

BOARD OF SELECTMEN MEETING

Tuesday, October 15, 2019

Chairman Gregory B. Bendel called the meeting to order at 6:00 p.m. in Room 9 of the Town Hall. Present were Selectmen Kevin A. Caira, Jonathan R. Eaton, Michael V. McCoy and Jomarie F. O'Mahony. 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 discussing strategy with respect to litigation as an open meeting may have a detrimental effect on the litigating position of the Town and the Chairman so declares – Bettering LLC v. Town of Wilmington and 362 Middlesex Avenue in accordance with Massachusetts General Law Chapter 30A, Section 12(a)3 with the intention to return to open session.

Chairman Gregory B. Bendel reconvened the meeting at 7:00 p.m. in Room 9 of the Town Hall. Present were Selectmen Kevin A. Caira, Jonathan R. Eaton, Michael V. McCoy and Jomarie F. O'Mahony. Also present was Town Manager Jeffrey M. Hull.

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

Chairman Bendel called for a moment of silence for Joseph Costello, an employee of the Public Buildings Department who died unexpectedly on September 26.

Chairman Bendel thanked members of the Board of Selectmen, the Town Manager and the Recording Secretary for wearing an article of pink clothing in support of Breast Cancer Awareness Month.

TREASURY WARRANTS

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

VOTED: That the Board of Selectmen accept Treasury Warrants 13, 13A, 14, 14A, 14B, 14C, 15 and 15A.

MINUTES

A motion was made by Selectman McCoy, seconded by Selectman O'Mahony and by the affirmative vote of all, it was

VOTED: That the Board of Selectmen approve the minutes of their meetings held May 28, 2019 and August 7, 2019 and all action taken is hereby ratified and confirmed.

HAO LIN, ZHONG HUA, INC. DBA LIN GARDEN, RE: REQUEST TO OBTAIN A COMMON VICTUALER LICENSE FOR PROPERTY LOCATED AT 35 LOWELL STREET

Mr. Lin was present seeking a Common Victualer License for property located at 35 Lowell Street and was formerly known as Jasmine Cuisine Restaurant. Town Manager Hull reviewed recommendations from Health Director Shelly Newhouse who recommends approval and Inspector of Buildings Al Spaulding who advised that he finds no zoning or building code violations.

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

VOTED: That the Board of Selectmen issue a Common Victualer License to Hao Lin, Zhong Hua DBA Lin Garden for property located at 35 Lowell Street.

**JASBIR SAINI, SECRETARY, SUMANBEERA INC. DBA MICHAEL'S PLACE, RE:
REQUEST TO OBTAIN ENTERTAINMENT LICENSE FOR PROPERTY LOCATED AT
110 LOWELL STREET**

Selectman McCoy recused himself and left the meeting at this time.

Town Manager Hull reviewed the recommendations from Police Chief Joseph Desmond who recommends approval and Deputy Fire Chief William Cavanaugh who advised that he has no objections.

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

VOTED: That the Board of Selectmen issue an Entertainment License to Sumanbeera, Inc. DBA Michael's Place for property located at 110 Lowell Street.

Selectman McCoy returned to the meeting at this time.

**PAUL CARDELLO, USAF, CHAIRMAN IPODS FOR WOUNDED VETERANS, RE:
ANNOUNCEMENT OF EVENT TO SALUTE THE VETERANS IN HONOR OF FORMER
REPRESENTATIVE JAMES MICELI**

Mr. Cardello stated that he has been a resident of the Town of Wilmington since 1975 and the first person he met was James Miceli. In 2011, Mr. Cardello started iPods for Wounded Veterans and he related instances where Representative Miceli provided assistance including becoming a 501(c)3 organization and receiving Class A security clearance to enable him to enter Walter Reed Hospital. To date, Mr. Cardello advised that they have been to Washington, DC twenty-three (23) times.

Mr. Cardello noted that, in April 2018, Representative Miceli passed away unexpectedly. He related a phone call he received from the State House looking to incorporate veterans in a tribute to Representative Miceli. The event is scheduled for Friday, November 1, 2019, from 1:30 p.m. to 3:30 p.m. and will be held in Memorial Hall at the State House. Mr. Cardello stated that plans have been in process since August 3 and he informed the Board who is expected to participate in the tribute and noted that it will be held at the State House because he believes it should be a state event and expects 90-150 attendees. He advised that the public is invited.

Mr. Cardello provided the Board of Selectmen with an update of activities of iPods for Wounded Veterans and recognized individuals, groups and corporations who have made donations. He noted that Wilmington is unique in that it has two charitable organizations dedicated to veterans: Local Heroes and iPods for Wounded Veterans.

Members of the Board expressed their appreciation to Mr. Cardello for his dedication to veterans and his involvement in organizing the tribute to honor the late Representative James R. Miceli.

