

BOARD OF SELECTMEN MEETING

June 23, 2014

Chairman Judith L. O'Connell called the meeting to order at 6:00 p.m. in Room 9 of the Town Hall. Present were Selectmen Michael L. Champoux, Louis Cimaglia, IV, Michael V. McCoy and Michael J. Newhouse. Also present was Town Manager Jeffrey M. Hull. A motion was duly made and seconded and by the affirmative roll call vote of all, it was

VOTED: That the Board of Selectmen adjourn to executive session for the purpose of discussing real property issues with the intention to return to open session.

Chairman Judith L. O'Connell called the meeting to order at 7:36 p.m. in Room 9 of the Town Hall. Present were Selectmen Michael L. Champoux, Louis Cimaglia, Michael V. McCoy and Michael J. Newhouse. Also present was Town Manager Jeffrey M. Hull.

TREASURY WARRANTS

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

VOTED: That the Board of Selectmen accept Treasury Warrants 49, 49A, 50 and 50A.

MINUTES

A motion was made by Selectman Champoux, seconded by Selectman Newhouse and by the affirmative vote of all, it was

VOTED: That the Board of Selectmen approve the minutes of their meeting held May 12, 2014 and that all action taken is hereby ratified and confirmed.

KEVIN HARRON, PRESIDENT, BGP TAVERN LLC DBA RED HEAT TAVERN, RE: REQUEST TO OBTAIN AN ENTERTAINMENT LICENSE FOR PROPERTY LOCATED AT 300 LOWELL STREET

Mr. Harron was present requesting an Entertainment License. He advised that he would like to feature between one and three musicians. Chairman O'Connell asked Town Manager Hull to provide recommendations from applicable department heads. Town Manager Hull advised that Police Chief Michael Begonis and Deputy Fire Chief Gary Donovan have reviewed the application and recommend approval. Inspector of Buildings Al Spaulding advised that he reviewed the application and there are no outstanding zoning issues.

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

VOTED: That the Board of Selectmen grant an Entertainment License to BGP Tavern, LLC dba Red Heat Tavern for property located at 300 Lowell Street.

MICHAEL J. WOODS, DPW DIRECTOR, AND KO ISHIKURA, PRESIDENT, GREEN INTERNATIONAL AFFILIATES, INC., RE: CONCEPT DESIGN FOR ROUTE 38 FROM ROUTE 62 TO WOBURN CITY LINE

Mr. Woods stated that after his appointment as DPW Director, he looked at the TIP projects to determine how the Town could participate and be granted funding from the Commonwealth. He noted the success of neighboring towns. Mr. Woods advised that he discussed with Mr. Ishikura of Green International the idea of completing improvements to Route 38 from the intersection of Burlington Avenue/Church Street, which was completed approximately 10 to 12 years ago, to the Woburn city line. Mr. Woods stated that if the Board is in favor of the project, he is requesting a letter of support to be provided with the conceptual design to Massachusetts Department of Transportation (MassDOT) in order to begin the process to receive funding.

Present with Mr. Ishikura was Jason Sobel, Sr. Transportation Engineer, who will review the conceptual design. A PowerPoint presentation was made to the Board of Selectmen which reviewed existing deficiencies along the two mile corridor. Mr. Sobel advised that those deficiencies were the lack of bicycle accommodations, lack of continuous pedestrian facilities and poor traffic operations. The goals of the project are to complete a street design consistent with MassDOT standards which provide for continuous bicycle lanes and sidewalks on at least one side and improved traffic operations. Route 38 is state owned and maintained and the design allows for a five foot bicycle lane on each side, two 12 foot travel lanes and a six foot wide sidewalk.

Mr. Sobel stated that at the intersection with Cross Street there are significant changes. The recommendation is consistent with the MAPC study from the fall of 2013. The changes would be to make Cross Street a one-way street from Main Street to Lowell Street. The reason for the suggested change is to improve traffic safety. In addition, the one-way road would provide flexibility to include a bike lane and on-street parking to support the future recreation area at the Yentile Farm property along with a sidewalk on the edge of the roadway. Mr. Sobel advised that there would be a crosswalk that would connect to a sidewalk on the west side of Main Street, providing pedestrian access to Town Park and Aprile Field. He stated that they are looking to provide enhanced pedestrian safety at the crosswalk to get the attention of drivers.

Mr. Sobel reviewed the Main Street and Church Street/Burlington Avenue intersection. He noted that intersection is the biggest bottleneck in terms of traffic congestion along the corridor. He said that there are existing limitations that would make it difficult to widen and limit design options. Those limitations include existing businesses along the sidewalk on the east side of the roadway, the bridge over the tracks and the retaining wall near the MBTA commuter rail station. He advised that there are opportunities to significantly improve traffic operations by restriping the roadway. Mr. Sobel stated that they are proposing that the southbound approach on Route 38 be restriped to have an exclusive left turn lane. Similarly on the Burlington Avenue bridge it is believed that the shoulder could be narrowed to accommodate a left turn lane.

Mr. Sobel demonstrated the current traffic pattern and the traffic following proposed restriping.

Mr. Ishikura reviewed the MassDOT process and advised that the necessary paperwork needed to be completed in order to secure funding. He advised that MassDOT had a committee to review the applications and that once the project is approved to be eligible for funding the Town is responsible to pay for the design of the project.

