

BOARD OF SELECTMEN MEETING

April 9, 2018

Chairman Michael L. Champoux called the meeting to order at 6:30 p.m. in Room 9 of the Town Hall. Present were Selectmen Gregory B. Bendel, Kevin A. Caira, Edward P. Loud, Sr. and Michael V. McCoy. Also present was Town Manager Jeffrey M. Hull.

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

VOTED: That the Board of Selectmen enter Executive Session for the purpose of approving Executive Session minutes from April 8, 2013, January 26, 2015, June 22, 2015, July 13, 2015, December 14, 2015, January 11, 2016 and November 14, 2016 in accordance with G. L. Ch. 30A, Sec. 22 with the intention to return to open session.

Chairman Michael L. Champoux called the meeting to order at 7:04 p.m. in Room 9 of the Town Hall. Present were Selectmen Gregory B. Bendel, Kevin A. Caira, Edward P. Loud, Sr. and Michael V. McCoy. Also present was Town Manager Jeffrey M. Hull.

Chairman Champoux asked those present to rise and he led the pledge of allegiance.

Chairman Champoux noted that members of the Board of Selectmen were wearing an article of blue clothing and the lights on the common are in blue in recognition of Autism Awareness Month.

TREASURY WARRANTS

Chairman Champoux asked for a motion to accept the Treasury Warrants. A motion was made by Selectman Loud, seconded by Selectman McCoy and by the affirmative vote of all, it was

VOTED: That the Board of Selectmen accept Treasury Warrants 39, 39A, 40 and 40A.

THERESA SMITH, DAISY TROOP LEADER, TROOP 62547, RE: "FREE LIBRARY" AND ROCK GARDEN AT ROTARY PARK

Ms. Smith was present, along with members of Troop 62547. She advised that the Troop is comprised of fifteen first grade girls who attend the Shawsheen Elementary or Woburn Street School. The girls enjoy reading and would to set up and maintain a free library at a playground in town so that children have access to books. It was noted that another Girl Scout Troop in town has a free library already. The Board was provided with a photograph of what the library will look like. The Board was advised that the area below the library will be filled in with rocks painted with positive messages.

Chairman Champoux asked where the library will be located and was advised that it will be placed in a location that will not interfere with mowing operations. Town Manager Hull advised that it will be placed between the Collier Memorial Tree and Rotary Pond.

Chairman Champoux asked whether users will be expected to leave a book when they take a book. Ms. Smith stated that they are not obligated to, that the Troop will ensure that the library is stocked.

Chairman Champoux asked if there were any questions, comments or a motion. Members of the Board expressed their appreciation to members of Troop 62547 for sharing their love of reading with other youth in Town.

A motion was made by Selectman Loud, seconded by Selectman Bendel and by the affirmative vote of all, it was

VOTED: That the Board of Selectmen approve the request of Girl Scout Troop 62547 to place a “Free Library” and Rock Garden at Rotary Park.

MICHAEL L. CHAMPOUX, CHAIRMAN, RE: PRESENTATION OF BOARD OF SELECTMEN ANNUAL REPORT FOR CALENDAR YEAR 2017

Chairman Champoux read the Board of Selectmen’s report as contained in the 2017 Annual Report of the Town of Wilmington. The Selectmen’s report highlighted projects and programs that either commenced or were completed during the year 2017. The Board of Selectmen’s report is made part of these minutes by attachment.

MICHAEL MORRIS, TOWN ACCOUNTANT, AND KAREN RASSIAS, PRINCIPAL ASSESSOR, RE: FINANCING 333 ANDOVER STREET

Town Manager Hull stated that, based upon recent Board of Selectmen meetings, there has been an expression of interest in acquiring the property known as Sciarappa Farm and he believed it would be beneficial to have a discussion and provide the Board with information regarding economic consequences that need to be addressed if the Town were to purchase the property. The Town does not have information regarding the cost to purchase the property and asked Town Accountant Michael Morris to outline the various options available to the Town.

Mr. Morris stated that, because a dollar value has not been determined, information is somewhat limited. He assumes negotiations will continue after July 1 therefor funds will need to be appropriated. Town Manager Hull stated that the Board has spoken about the Town’s available free cash but at the close of its fiscal year on June 30 the available free cash is zero until it is reestablished by the Department of Revenue in October or November.

Mr. Morris reviewed potential options to finance purchasing 333 Andover Street including issuing a Bond Anticipation Note, Permanent Debt, Free Cash, Capital Stabilization Funds and Available Funds.

