

From: Selectman Gregory Bendel
Sent: Wednesday, October 28, 2020 2:38 PM
Subject: Senior Center OPM update

Dear Board Members:

On Tuesday, October 27th the Senior Center Owners Project Management (OPM) Committee met to discuss a final recommendation to the Town Manager. The committee had a healthy discussion about each of the four finalists that were interviewed and detailed each of their reference checks. Each member was asked to rank order the four finalist, and in the end the choice was overwhelming clear when each member ranked Project Planning Professionals (P3) as their top choice. A vote was made to recommend P3 as the OPM for a potential new Senior Center to the Town Manager. We will be sending a letter of thanks to each of the three firms who interviewed but were not chosen. The committee agreed that all four finalists were very fine firms, but each member felt that P3 was the best fit for Wilmington. Thanks to our IT Department and WCTV the video can be viewed by all online at <https://www.youtube.com/watch?v=xmw0l5bdxGc>.

All of our reference checks had very high praise for P3. P3 has extensive municipal experience and more specifically, experience with building senior centers for other communities in Massachusetts such as Greenfield, Rockland and Kingston. Their entire portfolio can be found on their website at <https://p-threeinc.com>

I would like to thank each of my fellow OPM Committee members for the time and effort they put into the search. I am happy to answer any questions board members or residents have regarding the OPM committee's choice at our November 9th board meeting.

Thank you,

Greg Bendel

From: Selectman Jomarie O'Mahony
Sent: Thursday, November 5, 2020 8:34 PM
Subject: Re: MBTA Possible Service Changes

Good Evening,

I was able to attend the MBTA Advisory Board meeting yesterday, 11/4. I lost internet connection at one point and need to view the recorded zoom for one portion of the meeting but below is a summary:

1. the advisory Board will be trying to create a schedule for 2021 so members can better anticipate the meeting dates.
2. the Advisory Board is going to go through a strategic review of both internal operations and external functions. This will include a review of the board's mission and purpose to change as the MBTA has changed.
3. the MBTA Advisory Board bylaws were reviewed.

I will supplement this report at Monday's meeting once I am able to review the portion of the meeting I was disconnected from.

Thank you!

CLARK HILL

Eric M. Hocky
T (215) 640-8523
F (215) 640-8501
Email: ehocky@clarkhill.com

Clark Hill PLC
Two Commerce Square
2001 Market Street, Suite 2620
Philadelphia, PA 19103
T (215) 640-8500
F (215) 640-8501

clarkhill.com

November 3, 2020

VIA E-FILING

Cynthia T. Brown
Chief, Section of Administration
Office of Proceedings
Surface Transportation Board
395 E Street, S.W.
Washington DC 20423

Re: **New England Transrail, LLC d/b/a Wilmington & Woburn Terminal
Railway-Construction, Acquisition and Operation Exemption-in Wilmington
and Woburn, Massachusetts**
Docket No. FD 34797 (Sub No. 1)
Further Status Report

Dear Ms. Brown:

By this letter, Petitioner New England Transrail ("NET") and Wilmington Woburn Intermodal, LLC ("WWI")¹ provide their joint further status report pursuant to the April 5, 2019 Board decision, as amended by the October 24, 2019 Board decision, which requires the parties to submit a status report by November 8, 2019, and every 90 days thereafter. NET and WWI filed their joint most recent report on August 3, 2020 as required.

As noted in previous reports, in October 2018, representatives of WWI presented to the Wilmington Board of Selectmen, WWI's concept for a potential project alternative to the project which is the subject of NET's petition before the Board. The parties apprised Danielle Gosselin in the Board's Office of Environmental Assessment ("OEA") of those preliminary discussions. The conceptual alternative would involve an expanded version of its proposed warehouse for the bulk transfer and storage of retail and other commodities.

¹ In November, 2018, NET petitioned to substitute WWI as the Petitioner. WWI is a joint venture between NET and commercial developer GFI Partners. That petition is still pending with the Board. Nevertheless, WWI is joining in this status report.

Ms. Cynthia T. Brown
November 3, 2020
Page 2

USEPA has circulated its Proposed Remedial Action Plan, and has made it available for comments. WWI/NET submitted questions and comments, copies of which were provided to OEA. USEPA is expected to issue a further revised plan, although the logistics of the process has been slowed by COVID-19, the involved parties continue to use their best efforts to move the process forward.