**PATROLMEN DANIEL FURBUSH AND MICHAEL CABRAL, RE: WILMINGTON
POLICE EXPLORER PROGRAM**

Chief Desmond was present with Officers Furbush and Cabral to introduce the Wilmington Police Explorer Program. Chief Desmond stated that the officers brought the prospect of establishing the program to him approximately six months ago. He stated that the Department is always looking for opportunities to reach out to the community.

Officer Furbush stated that he and Officer Cabral conducted extensive research prior to bringing the concept to the Chief, including visiting other police departments that have an explorer program. He explained the program is like a junior cadet program. Officer Furbush stated that the Wilmington Police Department is working hard to get the community involved with the department. The best way to earn community support is to get them involved. Officer Furbush noted additional programs that generate community involvement including the Citizens Police Academy.

The Wilmington Police Department had an Explorer Post in the 1970s and 1980s. Most of the officers who may have participated in that program are no longer with the department. Officer Furbush stated that he understands it was a great program that the Town had, it was popular with the youth and due to financial constraints the program was discontinued. Officer Furbush explained that the Police Explorer program is popular on the west coast and is making its way back.

Officer Furbush stated that they are bringing in kids aged 14-21 to the Police Department to conduct meetings twice per month beginning in October and run through June. He stated that the first meeting of the month is a classroom meeting which gives participants an opportunity to learn about criminal law, motor vehicle law and constitutional law. In addition, they will bring in guests from other agencies to provide demonstrations or educate the students on that particular agency's responsibilities. The second meeting of the month is considered PT Day and the students have to run. Officer Furbush likened it to the Police Academy. They will also do outdoor demonstrations such as building searches, motor vehicle stops or community policing. The coordinators hope to have participants assist the department with programs such as the Fourth of July Festivities, National Night Out and a community project such as cleaning a park or addressing other community concerns. He cited the grass growing on Main Street which residents took to social media to complain about.

Chairman Bendel stated that it is his understanding the program has already started and Officer Furbush confirmed. He stated there are currently 21 participants and 11 certified instructors. Chairman Bendel expressed his appreciation to Officers Furbush and Cabral for leading this program, another example of members of the Police Department going above and beyond.

Members of the Board expressed their appreciation. Town Manager Hull concurred noting that police department's across the country are under scrutiny. This program is a way to restore/retain a level of trust integrating the community.

Officers Furbush and Cabral thanked Chief Desmond and the Wilmington School Department for their support.

Chairman Bendel asked how individuals who may be interested in getting involved obtain more information. Officer Cabral advised that applications are available on the Wilmington Police Department and Explorer Facebook pages, by email at explorers@wpd.org or at the Police Station.

Chairman Bendel asked if there will be some type of ceremony when they graduate the program. Officer Cabral stated that they are working on it, this is the first year and they would like to do something special in June, although some may return the following year they would like to do something to express their appreciation for their hard work. Chairman Bendel suggested that they may invite them in to a Board of Selectmen meeting.

Chairman Bendel stated that it is his observation that it is a difficult time to be a police officer and the Wilmington Police Department has great respect in the community. He noted that some events seen on television are not the case here because of officers like Officers Furbush and Cabral, who take on projects like this, that the community has such a great relationship with the Police Department.

Members of the Board wished Officers Furbush and Cabral well with the program.

COLEEN O'BRIEN, GENERAL MANAGER, READING MUNICIPAL LIGHT DEPARTMENT, RE: PURCHASE OF PROPERTY FOR POWER SUBSTATION

A motion was made by Selectman Eaton, seconded by Selectman McCoy and by the affirmative vote of all, it was

VOTED: That the Board of Selectmen recess to provide Ms. O'Brien an opportunity to set up her PowerPoint presentation.

Chairman Bendel reconvened the meeting at 8:07 p.m. with all members present.

Ms. O'Brien was present with Hamid Jaffari, Director of Engineering and Operations, to appeal for a public hardship. She stated that the substation located on Wildwood Street is at the end of its useful life to the point where they have done as much maintenance as they can. She noted that the Wildwood Street substation is in an environmentally sensitive area and does not provide enough space to build another one there. Ms. O'Brien stated that, as part of the RMLD's reliability plan, they have spent the past three years looking for a piece of land in or around the Ballardvale Street area which would be centrally located in order to redistribute all the feeders in the service territory. She stated that it is not an easy task to find a piece of land that is underneath the 115,000 volt transmission line.

Ms. O'Brien stated that a parcel of land was located on Route 125 that was identified as being owned by National Grid. She stated that RMLD has been in negotiations with National Grid over the past two years with each party having appraisals conducted to the point where they obtained a Letter of Intent. This then progressed to the environmental phase 1 testing and a title search. Prior to a purchase and sales, the title search showed that the land did not belong to National Grid but rather the Town of Wilmington.

Ms. O'Brien stated that locating a substation in the Ballardvale Street area is essential because of the growth. In addition, it will allow RMLD to redistribute from other stations to balance. Building a new substation will eliminate the critical need of a failing substation and rolling blackouts. Ms. O'Brien explained why, in the event of failure, they cannot roll in a mobile unit.