Selectman McCoy asked about the money that is recommended to be taken from free cash and where it is going. He suggested that the Town ought to generate enough revenue without “dipping in” to the Town’s savings.

Mr. Morris stated that \$3 million is going to the Capital Stabilization Fund, and additional funds will be used to repair Pilcher Drive pumping station, Enterprise Software replacement and repairs to water main over Route 93. Town Manager Hull emphasized that \$3 million is not being expended from free cash.

Selectman McCoy asked how much free cash was used in fiscal year 17 and 18 and was advised in FY 18, \$3 million and in FY 17, \$3.5 million.

Chairman Champoux asked if there were any additional questions or comments from the Board.

Chairman Champoux stated that it is hard to envision a hypothetical blend of financing. Hard to determine what makes sense without having an understanding of the cost of the property.

Chairman Champoux stated that he is mindful of the short term potential to acquire the land using free cash but he also understands there are long term implications regarding Standard & Poor Bond Rating review. Town Manager Hull stated that due consideration needs to be given to expenditures that need to be made in the future.

Selectman McCoy stated that he understands there is no magic credit card, the Town needs to review available financing options and the voters at Town Meeting will make the decision whether or not to acquire the property.

Selectman Caira asked that the current balance of the Capital Stabilization Fund be provided and was advised there is approximately \$6.4 million.

Town Manager Hull stated that he knows there were questions raised about the status of the 61A. He advised that Karen Rassias, Principal Assessor, was present and could address those questions.

Ms. Rassias stated that the property located at 333 Andover Street is approximately 62.54 acres with additional land located in the Town of Andover. She noted that the land was under Chapter 61A for a number of years and the last year was FY 2014. She stated that with 61A status the Town would have a right of first refusal if the land was conveyed or there was a change in use. That would happen if it was offered for sale at that time or within one year. Ms. Rassias stated that since the last time they were assessed under 61A was in FY 2014, the year passed a long time ago and the Town does not have a right to take the land under 61A.

Ms. Rassias explained that the property ceasing to be agricultural does not constitute a change in use. She understands that there have been questions about the valuation of the property. She stated that the FY 2018 assessed value is \$767,800. Ms. Rassias noted that there is a power easement that runs through the property. She stated that it is being treated equitably with other parcels in Town. The first 60,000 square feet is considered prime site with the farmhouse and the remainder is considered excess land. She emphasized that she cannot value property based upon what it could be.

Ms. Rassias advised that there is a five year rollback tax if, and when, the property is converted. She advised that when the property was last under 61A, it was only for 5 acres and not the whole parcel. The Town would only have a right of first refusal for the five acres, similarly, the rollback will only be for the five acres and Ms. Rassias advised that it amounts to approximately \$780.

Selectman McCoy opined that the property owner benefited from tax breaks for many years and stated that the Town will be paying fair market value. He referenced the Agricultural Tax Lien executed by the Sciarappa family and read an excerpt entitled Municipal Option to Purchase where the property owner agrees to notify the Town if they intend to change the use or sell the property. He alleges that the Town was never notified in 2014 and if the Town had an opportunity to purchase the property, it would have made the purchase. Ms. Rassias explained that the property owner can choose not to apply for Chapter 61A and that does not constitute a change in use. The Town has the right of first refusal when there is a change in use or it is offered for sale, neither of these occurred.

Selectman Caira asked whether the property owner was supposed to notify someone in Town. Ms. Rassias stated that notification must be sent if the property is being sold or converted to another use. If they did not change the use and they are not selling the property, there is no requirement to notify the Town.

Town Manager Hull believes there is a misunderstanding that the property owner is obligated to notify the Town if they choose not to apply for 61A status. Ms. Rassias advised that applications are not public record.

Selectman Loud asked why the potential sale would not trigger the notification requirement and was advised because they no longer receive the benefit of Chapter 61A.

Ms. Rassias advised that property under Chapter 61A is valued as residential land but is taxed at the commercial tax rate. Ms. Rassias explained how changing the tax from commercial to residential does not constitute a change in use.

Selectman McCoy requested that members of the audience have the opportunity to participate. Chairman Champoux advised that he would open it up to the audience once all members of the Board have had an opportunity to have their questions answered. Chairman Champoux asked whether there were additional questions or comments from the Board and there were none. Chairman Champoux asked that comments and questions be kept relative to the topic being discussed.