WWI (and, by extension, NET as an investor in it) continue to refine their current plans for the property in the context of the Proposed Remedial Action Plan, the comments and the anticipated revised plans. WWI continues to believe that the USEPA's final plans will present opportunities for WWI's to contribute positively. Once plans are finalized, WWI will discuss with any other stakeholders any potential areas of variance or benefits of their proposed development. WWI and NET will continue to provide status reports to the Board while the proceeding remains in abeyance.

Please let us know if the Board has any questions concerning this report.

Respectfully,

CLARK HILL PLC

s/Eric M. Hocky

Eric M. Hocky

Attorneys for New England Transrail and
Wilmington Woburn Intermodal, LLC

EMH/e

cc: Danielle Gosselin, OEA (by email)
Adam Assenza, OEA (by email)
Daniel Deutsch, Esq. (by email)
Attached Service List

Ms. Cynthia T. Brown
November 3, 2020
Page 3

CERTIFICATE OF SERVICE

I hereby certify that on the 3rd day of November, 2020, a copy of the foregoing "Further Status Report" was sent by U.S. Mail to the following Parties of Record:

Daniel R. Deutsch
Principal and Managing Attorney
Brooks & DeRensis, P.C.
200 Franklin Street, Suite 700
Boston, MA 02110

Steven C. Armbrust
CSX Transportation, Inc.
500 Water Street, J150
Jacksonville, FL 32202

Kathleen M. Barry
Wilmington-Woburn Collaborative
14 Powder House Circle
Wilmington, MA 02210

Linda Raymond
Woburn Neighborhood Association, Inc.
10 North Maple Street
Woburn, MA 01801

David M. Share
Olin Corporation
3855 North Ocoee Street, Suite 200
Cleveland, TN 37312

James M. Cashwell
Olin Corporation
3855 North Ocoee Street, Suite 200
Cleveland, TN 37312

Martha K. Stevenson
Wilmington Environmental Restoration Committee
7 Chandler Road
Wilmington, MA 01887

Ms. Cynthia T. Brown
November 3, 2020
Page 4

Laura Swain
Commonwealth of Massachusetts
Department of Environmental Protection
One Winter Street
Boston, MA 02108

William Walsh-Rogalski (Mail Code ORA 17-1)
Office of Environmental Review,
U.S. EPA Region 1
5 Post Office Square, Suite 100
Boston, MA 02109-3912

s/Eric M. Hocky

Eric M. Hocky



111 Devonshire Street
Suite 800
Boston, MA 02109
(857) 259-5200
(857) 259-5212 fax

Daniel R. Deutsch, Esq.
ddeutsch@bdboston.com

November 2, 2020

VIA ELECTRONIC FILING

Ms. Cynthia T. Brown
Surface Transportation Board
395 E Street, S.W.
Washington, DC 20423

**RE: New England Transrail, LLC, D/B/A Wilmington & Woburn Terminal
Railway-Construction, Acquisition, and Operation Exemption-in
Wilmington and Woburn, Massachusetts
FD 34797 Sub-Docket 1
*Further Status Report of Town of Wilmington***

Dear Ms. Brown:

On behalf of the Town of Wilmington (“Wilmington”), we submit this further status report pursuant to the Board’s decision dated April 5, 2019 and amended October 24, 2019, requiring the parties to submit a status report by November 8, 2019 and every 90 days thereafter. This report follows our report of August 7, 2020.

Previous reports submitted by Wilmington and by NET and WWI summarize past discussions between Wilmington and WWI/GFI concerning a conceptual alternative to the project that is the subject of the above-noted proceeding. The pace and timing of WWI’s engineering and planning of a protentional alternative redevelopment project depend upon both the development and approval of remedial options for clean-up of the Olin site by USEPA and Olin Corporation and also the decision-making of WWI and NET, matters which largely are beyond the control of Wilmington.

Having said that, Wilmington stands ready to resume consideration of any additional relevant information and submittals from WWI and NET when circumstances permit. In the meantime, USEPA has circulated its Proposed Remedial Plans, held internet-based public presentation and comment sessions, and received written comments. Along with other interested parties, Wilmington and its consultants have participated in those sessions and have submitted written comments. In due course, USEPA is expected to develop a further, if not finalized, set of plans (aspects of which are by their nature interim measures, subject to further refinement and expansion over time), along with the agency’s responses to public and written comments.



Ms. Cynthia T. Brown
November 2, 2020
Page 2

Wilmington stands ready to hear further from WWI/GFI about its redevelopment proposal once the remediation planning process has progressed sufficiently to make that realistic.

Please let us know if you require any additional information.