Ms. O'Brien stated that a third party was hired to provide an analysis of the substation and advised that it coincides with RMLD's assessment.

Ms. O'Brien explained that the title search on the three acres of land that was believed to belong to National Grid revealed the 1938 deed where it was sold to National Grid. With the construction of Route 125, there was eminent domain land taking and it was determined that National Grid only owns beneath the lines. She advised that the property line on the Assessors' records was incorrect. Ms. O'Brien stated that there is approximately 8 acres of buildable land and noted that when RMLD was looking for property it required 3 acres with access transmission to the grid 115 lines and to Route 125. In addition to building a substation, RMLD intended to build a microgrid similar to that which is in North Reading. The microgrid is essentially a battery backup which will allow them to shed the peak.

Ms. O'Brien reviewed the different configurations that were part of the PowerPoint presentation. She advised that they had obtained authorization to access the land from Route 125 by the Massachusetts Department of Transportation.

Ms. O'Brien reviewed the benefits of locating a substation in this area.

Chairman Bendel thanked Ms. O'Brien for the presentation and asked Town Manager Hull if he wished to comment. Town Manager Hull described the process that took place before this evening and noted that he and George Hooper met with Ms. O'Brien to discuss the property. He stated that there has been considerable back and forth to ascertain who owns the property. Deputy Town Engineer Bill Holt looked at the history and stated that the parcel in the northern section was not as depicted on the Assessors' map. As a consequence property believed to be owned by National Grid is owned by the Town and confirmed that it was acquired in 1938 by the Water Department for protection of the Brown's Crossing Wellfield and is Article 97 property. In order to convey or develop any portion of the property requires that both houses of the legislature have to act and the Governor would have to sign. Whatever property is conveyed for that purpose, a similar piece of property will have to be identified to replace the piece of land being given up. Town Manager Hull expressed concern that the Town cannot rely on the outdated substation.

Chairman Bendel asked if there were any questions or comments from the Board. Selectman McCoy stated that if the Town owns it, they should grab it as they are looking for space for an ice rink. He asked Ms. O'Brien how much land they require to build a substation. Ms. O'Brien stated that they cannot build it on less than 1 ½ acres of land for just the substation and noted that the Commonwealth is advocating for microgrids.

Selectman McCoy questioned the requirement to be located under the powerlines and Ms. O'Brien explained the necessity and noted that the power company cannot tap into the lines at any location.

Selectman Caira asked whether the substation will strictly be for Wilmington use and was advised that a majority would be for Wilmington but it would be tied into other substations to support each other. Ms. O'Brien advised that the substation in North Reading is currently servicing Analog.

Selectman Caira asked what would become of the Wildwood facility and was advised that it would be used as a switching station.

Selectman Caira stated that where the land is Article 97 and requires extensive process it may not be viable. He noted that in addition to the ice rink mentioned by Selectman McCoy, the Town is also looking to locate a fire substation in North Wilmington. Mr. Jaffari suggested that the property would be ideal to site a public safety substation with a power substation.

Ms. O'Brien stated that she understands the land is Article 97 and she has conducted research and stated the use for the substation could be viewed as a public hardship and did not believe the same could be said for an ice rink.

Town Manager Hull asked Ms. O'Brien to speak more on the microgrid noting that their recent conversation he understands that the microgrid would assist the ratepayer. Ms. O'Brien provided an explanation.

Selectman Eaton asked about the switching station and Ms. O'Brien explained that the switching station is like a train switching tracks and she provided an explanation on how a substation works. Selectman Eaton asked if the switching station could be located on the parcel identified on Route 125 and Ms. O'Brien explained that the Wildwood Street has the switching capability.

Selectman Eaton asked if Reading Light would consider a long term lease in lieu of purchasing the property. He stated that should the substation be placed on this property, decades from now it may be in the same condition as the Wildwood Street substation. The Town may then have a use for the property where RMLD may not. Ms. O'Brien stated that she believes RMLD would be interested in any option.

Selectman O'Mahony asked whether the requirements of Article 97 will need to be followed in a land lease and was advised they would.

Selectman O'Mahony asked for clarification on the amount of land and how much was buildable. Town Engineer Paul Alunni described the property.

Selectman O'Mahony opined that this warrants further discussion to know more about a land lease, how it could be configured and how the land could be utilized for other needs of the Town.

Town Manager Hull cautioned the Board on looking at the entire parcel as a candidate for full buildout. The original intent of the land taking was protection of the Brown's Crossing Wellfields. He stated that there is potential looking at the upper edge for an electrical substation as well as a fire substation. He noted that the Town would have to replicate the protected land by identifying 19 acres in another location.

Chairman Bendel stated that this is a very important discussion and there isn't hesitation as to the need for a power substation but there is pause as how best to utilize the property. He acknowledged that the Board of Selectmen needs to do some work internally to determine what will be best for the Town and stated that the Town Manager will be in touch with RMLD.

Selectman O'Mahony asked for a comparison for what a purchase vs lease would look like in terms of generating revenue for the Town.