Kevin MacDonald opined that members of the Board of Selectmen did not take the opportunity to read Chapter 61A. Chairman Champoux cautioned Mr. MacDonald about being critical and suggested that if he has a question, he ought to ask it. Mr. MacDonald asked whether Town Manager Hull contacted the Sciarappa family to ascertain their desire to sell the property. Mr. MacDonald opined that if the property owners negotiate with the Town to purchase the property, they may be opening themselves up to liability if they have an agreement to sell the property to someone else.

Town Manager Hull advised that he contacted the attorney representing the individual who owns one-half of the property. He stated that he is not aware whether there is a purchase and sales agreement on the property and noted there has not been substantive discussion.

Mr. MacDonald referenced property on Salem Street being taken by eminent domain and he was under the impression it had to be taken for a specific purpose. It is his understanding the Salem Street property was taken for the purpose of building a school. He asked the Town Manager what Town Counsel has advised regarding eminent domain. Town Manager Hull advised that the point Town Counsel raised is that if the Town intends to take the property, there is case law which addresses communities taking property with the intent to thwart development of affordable housing.

Suzanne Sullivan stated that there was not a specific use for the Wildwood Street property when Town Meeting voted to take it by eminent domain in 1998. The property is currently the ball field for Wilmington High School.

Ms. Sullivan expressed her opinion that farms are a commercial entity because they sell food which is why they are taxed under the commercial rate. She believes there is a change in use because they are no longer farming and the Town should have been notified that it was no longer under Chapter 61A. She noted that the property at 333 Andover Street is one of the largest parcels of property left in town and it is important that the Town purchase the property now.

An unidentified resident asked questions about the assessed value of the property. He stated that there is a discrepancy between FY 13 and FY 14. He asked if the request is for five acres to be under Chapter 61A what happens with the remainder of the property. Ms. Rassias explained that FY 13 was a revaluation year and during that period more acres of property were under Chapter 61A.

Geoff Wood stated that he thought it was a 10 year rollback and the percentage diminishes each year. Ms. Rassias explained the difference between a conveyance tax versus a rollback tax.

Frank West stated that he believes the Harnden Tavern was taken by eminent domain and was the first time property was taken in Massachusetts for historic preservation.

Mr. West asked whether bond raters look at money set aside and was advised by Town Accountant Michael Morris that they look at all reserves and the purposes for which the money is dedicated.

Mr. MacDonald stated that in the past he has spoken of families in Town that are being forced out noting the number of real estate signs. He expressed his concern about the impact on families with fixed incomes when the taxes are raised. Mr. MacDonald asked whether Chairman Champoux intends to put forth an agenda item to help families being forced out of town and asked Town Manager to address the \$78 million pension debt that must be paid off.

Chairman Champoux stated that he will not put forth an agenda item as the Board of Selectmen looks out for its residents at every meeting and town government does it every day.

Town Manager Hull stated that relative to the pension liability it is something every municipality in the Commonwealth must address.

Ms. Sullivan asked what the tax rate for a farm is if it is not under Chapter 61A and was advised the property would be taxed at the residential tax rate.

Chairman Champoux thanked Mr. Morris and Ms. Rassias for their attendance at tonight's meeting.

BOARD OF SELECTMEN DISCUSSION, RE: ECONOMIC DEVELOPMENT COMMITTEE

Chairman Champoux introduced the agenda item and stated that it was at the request of Selectman Bendel.

Selectman Bendel thanked the Chairman for including this topic on the agenda and stated that this is not a new conversation and his hope is that in the near future there will be a board, task force or coalition. Selectman Bendel stated that he has researched neighboring communities and has spoken with the Town Manager and Planning Director who was really helpful. He would like the task force to be comprised of Town officials including the Town Manager or Assistant Town Manager, the Planning Director, a representative of the Board of Selectmen and members of the community. Selectman Bendel noted the active Tewksbury/Wilmington Chamber of Commerce, small business owners who have been an integral part of the community and residents who he would like to see participate in the committee. He said he would like to see a task force be assembled in the near future and review best practices and what is available that the Town may pursue. Selectman Bendel expressed his opinion that it would be beneficial to have a task force in place to review the Market Analysis that is expected to begin in July on a section of Route 38. A strong commercial tax base will benefit the residential taxpayer. He stated that he is not looking for a vote tonight but would like members of the Board to consider his proposal.

Chairman Champoux agreed that it would be prudent to be proactive and assemble a task force with guidelines.

Selectman Loud spoke in agreement and stated that the by-laws and permitting process need to be reviewed. He stated that the Board had spoken of streamlining the process and opined that it may be a deterrent for businesses to locate in Wilmington. He noted the height restriction of 40 feet in the Highway District and that he has spoken with the former Fire Chief about the possibility of increasing the height to 100 feet and was advised that the Fire Department was equipped to respond to that.