Very truly yours,

A handwritten signature in black ink, appearing to read 'Daniel R. Deutsch', written over a horizontal line.

Daniel R. Deutsch

cc: Eric M. Hocky, Esq. (by email)
Danielle Gosselin, OEA (by email)
Adam Assenza, OEA (by email)
Jeffrey M. Hull, Town Manager, Town of Wilmington (by email)
Attached Service List

Ms. Cynthia T. Brown
November 2, 2020
Page 3

CERTIFICATE OF SERVICE

I, Daniel R. Deutsch, hereby certify that a copy of the foregoing Status Report on behalf of the Town of Wilmington dated November 2, 2020, was sent via first-class mail to the following parties of record.

Eric Hocky, Esq.
Clark Hill PLC
Two Commerce Square
2001 Market Street, Suite 2620
Philadelphia, PA 19103

William Walsh-Rogalski
(Mail Code ORA 17-1)
Office of Environmental Review
U.S. EPA Region 1
5 Post Office Square, Suite 100
Boston, MA 02109-3912

Steven C. Armbrust
CSX Transportation, Inc.
500 Water Street, J150
Jacksonville, FL 32202

Kathleen M. Barry
Wilmington-Woburn Collaborative
14 Powder House Circle
Wilmington, MA 02210

Linda Raymond
Woburn Neighborhood Association, Inc.
10 North Maple Street
Woburn, MA 01801

Curtis M. Richards
Olin Corporation
3855 North Ocoee Street, Suite 200
Cleveland, TN 37312

Martha K. Stevenson
Wilmington Environmental Restoration
Committee
7 Chandler Road
Wilmington, MA 01887

Laura Swain
Commonwealth of Massachusetts Department
of Environmental Protection
One Winter Street
Boston, MA 02108



Daniel R. Deutsch



Wilmington, Massachusetts

INTER-DEPARTMENTAL COMMUNICATION

FROM THE TOWN MANAGER

October 30, 2020

TO: Town Hall/School Administration Building Committee

RE: Request of Qualifications for Owners Project Manager

Article 15 at the June 27, 2020 Annual Town Meeting authorized the expenditure of \$955,000 from free cash to complete a feasibility and schematic design study for a new Town Hall/School Administration Building. The first step in this process is the selection of an Owners Project Manager (OPM). The role of the OPM is to serve as the Town's representative through a feasibility study and schematic design. Potentially the OPM will serve throughout final design, construction and project close-out.

The first major task for the OPM will be working with the Town to hire an architect/designer to assist with determining the most suitable site, to develop a schematic design of the building and to prepare an estimated cost for construction. This information will be used to seek funding at a future Town Meeting to pay for the cost of final design and construction.

The Request for Qualifications (RFQ) was advertised in the Center Register and Designers Register beginning on Wednesday, October 28th. Both electronic sites are administered by the office of the Secretary of the Commonwealth. These sites are the "go to" locations for architects and designers seeking opportunities to provide services to the Commonwealth and its various political subdivisions. Additionally the advertisement appears on the state Operational Services Division COMMBUYs website, in the *Town Crier* and on the Town's website.

Proposals must be delivered to my office by Thursday, November 19, 2020 @ 2:00 p.m. Committee members may pick-up the proposals beginning on Friday, November 20th and Monday through Wednesday of the following week. The Town Hall/School Administration Building Committee is comprised of the following individuals:


- George Hooper, Chair, Permanent Building Committee
- Diane Allan, Permanent Building Committee
- Paul Melaragni, Permanent Building Committee
- John Hollaway, Permanent Building Committee
- Michael Tkachuk, Permanent Building Committee
- Kevin Cairra, Board of Selectmen Designee
- Stephen Bjork, School Committee Designee
- John Doherty, Finance Committee Designee
- Paul Ruggiero, Assistant Superintendent of Administration and Finance

Under separate cover, committee members will receive an evaluation form along with the proposals and will be asked to review each proposal to assess the strengths of the proposal and the expertise of the individual(s) to fulfill the role as the OPM. The expectation is to develop a "short list" of firms that you believe warrant an interview. At present the expectation is that meetings of the committee and interviews with selected firms will be conducted via Zoom. Upon completion of interviews the committee will rank the "short list" of firms in order of preference and identify distinguishing characteristics which lead the committee to arrive at the particular ranking. My plan, to the extent my schedule permits, is to observe and listen to the interviews conducted by the committee. I will give serious consideration to the committee's recommendation before selecting the firm to negotiate a lump sum fee contract.