Selectman McCoy stated that the Town Manager advised that the land is Article 97 and noted that there are hurdles to overcome to utilize the property and asked if it is determined to be a public hardship whether the hurdles would go away. Ms. O'Brien advised that she is looking into it but is not in a position to provide an answer.

Ms. O'Brien expressed her concern due to the critical nature of Wildwood Street so she is trying to obtain answers regarding public hardship. She advised that public safety is also considered public hardship. Mr. Jaffari advised that it will take three years for a substation to go online. Ms. O'Brien concurred that time is of the essence and they would prefer that if the Board does not believe the sale of the property is something they are interested in, or can support, they would prefer to know now so that they may begin looking for another parcel of land.

Selectman Caira confirmed that RMLD is looking for three acres for the substation and microgrid and the Town is looking for three acres for a fire substation, a total of six acres. He opined that provided the wellfields are protected, the Town ought to look at the proposal seriously.

Chairman Bendel stated that the Board is just representatives of the community and in order to proceed it would need to go before voters in the spring, noting that more work was required.

COMMUNICATIONS

Town Manager Hull reviewed his memorandum regarding his discussion with Town Clerk Christine Touma-Conway about the fact that individuals serving in positions within the Town may not be required to participate in the Conflict of Interest training. He advised that, pursuant to the authority vested in municipalities by the State Ethics Commission, he has appointed the Town

Clerk to create and maintain a listing of positions which are exempt from the Conflict of Interest Law education and Training Requirements of Massachusetts General Laws Chapter 268A, Sections 27-28. He advised that the positions shall fall into the classification of Unpaid Volunteer Positions and Short Term Temporary or Seasonal Positions.

Town Manager Hull reviewed his memorandum regarding costs associated with construction of a fire substation with available space for police. He advised that the estimated cost of \$8,000,000 includes hiring an Owner's Project Manager and the Architectural/Engineering Design. Town Manager Hull advised that, due to supply and demand effects of significant ongoing construction in the region and the time lag between the estimate and the award of contracts, the actual costs could be higher. Town Manager Hull provided the sequence of steps that will need to be taken before construction could begin. Selectman McCoy stated that he has been on the Board a long time and for many years a fire substation has been discussed for North Wilmington. He stated that the last time the departments were before the Board they were discussing a fire/police substation. Selectman McCoy stated that the public raised concerns and he asked what the police chief was looking for and was advised the police department would be looking for a sally port, an office area to complete reports and additional storage. He stated that a training room would also be a benefit because the firing range is located nearby.

Selectman McCoy stated that he would like to see the entire amount be taken from free cash to fund the substation. Town Manager Hull opined the best way to fund a substation would be to borrow in a way that is not going to break the bank. He stated that the Town is retiring debt on an annual basis, primarily the High School. Depending upon the cost of the substation, if the Town were to borrow for 20 years the town would be offsetting for a period of time the retirement of debt that is occurring.

Chairman Bendel stated that this is preliminary and a design cannot be determined until a location is found. He reiterated that the information is not in the Facility Master Plan.

Town Manager Hull reviewed his memorandum regarding projected school enrollment. He advised that a previous memorandum about projected student enrollment in the Wilmington Public Schools noted a gradual decline. His memorandum advised that at a recent School Committee meeting, Dr. Glenn Brand shared a very preliminary projection of enrollment and class sizes for the current 2019-2020 academic year. The preliminary statistics were primarily intended to identify any potential class size concerns at the elementary school level and the data requires further review by the School Department before submission to the Massachusetts Department of Elementary and Secondary Education. Town Manager Hull stated that based upon multi-year enrollment projections and discussions with the former School Superintendent and the former Town Manager, the Massachusetts School Building Authority increased their initial authorization of the student enrollment capacity for purposes of constructing a new high school. That adjustment increased the enrollment capacity from 934 students to 960 students. As a consequence the new high school was designed to accommodate 960 students. Chairman Bendel believed the information was important to understand the student population was decreasing and the senior population is increasing. Selectman McCoy stated that when Mr. Chaban, Princeton Properties, was before the Board in September he commented about the high school being close to full capacity. He stated that he contacted the School Department on October 2 and asked what the seating capacity of the high school is and the student population over the past years. He reviewed the information he was provided.

Town Manager Hull reviewed his memorandum regarding the appointment of William F. Cavanaugh to the position of Fire Chief for the Wilmington Fire Department upon the retirement of Fire Chief Joseph McMahon in February of 2020.

Town Manager Hull reviewed a memorandum from Town Clerk Christine Touma-Conway seeking individuals interested in working at upcoming elections, early voting and Town Meeting. Ms. Touma-Conway provided the dates for the Presidential Primary, Annual Town Election, Annual Town Meeting, State Primary, Early Voting and the State Election. Interested individuals should contact the Town Clerk at 978-658-2030.

Town Manager Hull reviewed a notice from the Board of Health regarding a Flu Clinic to be held Saturday, October 19, 2019 from 9:00 a.m. to 12:00 p.m. at the Wilmington Town Hall.