Chairman Champoux stated that there are vacancies that are seen each day and there are other lesser known vacancies that have the opportunity for businesses to be job providers and taxpayers in Wilmington. Chairman Champoux opined that it is a marketing issue to get the word out about Wilmington's assets.

Selectman McCoy recalled economic development regarding Ballardvale Street. There was a tri-town task force with the towns of Andover and Tewksbury and the Federal Secretary of Transportation visited the area. The result was the new interchange to Route 93 near Target. He opined that twenty story buildings are not needed but development can be accomplished in an orderly way.

Selectman Caira stated that it is worth exploring but the person who owns the building ought to be the one looking for tenants rather than creating another committee. He noted that Valerie Gingrich, the Town Manager or one of the Selectmen can assist in finding entities to fill vacancies.

Town Manager Hull stated that one example is the discussion relative to the Tax Increment Financing agreement that will be brought up at Town Meeting. He stated that the Town's largest employer is looking to expand and will bring workforce from other communities.

COMMUNICATIONS

Town Manager Hull reviewed his memorandum regarding the planned Roadway Paving Program for the calendar 2018 construction season. The Board was provided a proposed schedule and those streets identified as Priority 1 will be completed first. Significant rain events will lead to delays or postponement of paving work. Town Manager Hull reviewed the procurement process for paving contractors. He noted that the street paving projects are covered by Chapter 90 funds which are allocated to the Town each year by the state and do not require Town Meeting appropriation. In advance of each paving project, notice will be sent out via email to all department heads. Residents living along the streets to be paved are notified using the Everbridge system. Additionally, the schedule for the start of construction and hours of construction will be noted on the Public Works Department webpage, information about the timing of projects will also be sent out via Twitter and local news outlets. Work hours are customarily between 7:00 a.m. and 4:00 p.m. However, if the project is close to being complete, the contractor may continue to work beyond 4:00 p.m. to complete the paving.

Selectman Caira asked about the Lowell Street area near Woburn Street as it is not listed. He was advised that the paving will be completed by the contractor and Town Manager Hull believes it will be completed this year.

Selectman Bendel asked whether sidewalks were included and was advised that they are not slated to be part of this program as the focus is on the streets. Selectman Loud noted that they are paving Salem Street and notification was sent out that the sidewalks will be modified for handicapped access.

Town Manager Hull reviewed a letter from Margaret Hurley, Assistant Attorney General, regarding Wilmington's Special Town Meeting of December 16, 2017. Articles 3 and 5 were approved, Article 2 has been retained for further review and a decision will be issued by June 19, 2018 and Article 4 was approved in a decision issued March 20, 2018.

Selectman McCoy read from a prepared statement where he opined that if the Attorney General believed the article to be discriminatory or negative then Article 2 would have been disapproved immediately. He believes it is a "political football" relative to the national opioid epidemic and that is why the Attorney General's office is delaying their decision. He believes the Attorney General's office has been contacted by the opposing side.

Selectman McCoy moved that Town Counsel engage with the Attorney General's office in order for the Attorney General's office to approve Article 2 on the basis that 1) 85% of the Town Meeting voted to approve Article 2 and Town Counsel needs to defend the vote and the integrity of the vote of Town Meeting and 2) 1,571 people signed three petitions and to put the Attorney General's office on notice that the Town, if she disapproves Article 2, has a right to sue the Attorney General's office and bring the office to court.

Chairman Champoux accepted Selectman McCoy's motion and asked for a second. No Selectman offered a second and Selectman McCoy stated that when he leaves tonight he will be contacting the Attorney General's office and notifying them of the exact vote and will be soliciting the legislative delegation.

Selectman Caira stated that Article 2 was submitted by citizen petition and was not a Selectmen's article. He asked why the Town should contact the Attorney General's office. Selectman McCoy expressed his opinion that Town Counsel is obligated to defend the integrity and vote of Town Meeting. He stated that he would like Town Manager to contact Town Counsel and ask what his duty is regarding the vote of Town Meeting.

Chairman Champoux stated that the Attorney General has said that she is taking additional time to review Article 2 in terms of constitutionality and it is his opinion that she is doing her job.

Selectman Caira noted that whether or not Article 2 is approved does not prevent a detox center from being located at 362 Middlesex Avenue.

Michael Gray, Faulkner Avenue, opined that the article is discriminatory and believes there is a guilty conscious. He related his experience with individuals afflicted with substance abuse disorder. He stated that is a protected class.

