: That the Select Board approve the minutes of their meeting held February 12, 2024 and all action taken is hereby ratified and confirmed.

PUBLIC HEARING, RE: ACCEPTANCE OF STREETS AT TOWN MEETING, I.E. GREEN MEADOW DRIVE

A motion was made by Select Board Member Bendel, seconded by Select Board Member Maselli and by the affirmative vote of all, it was

VOTED: That the Select Board open the public hearing.

Temporary Town Manager Cimaglia advised that this public hearing is part of the street acceptance process. He stated that, at the Board's last meeting, it reviewed recommendations from the Town Engineer and Director of Planning and Conservation and voted to move forward with their intention to layout the ways.

Chair DePalma asked if there were any questions or comments from the Board and there were none.

Chair DePalma asked if there were any questions or comments from the audience and there were none.

A motion was made by Select Board Member Bendel, seconded by Select Board Member Caira and by the affirmative vote of all, it was

VOTED: That the Select Board close the public hearing.

A motion was made by Select Board Member Bendel, seconded by Select Board Member Maselli and by the affirmative vote of all, it was

VOTED: That the Select Board accept Green Meadow Drive for further action relative to the acceptance of streets at the annual Town Meeting on Saturday, May 4, 2024.

BONNY A. SMITH, CHAIR, HISTORICAL COMMISSION, RE: REQUEST FOR SUPPORT OF APPLICATION TO MASSACHUSETTS PRESERVATION PROJECTS FUND

Ms. Smith introduced Matt Beres, Museum Curator. She stated that the grant process had a lot of steps and thanked Assistant Town Clerk Meghan Jones for her guidance.

Ms. Smith stated that the roof of the Harnden Tavern and the Carriage House need to be replaced and funds were appropriated at the previous Town Meeting. She stated that the project was put out for bid and came in significantly higher than what was allocated. They have the opportunity to apply for grant funding but a preservation restriction must be placed on the property. A copy of the preservation restriction was provided to Board Members and Ms. Smith advised that it is the same as the restriction on the Richardson property and Butters Farm. She stated that without a restriction in place, the application will not be reviewed.

Chair DePalma asked if there were any questions or comments from the Board. Select Board Member Maselli asked if the grant application was open to apply at any time or if there is a deadline. Mr. Beres advised that the deadline is March 15.

Select Board Member Caira stated that, before going to Town Meeting for funding, there was discussion about how much the project would cost and asked about the discrepancy. Public Buildings Superintendent explained that when the project was put out to bid it included both roofs. Because the Harnden Tavern is cedar shake the number of respondents was reduced. The project will be rebid but will be done separately. The Carriage House roof is asphalt and may attract more bidders which will result in lower prices. He advised that the Carriage House currently has an asphalt roof and they have been approved to replace it with an asphalt roof. He noted that projects under \$100,000 the bidder does not have to be DCAM certified.

A motion was made by Select Board Member Bendel, seconded by Select Board Member Caira and by the affirmative vote of all, it was

VOTED: That the Select Board sign the Community Letter of Support to Massachusetts Preservation Projects Fund and Preservation Restriction for the Harnden Tavern and Carriage House.

REVIEW OF ANNUAL TOWN MEETING WARRANT ARTICLES SUBMITTED BY PETITION

Temporary Town Manager Cimaglia advised that there were four petitioned articles received for inclusion on the Annual Town Meeting Warrant. Two petitions are to rezone property, one is to purchase Town owned land and one is to rename the Woburn Street School the Richardson Elementary School.

PRELIMINARY DISCUSSION OF ANNUAL TOWN MEETING NON-PETITIONED WARRANT ARTICLES

Temporary Town Manager Cimaglia reviewed the draft warrant articles and provided the dollar amount the Town anticipated requesting for appropriation at Town Meeting.

Select Board Member Caira asked whether property had been identified to justify spending \$600,000 for a feasibility study for a north Wilmington fire substation. Temporary Town Manager Cimaglia stated not at this time and advised an RFP would be issued and it is anticipated property will be identified in the not so distant future.

Select Board Member Caira stated that it was his understanding that the Police Department would be provided Tasers at no cost based on a contract. Temporary Town Manager Cimaglia advised that Chief Desmond would be able to explain.

Select Board Member Caira asked why the Select Board was listed as the sponsor for the Shawsheen Tech article. He believes that it should be the Shawsheen Tech School Committee just as it is when the School Department has articles on the Warrant. Temporary Town Manager Cimaglia stated that he would look into it. He advised that it was the intent to have the Superintendent/Director before the Board to speak on the article.

Select Board Member Caira commented regarding the additional funds paid to Middlesex Retirement System. He stated that he had inquired whether the additional payment changed the date that the Town's obligation would be completed and it is his recollection that the additional payment would not adjust the date. Temporary Town Manager Cimaglia advised that he developed the budget with the Finance Director / Town Accountant.

SELECT BOARD DISCUSSION, RE: PROCESS FOR TOWN MANAGER INTERVIEWS

Chair DePalma stated that he would like to schedule the interviews for Tuesday, March 12 and meet on March 14 or March 15 to vote. Select Board Member Bendel asked how many finalists would be interviewed and was advised there are four finalists. Discussion took place regarding conducting all four interviews in one evening. Select Board members wanted to be mindful of time and not running late into the night. They were advised that the candidates are accustomed to interviews beginning at 8 or 9 o'clock. Select Board Member Bendel expressed concern meeting on a Friday night. He stated that the public is not used to boards and committees meeting on a Friday.

Select Board members agreed to conduct interviews on two nights. The possibility of including two interviews on their regular agenda was discussed but they were advised that a public hearing is scheduled for 7:00 p.m.