Town Manager Hull reviewed correspondence from Catherine Maloney, Sr. Manager Government Affairs, xfinity who wrote advising of TV channel updates.

Town Manager Hull reviewed a memorandum from the Economic Development Committee confirming the mission of the committee which is to be the pro-active arm on behalf of the Town of Wilmington to promote healthy, balanced, sustainable economic development. The committee acknowledged that it cannot sign or bind the town to any contracts and that there is no funding for the committee.

Town Manager Hull reviewed a letter from Louis Cimaglia, Director of Veterans' Services, requesting permission to use the Town Common for the purpose of remembering and honoring veterans on Monday, November 11, 2019. Mr. Cimaglia invited members of the Board of Selectmen to participate in Veterans' Day ceremony on Monday, November 11, 2019 and asked that they assemble at the Fourth of July parking lot at 10:45 a.m.

BOARD TO CONSIDER REQUEST OF SUSAN CONNORS, WE'RE ONE WILMINGTON, TO RESCHEDULE RACE PREVIOUSLY APPROVED FOR SUNDAY, MAY 3, 2020 TO SUNDAY, APRIL 26, 2020

Chairman Bendel asked if there were any questions, comments or a motion. A motion was made by Selectman Eaton, seconded by Selectman Caira and by the affirmative vote of four with Selectman O'Mahony abstaining, it was

VOTED: That the Board of Selectmen approve the request of Susan Connors on behalf of We're One Wilmington to reschedule their race previously approved for Sunday, May 3, 2020 to Sunday, April 26, 2020.

BOARD TO CONSIDER REQUEST OF JULIE SBRACCIA-MANOS, SONS OF ITALY, TO USE THE TOWN COMMON MUNICIPAL PARKING LOT ON SATURDAY, DECEMBER 28, 2019, 8:00 A.M. TO 4:00 P.M. FOR THE PURPOSE OF A BLOOD DRIVE

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

VOTED: That the Board of Selectmen approve the request of Julie Sbraccia-Manos on behalf of the Sons of Italy to use the Town Common municipal parking lot on Saturday, December 28, 2019, 8:00 a.m. to 4:00 p.m. for the purpose of a Blood Drive.

BOARD TO CONSIDER REQUEST OF TARA DEFILIPPO, TO INSTALL A STOP SIGN ON HARDIN STREET AT JACQUITH ROAD

Town Manager Hull advised that the request was reviewed by Safety Officer Brian Moon. The intersection does not meet all of the Manual of Traffic Control Devices criteria concerning stop signs, however the increase in the volume of traffic related to the streets being used as a cut through to get to Shawsheen Avenue and recent accident data which showed two accidents at the

intersection in the last two years, Police Chief Desmond recommends the installation of two stop signs. He recommends that a stop sign be placed on Hardin Street, at the intersection of Jacquith Road, in each direction.

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

VOTED: That the Board of Selectmen authorize the installation of two stop signs on Hardin Street at the intersection with Jacquith Road.

BOARD TO CONSIDER REQUESTS OF COMMUNITY GROUPS TO CONDUCT EVENTS WHICH REQUIRE ROAD CLOSURES

Applications were reviewed by applicable department heads and favorable recommendations were received from Police Chief Joseph Desmond, Deputy Fire Chief William Cavanaugh, DPW Director Michael Woods and Public Buildings Superintendent George Hooper.

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

VOTED: That the Board of Selectmen approve the following events for Fiscal Year 2021.

Wilmington/Tewksbury Chamber of Commerce	
Half Marathon, 5K Walk/Run	Sunday, September 27, 2020
Sole Sisters Running Club	
5K Road Race	Saturday, December 12, 2020
PanMass Challenge	
Kids Bike Ride	Sunday, May 23, 2021
Wilmington Fourth of July	
Fun on the Fourth Celebration	Wednesday, July 1, 2020 to Sunday, July 5, 2020
Wilmington Little League	
Opening Day Parade	Saturday, April 17, 2021

BOARD TO CONSIDER SALE OF TOWN VEHICLES AND EQUIPMENT

Town Manager Hull reviewed correspondence from DPW Director Michael Woods which included a list of vehicles and equipment the Department of Public Works would like to dispose of through an auction. Town Manager Hull advised that proceeds are deposited into the Capital Stabilization Fund.

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

VOTED: That the Board of Selectmen authorize the sale of vehicles and equipment as listed below:

2008 Ford Expedition	1FMFU16518LA84844
2007 Ford Crown Victoria	2FAFP71W47X163107
2007 Ford Crown Victoria	2FAFP71W97X163104
2006 Ford Crown Victoria	2FAFP71W56X165334

2009 Ford Crown Victoria	2FAHP71V89X104547
2010 Ford Crown Victoria	2FABP7BVXAX141012
2011 Ford Crown Victoria	2FABP7BY2BX172319
2007 Ford F250	1FTNF21557EA50125
2005 Ford Explorer	1FMZU73E45UB70644
2005 Ford E350 Van	1FTSS34S45HA14086
2016 Ford F350	8' Damaged Bed
Lincoln Ranger Welder	

BOARD TO CONSIDER PRINCETON PROPERTY PROPOSAL FOR AFFORDABLE HOUSING ON JEFFERSON ROAD

Town Manager Hull reminded the Board that a representative from Princeton Properties was before the Board on September 23 to discuss the prospect of an affordable housing development at Jefferson Road. This is an opportunity for the Board to discuss whether there is interest in pursuing discussions with the developer or whether it is something the Board does not want to invest time and effort into.