The committee should plan to convene a Zoom meeting the week of December 14th to provide feedback on the proposals and to establish the "short list." Additionally, the committee should identify dates and times for interviews with the selected firms. The proposed dates and time to hold this first meeting are:

- Tuesday, December 15th @ 6:00 p.m.
- Wednesday, December 16th @ 6:00 p.m.
- Thursday, December 17th @ 6:00 p.m.

Please contact Wendy Martiniello, Procurement & HR Coordinator to arrange a time to pick up your proposals and to confirm each of the dates that you are available to meet. Wendy can be reached at wmartiniello@wilmingtonma.gov. Your willingness to volunteer your time in performing this important work of evaluating candidates for selection of an OPM is greatly appreciated.



Jeffrey M. Hull
Town Manager

cc. Kerry Colburn-Dion, Assistant Town Manager/Human Resources Director



Wilmington, Massachusetts

INTER-DEPARTMENTAL COMMUNICATION

FROM THE TOWN MANAGER

November 6, 2020

TO: Board of Selectmen

RE: Route 38 / Wilmington Crossing Intersection

Concerns have been expressed by Selectman Caira and other members of the Board of Selectmen about the Route 38 and Wilmington Crossing intersection. In particular, the observation was made that it does not appear that motorists traveling north on Route 38 and seeking to turn left into Wilmington Crossing ever have a green arrow. Given the challenge of seeing over, or through, motorists traveling southbound in the inside/turn lane and through traffic traveling southbound straight through the intersection, these circumstances create a risk for accidents.

In September I reached out to Jamie Magaldi, Public Works Operations Manager, regarding concerns about this signalized intersection. He took the attached pictures which illustrate a green arrow for traffic seeking to make the left turn into Wilmington Crossing. Jamie also noted that "The signal has an advanced single-eye traffic camera, also seen below, which detects traffic queuing in all approaches." Since the signals are under the jurisdiction of the Massachusetts Department of Transportation (MassDOT) he does not have direct access to the operations of the signals but he speculated that the green arrow may only activate when traffic between the Richmond Street intersection and Wilmington Crossing is of a light enough volume to permit traffic to turn left into Wilmington Crossing without leading to a significant back-up of southbound traffic on Route 38.

More recently, Police Chief Joseph Desmond contacted John Gregg from MassDOT to investigate the performance of the signal equipment. Mr. Gregg responded that a check of their crash data confirms that there were eight (8) reported crashes between August 28, 2014 and July 24, 2020. Six (6) of those accidents were angle accidents and two (2) were sideswipes. The six angle accidents occurred during clear weather with dry road surfaces. He believes that most of the angle crashes were due to motorists in the northbound lane taking the left turn during the "permitted", as opposed to the "protected", phase of the light cycle. With a green