Selectman McCoy stated that he is in agreement that there is a national epidemic and his concern was the location near a residential neighborhood.

BOARD TO CONSIDER REQUEST OF LOUIS CIMAGLIA, DIRECTOR OF VETERANS' SERVICES, RE: USE OF TOWN COMMON FOR THE PURPOSE OF DISPLAYING THE VIETNAM MOVING WALL JULY 26 – 30, 2018

Chairman Champoux read Mr. Cimaglia's request into the record. Mr. Cimaglia stated that ten years ago when the Wall was here, the Town of Wilmington did itself proud and the couple who travel with the Wall remembered Wilmington. Chairman Champoux asked if there were any questions or comments from the Board.

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

VOTED: That the Board of Selectmen approve the request of Louis Cimaglia, Director of Veterans' Services, to use the Town Common for the purpose of displaying the Vietnam Moving Wall July 26, 2018 through July 30, 2018.

BOARD TO CONSIDER SIGNING THE WARRANT FOR THE SPECIAL TOWN MEETING

Town Manager Hull advised that there are two articles on the Warrant. The first article seeks to eliminate multi-family housing in the Central Business and Neighborhood Mixed Use Districts and the second article seeks to acquire property at 333 Andover Street, commonly referred to as Sciarappa Farm. Town Manager Hull advised that the Finance Committee/Planning Board Public Hearing to review the articles will take place on April 25 at 7:30 p.m. in the Town Hall Auditorium. The Special Town Meeting will take place within the Annual Town Meeting.

Chairman Champoux asked if there were any questions, comments or a motion. A motion was made by Selectman Cairra, seconded by Selectman Bendel and by the affirmative vote of four with Selectman McCoy abstaining, it was

VOTED: That the Board of Selectmen sign the Warrant for the Special Town Meeting to be held on Saturday, May 4, 2018.

BOARD TO CONSIDER REQUEST OF SCOTT GARRANT, CHAIRMAN, 4TH OF JULY COMMITTEE, TO RESTRICT HAWKERS/PEDLERS AND TRANSIENT VENDORS FROM CONDUCTING BUSINESS WITHIN ONE-HALF MILE OF THE TOWN COMMON DURING THE CELEBRATION

Mr. Garrant wrote to the Board of Selectmen that "...numerous Wilmington-based non-profit organizations rely on the Fun on the Fourth Celebration for fundraising purposes. The imposition of the requested restriction will improve the opportunity of these groups to succeed in their fundraising efforts and, as a result, to support the many worthwhile causes they serve." A motion was made by Selectman Bendel, seconded by Selectman Loud and by the affirmative vote of all, it was

VOTED: That the Board of Selectmen restrict hawkers, pedlers and transient vendors from conducting business within one-half mile of the Town Common during the Fourth of July celebration.

BOARD TO CONSIDER REQUEST OF SHARON GEORGE, TOWN CLERK, TO APPOINT ADDITIONAL ELECTION WORKERS

Chairman Champoux asked if there were any questions, comments or a motion. A motion was made by Selectman Loud, seconded by Selectman Bendel and by the affirmative vote of all, it was

VOTED: That the Board of Selectmen appoint Phyllis Gorman, David Riese, Susan Riese, Janet Marchillo and Ruthann Soderholm as Election Workers.

BOARD TO CONSIDER REQUEST OF MICHAEL R. BEGONIS, POLICE CHIEF, TO USE ROTARY PARK ON TUESDAY, AUGUST 7, 2018 FOR NATIONAL NIGHT OUT

Chairman Champoux asked if there were any questions, comments or a motion. A motion was made by Selectman Bendel, seconded by Selectman Loud and by the affirmative vote of all, it was

VOTED: That the Board of Selectmen approve the request of Michael R. Begonis, Police Chief, to use Rotary Park on Tuesday, August 7, 2018 for National Night Out.

BOARD TO CONSIDER APPROVING REQUEST OF GIRL SCOUT TROOP 62547 TO PLACE A "FREE LIBRARY" AT ROTARY PARK

This request was considered under Appointments.

PUBLIC COMMENTS

Mary Giroux, agreed that Article 2 has become a political football and opined that it is due to Selectman McCoy. She stated that it is her belief that the intent is discriminatory and it does require further review by the Attorney General.

Frank West, Birchwood Road, stated that the upcoming drive by Kiwanis for hurricane victims in Puerto Rico has been cancelled.

Mr. West noted that Patriot's Day is coming up and the Wilmington Minutemen will be participating in the march to Concord by way of the Town Common to Church Street to Burlington Avenue beginning at 2:00 a.m. Saturday. He advised that the Minutemen have permission to live fire the muskets.