Chairman Bendel stated that it was included on the agenda as he and the Town Manager believed it was worthwhile to continue the conversation. He emphasized that proponents of any projects must go through the regulatory process.

Selectman McCoy stated that he is concerned that the meeting where the proposal was introduced was not open to the public and Chairman Bendel noted that all meetings are open to the public. Selectman McCoy suggested that the topic be scheduled as a public hearing at the next Board of Selectmen meeting so that they may receive public input. Chairman Bendel stated he would take it under advisement and asked if there were any additional comments.

Selectman Eaton stated that the reality is that the Town is projected to fall below the ten percent affordable threshold with the 2020 Federal census and the Town will be susceptible to a 40B developments. He stated that they can be large and strain resources. Selectman Eaton stated that when the developer was before the Board, he was speaking in the abstract. The biggest appeal is that it has the potential to get the Town above the ten percent threshold. Selectman Eaton stated that at each Town Meeting someone stands up and says that property values are continuing to increase and there is a need to create affordable housing options. This is one type of option. He noted that Selectman McCoy stated that this could put a strain on schools and he confirmed with his notes that the developer stated that one half of the units would be one bedroom.

Selectman Eaton stated that the Town does not know how many buildings the development will be, whether businesses would be included and if so, what businesses. He does not believe a hearing at the Board of Selectmen level would be productive and may be confusing to residents as the Board is not the regulatory authority.

Selectman Eaton sympathizes and agrees with concerns about the traffic. He opined that those individuals who will live in the development will commute by train or Route 93 which is a short distance. He stated that he would like to instruct the Town Manager to continue discussions with Princeton Properties and would like discussion to include the potential to include some funding or subsidy for a North Wilmington Fire/Police substation.

Chairman Bendel stated that he appreciated that Mr. Chaban came before the Board to discuss the possibility of a 40B without taking out permits. He asked Planning & Conservation Director Valerie Gingrich whether Princeton Properties has applied for permits. Ms. Gingrich stated that a friendly 40B requires a different permitting process. She advised that the applicant would have to apply to Department of Housing & Community Development (DHCD) and would need a sign off from the Board of Selectman in order to do so.

Selectman Eaton asked how detailed the application for local support would be. Ms. Gingrich advised that it would be fully detailed including unit count and design. Selectman Eaton stated that once that is received it may be the appropriate time to conduct a forum for public involvement.

Selectman McCoy stated he would prefer to have more concrete information before taking a vote.

Selectman O'Mahony stated that she is reluctant to state a position because she does not want to give the appearance of trying to influence the boards that will be making the decision. If it is a matter of considering the application so Mr. Chaban can move forward and make application to the requisite boards, she is okay with that. Selectman O'Mahony was in agreement with Selectman Eaton regarding the substation, she is concerned with the lack of sewer and does not want the town to be responsible for its installation and has concerns about the height and design of the buildings.

Selectman Caira agreed that more information is needed. He agreed with Selectman Eaton, and offered as a motion, to instruct the Town Manager and Ms. Gingrich to continue discussion with Princeton Properties. He was concerned that the Board continue the process as he does not want the Town to fall below the ten percent.

Chairman Bendel accepted Selectman Caira's motion which was seconded by Selectman Eaton. Selectman McCoy emphasized that he was willing to support a motion directing the Town Manager to continue discussion with the developer and report back to the Board but would not support a motion to endorse the project. Selectman O'Mahony expressed her interest in asking the developer for assistance in developing the area utilized by commuters near the North Wilmington train station.

Town Manager Hull stated that this would be helpful as the developer was looking to get a sense whether the idea was "dead on arrival" if so, he is not looking to pursue against the will of the Town. His understanding is that the Board is interested in continuing to explore and get more detail. Ultimately if it is to be a LIP the Board will have to agree to sign off on the application that goes to DHCD.

Chairman Bendel asked if there were any additional questions or comments. He advised that if Board members are adamantly opposed to looking into this, now is the time to make that known. With the motion having been duly made and seconded Chairman Bendel called for a vote and by the affirmative vote of all, it was

VOTED: That the Board of Selectmen direct the Town Manager and Valerie Gingrich, Director of Planning & Conservation, proceed with further discussions with representatives of Princeton Properties for the proposed development of property on Jefferson Road/Middlesex Avenue.