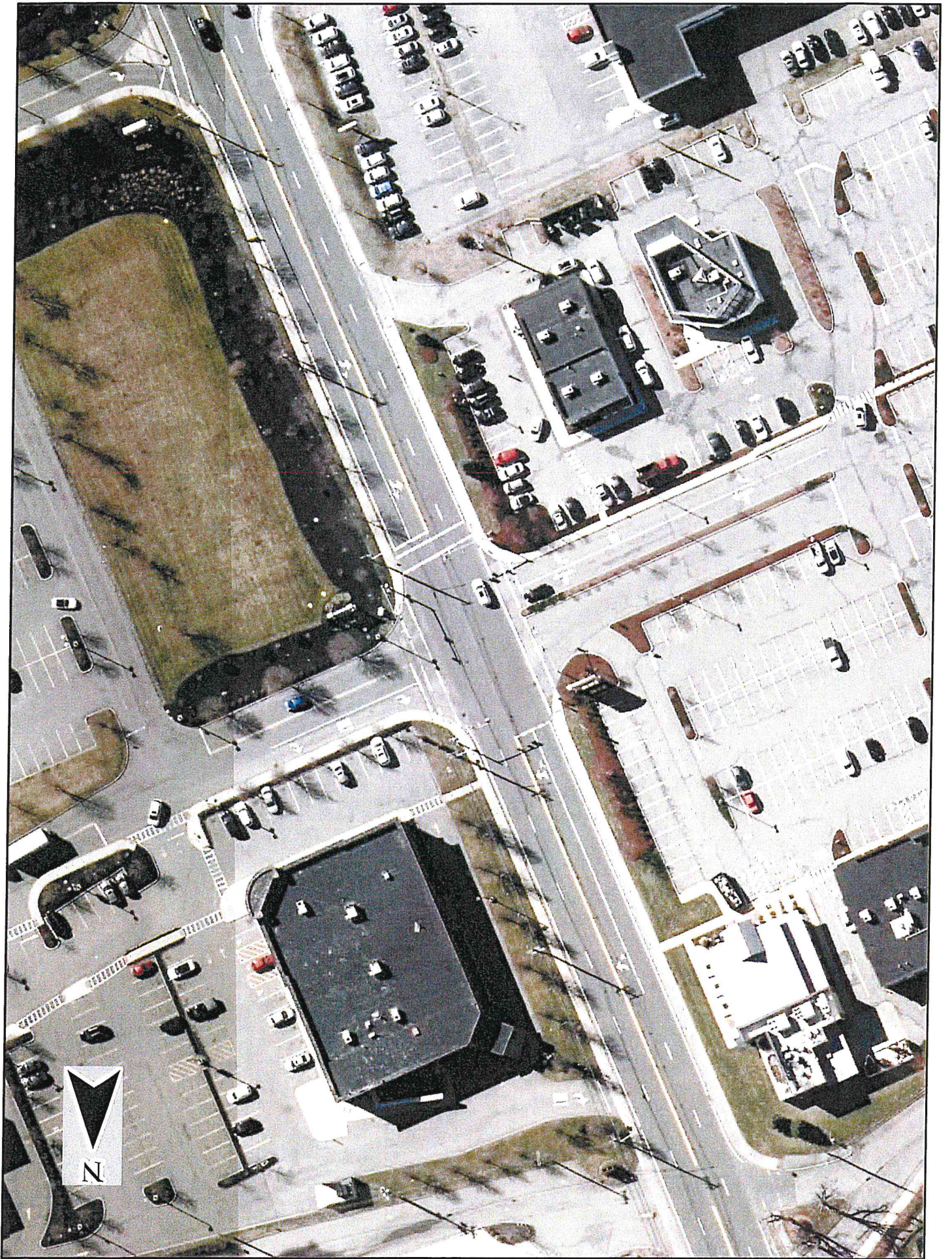
light "permitted" motorists would be able to take the left if it was safe to do so but traffic traveling south on Route 38 would also have a green light and would have the "right of way" to proceed. Mr. Gregg stated that converting the inside left turn lanes on the north and south bound approaches to the intersection to dedicated turn lanes would then only provide for one dedicated through lane north and south on Route 38 leading to traffic back-ups. The signals at Route 38 and Wilmington Crossing are coordinated with the signals at Route 38 and Santander Bank, on the southerly end of Market Basket Plaza and with signals at Route 38 and Richmond Street just north of Cumberland Farms. Adjusting the signal timing to any significant degree by providing additional time for the "protected" left arrow may cause back-ups for traffic in the left lane seeking to travel north through the intersection and may create back-ups for southbound traffic seeking to continue straight through the intersection. Minor adjustments were made to the signals by "stealing" time from the southbound signal for through traffic on Route 38. This may lead to traffic delays for motorists traveling south through that intersection.