Following discussion it was the consensus of the Select Board to schedule two interviews on Tuesday, March 12 and two interviews on Wednesday, March 13 and to meet on Monday, March 18 to vote.

Chair DePalma advised that members would receive a packet of information in advance which would include the finalists' profile and questions.

COMMUNICATIONS

Temporary Town Manager Louis Cimaglia reviewed a memorandum from Valerie Gingrich, Director of Planning & Conservation, regarding the requirement for MBTA communities to have Multi-family Zoning. Ms. Gingrich provided information on the requirements including size and density. The zoning will require a majority vote at Town Meeting and must be in place by the end of 2024 to avoid ineligibility for certain grant funding, reduction in funding for the Wilmington Housing Authority and civil enforcement action by the Attorney General's office.

Temporary Town Manager Louis Cimaglia reviewed a letter from Hugh VanDeMark, Jr., a resident of Nichols Street who wrote expressing his concerns regarding the proposed 40B development at 79 Nichols Street.

Temporary Town Manager Louis Cimaglia reviewed communication from Select Board Member Frank West who was advised by Brian Kane, MBTA Advisory Committee, who advised that the North Wilmington Train Station platform is nearing final design completion, and the T has identified necessary funding.

BOARD TO CONSIDER ACCEPTING GREEN MEADOW DRIVE FOR FURTHER ACTION RELATIVE TO THE ACCEPTANCE OF STREETS AT THE ANNUAL TOWN MEETING ON SATURDAY, MAY 4, 2024

This was taken up under appointments.

BOARD TO CONSIDER SIGNING COMMUNITY LETTER OF SUPPORT TO MASSACHUSETTS PRESERVATION PROJECTS FUND

This was taken up under appointments.

PUBLIC COMMENTS

A man who did not identify himself but is known as Kevin MacDonald offered his opinion relative to pension contributions and employee health insurance. He stated that he has asked for meetings regarding these issues and motor vehicle insurance.

Other comments included the description of the purpose for the Executive Session regarding the Wildwood School and the Wildwood Street property at 64 Wildwood Street.

Mr. MacDonald questioned a contract that Temporary Town Manager Cimaglia signed with North Shore Environmental soon after his appointment and he alleged he witnessed trucks being loaded with contaminated material at the Recycling Center and he followed it to a private farm in Holden.

Temporary Town Manager Cimaglia read a memo that was previously provided to the Select Board regarding the safety of the material.

Mr. MacDonald proceeded to ask for the total dollar amount of the Treasury Warrants that the Select Board transmitted this evening.

Mr. MacDonald offered comments relative to the police department's request for an appropriation for the maintenance of the firing range. He opined that the police department ought to use the money to use other communities' firing ranges alleging the department is contaminating the groundwater.

He continued asking questions regarding the Senior Center building project and the Town Hall / School Administration building project. He became aggressive with his questioning and Chair DePalma advised that he was done.

ANNOUNCEMENTS

Select Board Member Caira noted that Fire Lieutenant David Woods would be retiring at the beginning of March. He offered his congratulations.

Select Board Member West stated that he watched the Finance Committee meetings and opined it is a compliment to the Town to listen to the department heads. He said it is refreshing to hear the positive aspects.

Temporary Town Manager Cimaglia echoed Select Board Member West's comments regarding the Department Heads.

NEW BUSINESS

There was none.

IMPORTANT DATES

Temporary Town Manager Cimaglia reviewed important dates including:

February 27– Finance Committee – Town Hall – Room 9 – 7:00 p.m.
POLICE DEPARTMENT, PUBLIC SAFETY CENTRAL DISPATCH, FIRE DEPARTMENT

February 29– Finance Committee – Town Hall – Room 9 – 7:00 p.m.
WILMINGTON PUBLIC SCHOOLS

March 5 – Presidential Primary – Polls Open 7:00 a.m. to 8:00 p.m.

March 7 – Finance Committee – Town Hall – Room 9 – 7:00 p.m.
SHAWSHEEN TECHNICAL SCHOOL DISTRICT

March 11 – Select Board – Town Hall – Room 9 – 7:00 p.m.

March 12 – Select Board – Town Hall – Room 9 – 6:00 p.m.

March 19 – Finance Committee / Planning Board Public Hearing
Town Hall – Auditorium – 7:00 p.m.

March 25 – Select Board – Town Hall – Room 9 – 7:00 p.m.

April 17 – Last Day to Register to Vote in the Annual Town Election/Annual Town Meeting
Town Clerk's Office Open Until 5:00 p.m.

April 27 – Annual Town Election – Polls Open 8:00 a.m. to 8:00 p.m.

May 4 – Annual Town Meeting – High School Auditorium – 9:00 a.m.

SALUTE TO SERVICE

Chair Bendel recognized the service of Corporal Charles Gill, United States Marine Corps, who served in Vietnam from February 1965 to January 1969 and in the Reserves until January 1971. Mr. Gill was awarded the Purple Heart, National Defense Service Medal, Vietnam Service Medal with 2 stars, Vietnam Campaign Medal with device, Presidential Unit Citation and the Good Conduct Medal. Corporal Gill and his wife Jeanne have lived in Wilmington since 1989. Sadly, Corporal Gill passed away on February 6, 2024.

The Select Board and citizens of Wilmington salute Charles Gill and thank him for his service to our country and our community.

There being no further business to come before the Board, a motion was made by Select Board Member West, seconded by Select Board Member Maselli and by the affirmative vote of all, it was

VOTED: That the Select Board adjourn.

Meeting adjourned at 8:20 p.m.

Respectfully submitted,

Recording Secretary