BOARD TO CONSIDER ESTABLISHING A COMMITTEE TO EXPLORE A NEW SENIOR CENTER/COMMUNITY CENTER

Town Manager Hull stated that Selectman O'Mahony had talked about establishing a committee. He advised that he spoke with her to express his reservations about establishing a committee specifically for this. Town Manager Hull advised that the Town has a Permanent Building Committee that's purpose is to look at different buildings that need to be rehabbed or replaced and cited the renovation of the old high school and the building of the new high school. He stated that he is concerned that setting up a committee for the Senior Center will create a slippery slope and other groups may also want a committee such as for the Wildwood School. Then there will be multiple committees that need to be staffed by Town personnel and will require extra work by George Hooper and Valerie Gingrich who will be tasked with providing information. Town Manager Hull stated that it is his understanding that the real goal is to ensure that the voices of the seniors are heard with the respect to the desire to have a new senior center. He believes it is a valid concern and there are opportunities to do that through the upcoming meeting of the Board of Selectmen.

Selectman McCoy stated that he believes the Board should be focused on a new senior center and asked what is meant by community center and whether the intention is to include a youth center with a senior center. Selectman O'Mahony stated that she asked that it be put on the agenda and opined that the slippery slope was created with the establishment of the Ice Rink Committee. She stated that the Town has another need. Selectman O'Mahony noted that the School Committee is advocating for the Wildwood School, an Ice Rink Committee to advocate for an ice rink and the entire Board agrees that there is a need for a substation in north Wilmington. She opined that the Senior Center is not being represented at the same level. She stated that the purpose is to know what the needs are.

Selectman O'Mahony stated that it says /Community Center because she does not want to pit groups against each other. She wanted to explore the possibility that the space can be open up to other groups at times. Selectman O'Mahony elaborated on her position.

Selectman Eaton believes it was the Chairman's intent to have multiple meetings to assess needs and sequence improving the infrastructure. He read from the by-laws about the Elderly Services Commission. He stated that the need for a new Senior Center was included on the agenda for the last two Elderly Services Commission meetings. He believes they, along with Elderly Services Director Theresa Marciello, have the best grip and handle on what the needs and limitations of the Senior Center are and opined that the Board of Selectmen need to hear from the Elderly Services Commissioners. He stated that it may make sense to include a community center but there may be some obstacles or reasons why it would not be beneficial.

Selectman Eaton stated that Selectman O'Mahony referenced the number of committees that have been formed and he wanted to be mindful of that as well. He noted the length of time it took to establish membership for the Economic Development Committee and the Ice Rink Committee.

Selectman McCoy expressed his opinion that the Board should focus on a Senior Center and not include a Community Center.

Selectman Caira agrees that the Elderly Services Commission is the ideal committee to address this issue. He stated that there is a Facility Master Plan and recognized that it is three years old that addressed the issue and he is in agreement that it should strictly be a Senior Center. He

disagreed that the Senior Center is being ignored and noted the \$10,000 that was appropriated from the Public Buildings Department and the \$30,000 grant received from the Town's delegation to be used for needed renovations.

Selectman Caira stated that the Ice Rink Committee is well aware of the Town's needs and the committee is looking at a public/private venture. He opined that there does not need to be a separate committee.

Chairman Bendel stated that the meeting that was scheduled for September 30 and was cancelled due to the scheduling of Mr. Costello's services. He did not want residents to choose and believed it was the time to be a community. He stated that the meeting will take place during the Board's next meeting on Monday, October 28. He understands that there are people who are passionate about their position. He anticipates that the Facility Master Plan Committee will present their report and the Board will hear from the Finance Committee and School Committee.

Selectman Eaton asked if it was the Chairman's intention to invite the Elderly Services Commission to a future meeting of the Board and was advised that if they were willing to attend, the Chairman would like to schedule an appointment with them.

Theresa Marciello, Director of Elderly Services, stated that the commissioners have discussed the need for a new Senior Center. Included in those discussions were the need for additional parking and ideas for the Senior Center to progress. She asked if someone from the committee can sit in at the Elderly Services Commission. Chairman Bendel stated that he believes it would be appropriate.

Chairman Bendel asked if there was a motion. A motion was made by Selectman O'Mahony to establish a committee to explore a Senior Center. The motion failed for lack of a second.

BOARD TO CONSIDER MEETING SCHEDULE FOR DECEMBER 2019

Town Manager Hull stated that the Board of Selectmen typically meet once during the month of December and he proposed that the Board meet on Monday, December 16. Chairman Bendel asked if there were any questions, comments or a motion. A motion was made by Selectman Eaton, seconded by Selectman McCoy and by the affirmative vote of all, it was

VOTED: That the Board of Selectmen set their December meeting as Monday, December 16, 2019.

PUBLIC COMMENTS

Suzanne Sullivan, Lawrence Street, reminded the board that the preface of water protection land is to protect the drinking water and that on Wildwood Street there have been instances of PCBs being released. She stated that her point is that substations can have releases. She stated that she is familiar with that parcel of land and was unaware of its extent. She stated that her solution is to buy the Sciarappa Farm.