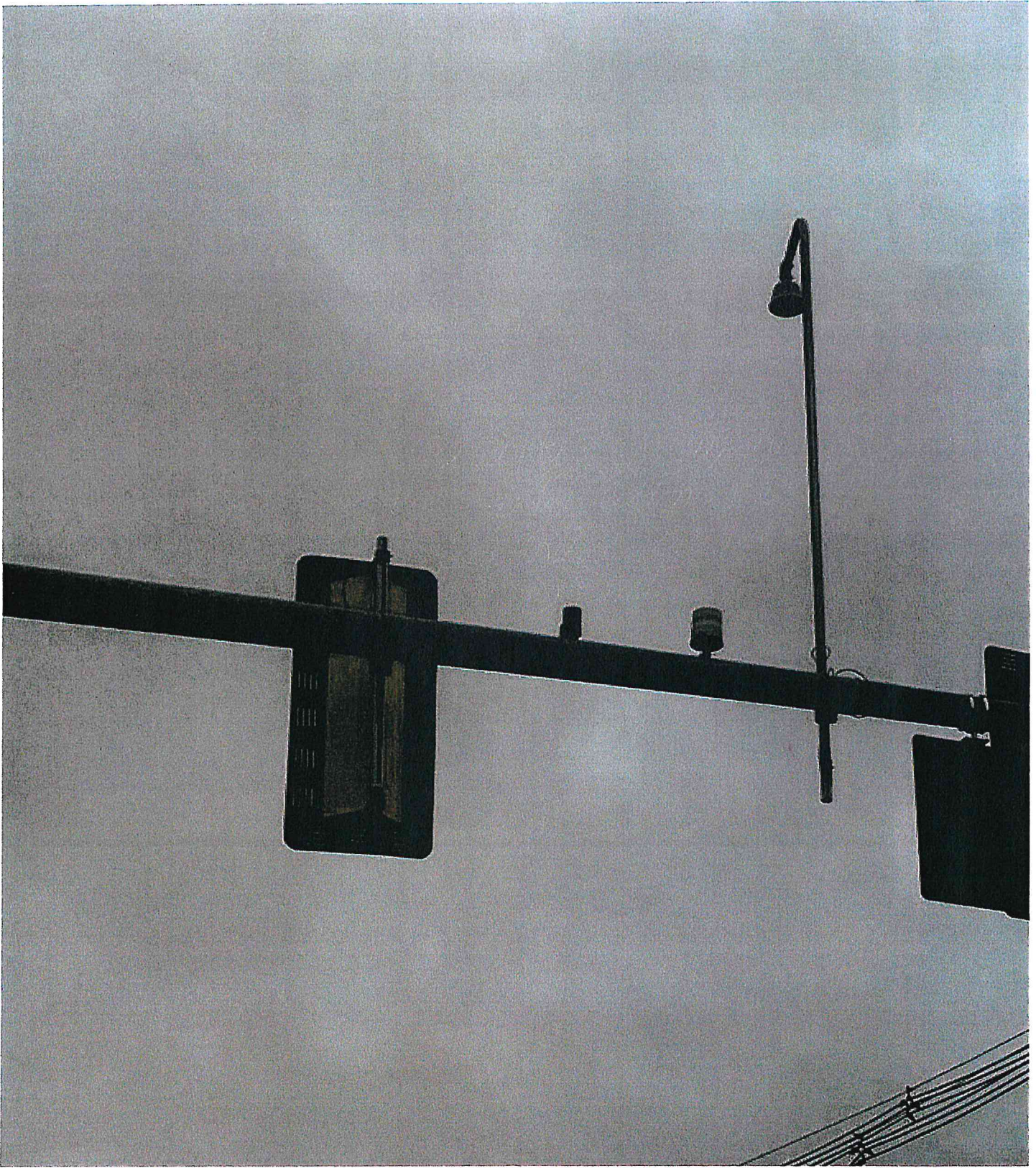


Jeffrey M. Hull
Town Manager

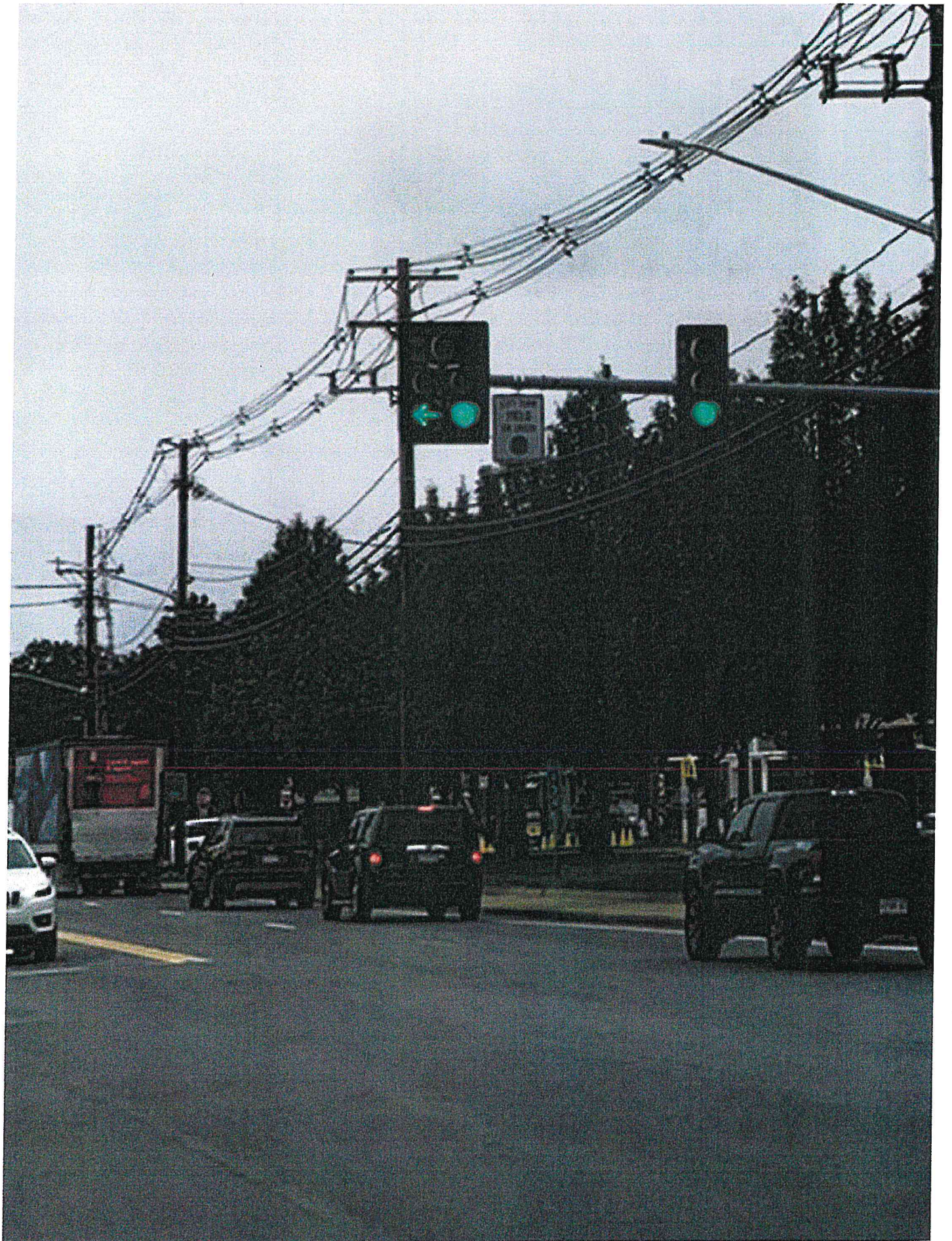
Attachments

cc: Joseph Desmond, Police Chief
Michael Woods, Public Works Director











Wilmington, Massachusetts

INTER-DEPARTMENTAL COMMUNICATION

FROM THE TOWN MANAGER

November 6, 2020

TO: Board of Selectmen

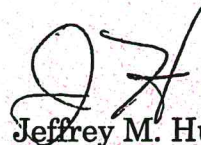
RE: FY 2022 Budget Preparation

Department heads were provided with operating budget instructions at our department meeting on November 4, 2020. Due to the COVID pandemic, which led to the economic downturn, there is a great deal of uncertainty with respect to the budgets for the balance of fiscal year 2021 and fiscal year 2022. Indications from the Town's legislative delegation suggest that local aid, which comprises approximately 12% of the revenue stream, will be level funded in fiscal year 2021. This is a best case scenario. With the Commonwealth experiencing slower than expected revenue growth and higher than expected costs due to COVID-19, it remains to be seen whether state budget adjustments later in this fiscal year will impact local aid. For the fiscal year that begins July 1, 2021 the question is not whether local aid will be reduced, but by how much. With higher unemployment, and the impacts from COVID, residents are less likely to be purchasing new vehicles or using eateries either for take-out or sit down service. Revenue from the motor vehicle excise tax and meals tax will decline in the coming fiscal year.

The message to department heads is to hold the line on budgets. Our goals for FY2022 will be to maintain existing levels of service to the fullest extent possible, avoid layoffs and keep the overall budget increase to 1%. As a consequence, I do not foresee the ability to initiate new programs unless funding sources can be identified through grants or other sources outside of the standard revenue stream. While I do not want to categorically rule out all requests for new positions, they will be extremely limited. There is also likely to be a decrease in the amount of capital improvement projects. Many of these projects scheduled in the Capital Improvement Plan for funding in FY2022 will need to be deferred at least a year.

The Town is in a strong position with \$25.1 million in available funds as of July 1, 2020 and a capital stabilization balance of \$15.0 million. However, these funds will be needed to reduce borrowing costs associated with the prospect of construction of a new senior center, construction of a new town/school administration building, construction of a new fire substation, addressing the Wildwood School in the short term and replacing or rehabilitating six elementary schools in the longer term. While available funds will be used to supplement the cost of borrowing, the Town must still maintain a healthy "rainy day" fund of approximately 15% of the annual operating budget to address extended economic downturns and to retain the Town's AA+ bond rating.