Mr. West asked Selectman McCoy why he abstained from the vote to sign the Warrant for the Special Town Meeting and was advised that although it was within his right to participate, he chose to abstain. Mr. West believes that when a member abstains from a vote, a reason ought to be offered.

Kevin MacDonald, commented regarding the opioid crisis. He stated that he watched congressional hearings and asked what is being done to monitor the prescriptions being filled at Wilmington pharmacies. He asked Town Manager Hull to obtain the information and was advised by Chairman Champoux that it does not fall under the purview of the Town Manager or the Board of Selectmen.

Mr. MacDonald asked Town Manager Hull to provide him with the salary that Dr. Glenn Brand will receive as Superintendent of Schools. Town Manager Hull advised that he does not have that information. Mr. MacDonald asked whether the contract can be denied or amended at Town Meeting. He was advised that Town Meeting votes on the bottom line of the School Department's budget and cannot sculpt out portions of the budget.

Michael Welch, 42 Cottage Street, asked whether members of the Board of Selectmen have considered his comments regarding the senior housing crisis. Chairman Champoux advised that he has and it is his hope the community will find a way to develop land or existing parcels owned by the development community and earmark some of them for affordable housing.

Selectman Caira stated that, at the past couple of meetings, Mr. Welch has championed the cause of affordable senior housing and asked whether Mr. Welch will dedicate the parcel near Butters Row as affordable senior housing. Mr. Welch advised that he does not own the land as yet and there will be no affordable units because when he bid on the land he was not aware of the crisis and based the bid on market rates.

NEW BUSINESS

Selectman Loud recognized the service of Henry "Harry" Appleby, veteran of the United States Coast Guard and long-time Wilmington resident. Mr. Appleby passed away in March at the age of 79.

Selectman McCoy stated that he is the lead petitioner for the two Special Town Meeting Warrant articles. Relative to neighborhood mixed use article, he stated that he spoke to a couple of land owners on Lowell Street and advised them to submit a plan to secure the zoning like Mr. Kneeland did regarding 362 Middlesex Avenue. Selectman McCoy stated he was advised that the property owner would need to submit the plan prior to the first posted advertisement date of the Town Crier (SIC). He said he was under the impression it had to be in prior to the public hearing. He stated that Mr. Kneeland's preliminary plan was submitted to the Planning Board via the Town Clerk's office on November 27, 2017. The Finance Committee/Planning Board public hearing was held November 30, 2017 and the first advertisement date was November 15, 2017 the second was November 22, 2017. Selectman McCoy stated that Mr. Kneeland should have submitted the plan before 4:30 p.m. on November 14, 2017. Selectman McCoy asked Town Manager Hull if he knows the exact deadline to lock in the zoning. Town Manager Hull stated that he did not. Selectman McCoy stated his position that Mr. Kneeland's application is null and void.

Selectman McCoy asked Town Manager to contact Town Counsel regarding the deadline to submit the preliminary plan. He expects that if Mr. Kneeland missed the deadline, Town Manager Hull will contact the Board of Appeals and Planning Board immediately. Town Manager Hull opined that if it were an issue, it would have been brought forward before this.

Town Manager Hull stated that it is his expectation that as long as Mr. Kneeland filed the preliminary plan prior to the vote of Town Meeting, the zoning is locked in.

Town Manager Hull stated that for future meetings, care needs to be given regarding the types of items brought up under New Business. He stated that the Open Meeting Law was established so that the public can be informed in advance what matters will be taken up.

Selectman Cairra agreed and stated that Selectman McCoy's item could have been placed on the agenda. He opined that if Selectman McCoy communicated with the Town Manager, he could have looked into the requirements prior to tonight's meeting.

Selectman Cairra stated that now that the snow is melting, there is a lot of trash becoming visible along Town property and specifically noted the area around the Woburn Street School. He believes it is a result of those using the fields and they should respect the facilities enough to take care of their trash. He asked if a message can be sent to the High School and youth teams to spend a few minutes cleaning up the area.

Selectman Bendel complimented Chairman Bjork and members of the School Committee on the selection of Dr. Glenn Brand as Superintendent of Schools.