Ms. Sullivan opined that the Board does not understand the implications of supporting the housing project. She stated that 40B does not adhere to the Town's by-laws and opined that the Board should ask residents who live there what they want to see.

Chairman Bendel stated that the Board has been transparent with its discussions with the developer. Ms. Sullivan stated that she was only able to comment by waiting until 10:30 p.m. because she is dedicated to her community and she believes that the Board should reach out to the residents for their opinions.

Town Manager Hull stated that there was an opportunity approximately three years ago when Ms. Gingrich had informal sessions to receive comments and it was met with allegations of dubious intent and at the end the Town was told that the residents do not want changes. Ms. Sullivan stated that she was not aware of the meetings and was not in attendance.

Selectman Eaton stated that there was discussion tonight that when a public meeting is held there will be more information than what they have now. He stated that if an application is submitted, it will be more complete and the Board can determine whether it wants to support the application.

ANNOUNCEMENTS

Selectman McCoy stated that he attended the candlelight vigil at the Town Common and the Sean Collier Memorial Dedication at the High School.

Chairman Bendel stated that both events were well attended and recognized the efforts of Joe Wilson who organized the Sean Collier Memorial. Chairman Bendel noted that Mr. Wilson is a participant in the Police Explorer Program.

Selectman Caira stated he has been informed that representatives from Shawsheen Tech are not being allowed into the Middle School to speak to students. He noted that Chairman Bendel is a teacher at Shawsheen Tech and his niece is a guidance counselor. He stated that the issue was brought to his attention by others. Selectman Caira stated that he has become aware that students need to have parental permission to attend an assembly. He asked if the Town Manager was aware of who stopped the practice.

Town Manager Hull stated that he received an email over the weekend from Dr. Brand. He stated that Dr. Brand indicated that the assembly will be permitted, the only change is that the students have to provide the permission slip in advance of the assembly. He stated that he does not know the basis for the change.

Chairman Bendel stated that the next Board of Selectmen meeting will take place on Monday, October 28 at 7:00 p.m. for the purpose of discussing the Facility Master Plan.

NEW BUSINESS

There was none.

IMPORTANT DATES

Town Manager Hull reviewed important dates including:

- October 16 – Brush Drop Off – Old Main Street – 8:00 a.m. to 2:00 p.m.
- October 17 – Elderly Services Commission – Buzzell Senior Center – 1:30 p.m.
- October 18 – Carter Lecture Fund – *The Workingman's Band*
Tribute to Woodstock 50th Anniversary – Wilmington Middle School – 7:00 p.m.
- October 19 – Town-Wide Flu Clinic – Town Hall – Auditorium – 9:00 a.m. to 12:00 p.m.
- October 19 – Brush Drop-Off – Old Main Street – 9:00 a.m. to 4:00 p.m.
- October 21 – Welcome to Wilmington Reception – Memorial Library – 6:00 p.m. to 8:00 p.m.
- October 22 – Inhabitant By-Law Review Committee – Town Hall – Room 9 – 6:00 p.m.

- October 22 – Environmental Protection Agency Open House & Informational Meeting, re: Olin Middle School Auditorium
Open House – 5:30 p.m. to 6:45 p.m.
Informational Meeting – 7:00 p.m. to 8:30 p.m.
- October 23 – Brush Drop Off – Old Main Street – 8:00 a.m. to 2:00 p.m.
- October 28 – Board of Selectmen – Town Hall – Room 9 – 7:00 p.m.
- October 26 – Brush Drop-Off – Old Main Street – 9:00 a.m. to 4:00 p.m.
- October 27 – Horribles Parade – Rotary Park – 4:30 p.m.
- October 30 – Brush Drop Off – Old Main Street – 8:00 a.m. to 2:00 p.m.
- October 30 – Economic Development Committee – Town Hall – Room 9 – 7:00 p.m.
- October 30 – Ice Rink and Recreation Facility Committee – Town Hall – Auditorium – 7:00 p.m.
- November 2 – Brush Drop-Off – Old Main Street – 9:00 a.m. to 4:00 p.m.
- November 3 – Turn Clocks Back – Change Detector Batteries
- November 3 – Harnden Tavern Open House – 2:00 p.m. to 4:00 p.m.
- November 3 – Shawsheen Tech Community Open House – 2:00 p.m. to 4:00 p.m.
- November 4-
- December 6 – Curbside Collection of Yardwaste
- November 6 – Brush Drop Off – Old Main Street – 8:00 a.m. to 2:00 p.m.
- November 9 – Brush Drop-Off – Old Main Street – 9:00 a.m. to 4:00 p.m.
- November 11– Veterans' Day Ceremony – Town Common – 11:00 a.m.
Town Offices Closed
- November 12– Board of Selectmen – Town Hall – Room 9 – 7:00 p.m.

A motion was made by Selectman O'Mahony, seconded by Selectman Eaton and by the affirmative vote of all, it was

VOTED: That the Board of Selectmen adjourn.

Meeting adjourned at 10:47 p.m.

Respectfully submitted,

Recording Secretary