Capital budget submissions were due on Monday, November 2, 2020 and operating budget submissions are due on Friday, December 4, 2020. During the next ten (10) weeks Bryan Perry, Finance Director/Town Accountant; Kerry Colburn-Dion, Assistant Town Manager/Human Resources Director, and I will be discussing submissions with department heads and crafting a budget for the coming fiscal year.



Jeffrey M. Hull
Town Manager

cc: Kerry Colburn-Dion, Assistant Town Manager/Human Resources Director
Bryan Perry, Finance Director/Town Accountant



Town of Wilmington
Board of Selectmen
121 Glen Road
Wilmington, MA 01887-3597

PHONE: (978) 658-3311

FAX: (978) 658-3334

TTY: (978) 694-1417

WWW.WILMINGTONMA.GOV

November 5, 2020

Gary D. Bartlett, Potentate
Shriners Auditorium
99 Fordham Road
Wilmington, MA 01887-0578

Dear Mr. Bartlett:

The Board of Selectmen, the Town Clerk and I wish to extend our deepest gratitude and thanks to you for the tremendous generosity offered to the Town of Wilmington by hosting the 2020 Presidential Election. The COVID-19 pandemic has impacted each of us both personally and in the way we conduct business. Unfortunately, for far too many, this illness has had tragic consequences.

Town Clerk Christine Touma-Conway recognized early on that, given the restrictions imposed in response to the pandemic and the expected turnout for the Presidential Election, the Town's customary polling locations would not enable residents to cast their votes in a safe and expeditious manner. The size and accessibility of the auditorium and parking availability proved to be the perfect solution to welcome residents to vote from all of our six (6) voting precincts. Sheila Bissett, Events Manager, was, as always, the epitome of an accommodating consummate professional. She worked with the Town Clerk and our Public Buildings staff to meet all of our needs.

Additionally, we thank the Shriners for permitting access to the auditorium not only on Election Day, but during the days leading up to the election for set-up and the day following the election for final breakdown and moving of furniture. Use of the Shriners Auditorium was offered at no cost to the Town. The Aleppo Shriners are guided by the principle of performing good deeds and helping others. Your assistance to the Town is only one more example of this kind spirit.

Words cannot fully express our appreciation for this act of kindness. Be safe.

Sincerely,

Jeffrey M. Hull
Town Manager

cc: Board of Selectmen
Christine Touma-Conway, Town Clerk
George Hooper, Public Buildings Superintendent
Sheila Bissett, Events Manager



Town of
Wilmington
MASSACHUSETTS

Published on *Town of Wilmington MA* (<https://www.wilmingtonma.gov>)

[Home](#) > Veterans Day Ceremonies to Be Available Live on WCTV

Veterans Day Ceremonies to Be Available Live on WCTV

The ceremonies will commence on Wednesday, November 11, 2020 at 11:00 a.m. sharp.

On Monday, November 2, 2020, Governor Charlie Baker issued Revised Order Further Regulating Gathering in the Commonwealth, COVID-19 Order No. 54. Due to the recent increase in COVID-19 cases across the Commonwealth, Governor Baker has issued revised guidelines limiting the number of people who can gather indoors and outdoors. Specifically the Governor's order restricts the number of people who may gather outdoors for "all social, community, civic, public and leisure events..." to a maximum of 50 in communities that do not qualify as Low Risk Communities. With the recent increase in COVID cases, Wilmington has been designated a "red" community for purposes of the state's color coded risk categories. Wilmington is considered a high risk community for COVID.

We greatly appreciate the robust community turnout each year in support of our veterans. However, we must work within the order established by Governor Baker that not more than 50 people can assemble in an outdoor setting. The ceremony will include invited speakers, police and fire honor guards, members of the Town's state legislative delegation and Board of Selectmen and the Town Manager. Everyone present for the ceremonies will be expected to wear a mask and socially distance. Mr. Cimaglia will have the ceremonies live streamed through WCTV, channel 9 for Comcast subscribers and channel 37 for Verizon subscribers. Those without cable may see the ceremony via WCTV's Facebook page at <https://www.facebook.com/WilmingtonCommunityTelevision>. The proceedings can also be accessed via wctv.org and via the Veteran's Services Facebook page at <https://www.facebook.com/wilmingtonmavs>.

For your own safety and for the safety of others we ask that you tune in to the event remotely. The Town would much prefer to invite the community to honor its veterans in person. Under the current circumstances we ask for your patience and understanding during these challenging times. Questions can be directed to the Veterans Services Office at 978-694-2040. Thank you and be safe.

Source URL: <https://www.wilmingtonma.gov/home/news/veterans-day-ceremonies-be-available-live-wctv>