IMPORTANT DATES

Town Manager Hull reviewed important dates including:

- April 10 – Boston Bruins Foundation B-Fit First Responder Challenge Celebration
Public Safety Building – 10:00 a.m. to 11:00 a.m.
- April 11 – Brush Drop-Off – Old Main Street – 8:00 a.m. to 2:00 p.m.
- April 14 – Brush Drop-Off – Old Main Street – 9:00 a.m. to 4:00 p.m.
- April 17 -
- April 21 – Curbside Collection of Yardwaste
- April 18 – Brush Drop-Off – Old Main Street – 8:00 a.m. to 2:00 p.m.
- April 21 – Brush Drop-Off – Old Main Street – 9:00 a.m. to 4:00 p.m.
- April 22 – We're One Wilmington Run for Wilmington/Kim Forte Walk
- April 23 – Board of Selectmen – Town Hall – Room 9 – 7:00 p.m.
- April 25 – Brush Drop-Off – Old Main Street – 8:00 a.m. to 2:00 p.m.
- April 25 – Finance Committee/Planning Board Public Hearing
Town Hall Auditorium – 7:30 p.m.
- April 28 – Annual Town Election – Polls Open 8:00 a.m. to 8:00 p.m.
- April 28 – Brush Drop-Off – Old Main Street – 9:00 a.m. to 4:00 p.m.
- April 28 – Drug Take Back – Public Safety Building – 10:00 a.m. to 2:00 p.m.
- April 30 -
- May 4 – Curbside Collection of Yardwaste
- May 2 – Brush Drop-Off – Old Main Street – 8:00 a.m. to 2:00 p.m.
- May 5 – Brush Drop-Off – Old Main Street – 9:00 a.m. to 4:00 p.m.
- May 5 – Annual Town Meeting – High School Auditorium – 10:30 a.m.

Town Manager Hull advised that the Analog Tax Increment Financing Forum will be held on April 26 at 7:00 p.m. in the Town Hall Auditorium.

Selectman Loud noted that the Special Olympics will take place on May 2 at Wilmington High School.

A motion was made by Selectman Bendel, seconded by Selectman Loud and by the affirmative vote of all, it was

VOTED: That the Board of Selectmen adjourn.

Meeting adjourned at 10:00 p.m.

Respectfully submitted,

Recording Secretary



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WWW.WILMINGTONMA.GOV

Dear Fellow Resident:

It is my honor and privilege to present to you, on behalf of my colleagues on the Board of Selectmen, this annual report reviewing the Board's activities in 2017.

The year 2017 was marked by some major events in our country including hurricanes in Texas and Puerto Rico, the horror of the Las Vegas concert shooting, the rare solar eclipse, our new President Donald Trump's first year of office and the continued plague of our time, the opioid epidemic, just to name a few. While these, and many others, dominated the news cycles, we, the residents of Wilmington, continued to live our lives and do the best we can for ourselves and those we care about each day.

While we all care about what is happening around the world, in International and Domestic affairs and at the State House, it is here, in Wilmington, where we all hang our hats at the end of the day and where we have chosen to call home. As such, we, your fellow residents and elected volunteer members of your Board of Selectmen have passionately and steadfastly been on the job. Our focus continues to be to maintain high-level services to all residents today while ensuring a sturdy foundation for the future of our town. Through steady open meetings and communications among the five members of the Board of Selectmen, and in collaboration with Town Administration, the Board has been working hard to accentuate the positives and minimize the negatives.

It should be pointed out that we had a changing of the guard after the local elections of April 2017. Selectman and Chairman of the Board, Judith O'Connell, chose not to run for reelection to the Board and, as a result, we were joined by Selectman Edward Loud upon his election. We are grateful to Ms. O'Connell for her years of service to our community and are excited to have Mr. Loud as a part of the team. It would be impossible to summarize the full breadth of discussions that the Board undertook over the course of 2017. However, in the interest of highlighting some of the more prominent issues that were part of our operational year, I offer the following.

The Board of Selectmen, in cooperation with Town administration, continued its strong objection to plans by New England Transrail to locate a transloading facility at the Olin Chemical Superfund site on Eames Street. We are joined in our opposition to this plan by our State Legislators who have been a part of our communications to the Surface Transportation Board, the federal agency that permits such operations. We have been, and continue to be, well advised and represented by Town Counsel in this ongoing effort.

Early in 2017, the Board of Selectmen called a special meeting in the Auditorium of the Middle School to gather resident sentiments about the Butters Row Bridge. In recent years, the bridge, which is controlled and maintained by the State, has been showing substantial wear and tear. Before formally reaching out to the Massachusetts Department of Transportation (MassDOT) with any kind of request for replacement or expansion of the bridge, the Board needed to know what the residents would like to see happen. More than ten years ago, when a similar discussion had begun, residents in Wilmington expressed a desire to keep the single-lane bridge with mirrors on each side as is. In 2017, the residents, to a large majority, concluded that the bridge, as it exists, is unsafe to navigate, in poor condition and the appropriate plan should be to replace the bridge with a two-lane, modern structure. The Town has made this clear to MassDOT and we are glad to report that it is part of their future roadway enhancement project for this section of the Route 38 corridor. We hope to see construction in motion by 2020.

In early spring of 2017, the Town formally opened the new Yentile Recreation Facility for use. This park, the culmination of a few years of hard work by a host of community volunteers, Town staff and contractors, now serves as the Town's flagship recreational space. This park has already shown itself to be widely used by residents of all ages and is a great investment for the benefit of current and future Wilmington residents. The Board of Selectmen is grateful to all who played a role in making this project come to fruition, from its conceptual phase through opening.

As anyone who has lived in Wilmington for any more than a couple years can attest, we take the 4th of July very seriously around here! For decades, the Wilmington 4th of July Committee, in cooperation with Town Administration, DPW and Public Safety, has organized and delivered an Independence Day celebration that spans multiple days and is the envy of our neighboring communities. During the time of the construction of our new high school, the celebration, which had traditionally taken place on the high school grounds and at the Town Common area, was forced to relocate temporarily to the site of our friends at the Aleppo Shrine. In 2016, the celebration made its return to the Town Common after much discussion, deliberation and compromise in order to accommodate all affected parties. That event was deemed a success and I am happy to report that again in July of 2017, the events took place at the common without incident. I feel it is safe to say that the 4th of July at Wilmington Common is back and here to stay.

As I mentioned earlier, opioid abuse and addiction is a problem of epidemic proportions throughout our nation. Wilmington, I regret to say, is not free from the effects of this pervasive challenge. While our public safety professionals possess the ability to respond to individuals experiencing overdoses or other problems associated with their addiction, it was clear that more help for those afflicted was necessary. To the credit of the Town Meeting attendees in 2016 who saw fit to vote in the budget allocation, the Town, in 2017, was able to identify and hire a Substance Abuse Program Coordinator. This position, working closely with the Chief of Police, public safety personnel and others throughout the Town administration, is an integral part of Wilmington being able to coordinate the recovery, counselling and other services needed to help save lives. While regrettable that such a role is necessary, the Board of Selectmen is unanimous in their support of this position and the work being done to help those in need and educate everyone in hope of lessening the growth of this issue.

A couple phrases that were prominent throughout 2017 were "Affordable Housing" and "Economic Development". Through the year, the Board of Selectmen engaged in several conversations with presentations by the Town's Director of Planning and Conservation regarding the Town's present and forecasted stock of affordable housing, as defined by the State of Massachusetts. These discussions focused around what strategy the Town ought to be pursuing with regards to ensuring that the Town is able to maintain 10% "affordable" housing in the Town by the year 2020 when the next census takes place. While no specific programs have yet to evolve from these discussions, this issue is very much on the radar screen of the Board and the administration. I expect more of these strategy sessions will need to take place over the course of the next year or so in order to stay ahead of this issue.

Similarly, a fair amount of discussion has taken place with regards to what Wilmington should be doing to help manage and address the idea of "economic development". With very visible vacant retail sites along Main Street, the question has been raised to what degree the Town can, or should, be involved in helping cultivate a business-friendly environment. Beyond even these obvious vacant storefronts is also the question of under what strategy should the Town be engaged regarding attracting or preserving corporate enterprise in our Town. Again, while these discussions continue as I write this, it is important to note that the Board of Selectmen agree that this subject deserves additional thought, analysis and action. I expect that to continue through 2018 and beyond.

We, the members of your Board of Selectmen are privileged to be able to serve you. While we may sometimes have differences of opinion as to how best to do that, we are unanimous in our love of this great community and in our desire and intent to serve our fellow resident. We are grateful to our fellow volunteers on the various boards and committees for their work for our collective benefit. We want to express our gratitude to the Town Administration and all Town staff for their consistent hard work to help keep our Town second to none.

Lastly, let me thank you, each resident, personally on behalf of the Board of Selectmen, for the trust you have placed in us. We take very seriously our pledge to do our best individually, and as a Board, to continue to deliver to you best in class services and continue to make Wilmington a great place to live, work and raise a family.

Respectfully offered,



Michael L. Champoux, Chairman
Board of Selectmen



Board of Selectmen from left, Kevin A. Caira, Edward P. Loud, Sr.,
Michael L. Champoux, Chairman, Michael V. McCoy and Gregory B. Bendel.