Chairman O'Connell thanked Mr. Woods, Mr. Ishikura and Mr. Sobel for their presentation. She advised that it is her intention to allow questions and comments from members of the Board prior to receiving questions and comments from the audience.

Selectman Champoux commented that he is a frequent user of Cross Street and limiting to one direction will be an adjustment. He asked if they believe it will be an enhancement to the flow of traffic. Mr. Sobel confirmed and said it will also be an improvement from a safety perspective because there is a vertical curve south of Cross Street on Main Street which limits the site distance. He noted that this has been identified previously as a safety hazard. In addition, limiting Cross Street to one-way traffic will provide the Town with flexibility at the new recreational area.

Selectman Champoux asked if the restriping could be done while the town awaits the project to be approved for funding. Mr. Ishikura stated that Green International can work with the Town for an interim solution. Mr. Sobel advised that there is one area on the southbound side of Route 38 where it is proposed to be widened because two lanes merge and almost immediately must become one lane. It is proposed to carry the two lanes a little further down to allow for the merge to one lane.

Selectman McCoy commented about the Glen Road project and also the inclusion of a bicycle lane. Mr. Ishikura advised that it is a requirement of MassDOT to include bicycle lanes in order to be eligible for funding.

Selectman McCoy asked if there would be any land takings. Mr. Ishikura advised that this project is in a very conceptual stage but it is not anticipated at this time. He noted that it may be necessary to have temporary construction easements.

Mr. Woods advised the Board that the Glen Road/Middlesex Avenue/Wildwood Street is moving forward and advised that the project does include bicycle lanes.

Selectman Cimaglia inquired if the estimated completion timeline of ten to 12 years is a conservative estimate. He noted that members of the Board took a vote on whether the design for Glen Road should include a roundabout or signalization approximately five to six years ago. Mr. Ishikura reviewed the process of the Glen Road intersection project and advised that the project was scheduled to be advertised in April but the Transportation Bond Bill was reduced by a significant amount of money.

Selectman Newhouse asked if there are any necessary intersection improvements at Main Street and Cross Street for the people traveling south on Route 38 turning into Cross Street. Mr. Sobel stated that Green International is proposing geometric changes to allow for a smooth turn onto Cross Street. Mr. Ishikura reiterated that this design is very conceptual and it will be necessary to consult with the designer completing the recreation area. Selectman Newhouse stated that he appreciates that Green International recognizes and understands that the Town is looking at a future buildout at the site on Cross Street and the necessity to communicate with the designer.

Selectman Newhouse asked if the record owner of the property is known and whether it is the railroad. Mr. Ishikura and Mr. Sobel confirmed the railroad is the owner of the property on the southbound side of Route 38, near the Burlington Avenue bridge where it is proposed to be widened. Selectman Newhouse asked whether the widening will double the length or add footage.

Mr. Sobel stated that 250' of widening was shown, maximum widening of 8 to 9 feet. This would extend it approximately 100 to 150 feet for a smooth transition from two to one lane. Selectman Newhouse asked when there is an established bicycle lane, is the rider obligated to stay within that lane. Mr. Ishikura and Mr. Sobel did not know. Selectman Newhouse stated that it is a reality that bicycle lanes are required in order to obtain funding, he would like to know if there is an enforceable requirement that people use the bike lane.

Selectman Cimaglia commented that vehicles travelling north on Lowell Street who want to travel south on Main Street will have to go to the intersection at the Shell Gas Station. He noted that current traffic signalization does not allow for many vehicles to turn left during the cycle. Mr. Sobel and Mr. Ishikura stated that issue would have to be looked at further during the design phase. Selectman Champoux expressed concern that vehicles will use the Colonial Park Mall to cut through.

Chairman O'Connell commented relative to Cross Street being one-way and the concept of off street parking for the recreation area. She noted that she also serves on the Yentile Farm Redevelopment Committee and the project is still in the conceptual stage and she is concerned that some of the funding allocation is part of the cost structure. Mr. Sobel stated that Mr. Ishikura noted previously the need to coordinate.

Chairman O'Connell commented that the speed limit on Main Street is 45 mph and her belief that vehicles travel much faster. She asked if MassDOT looks at the rate of speed that a bike travels in relation to the cars. Mr. Sobel stated that speed data will be part of the data collected and stated that it is his experience that MassDOT believes that roads improved now will not be done again for another forty years and they want to see the roads built to their standards now.

Chairman O'Connell commented about the safety of bicyclists when bike lanes start and stop.

Selectman McCoy commented that he agrees that if Cross Street is made a one-way street it will create a bottleneck on Lowell Street.

Town Manager Hull commented that Mr. Ishikura may be optimistic with regard to the time line for funding and believes it more likely will be a 10 year time line. He noted that the Glen Road intersection improvement project was initiated in 2003. He believes that it is important for the Town to take the necessary steps to "get into queue" in order to make the longer term improvements to Route 38. Town Manager Hull asked if Mr. Ishikura believed it would be more advantageous to submit the project as one from the intersection of Route 62 to the Woburn city line. Mr. Ishikura stated that he has spoken with MassDOT and received positive response. He stated that it is a good project but need to limit request to under \$10 million. He noted that completing the project in phases is a good idea.

Town Manager Hull stated that Waterfield Design has completed the conceptual design for the Yentile Farm Redevelopment and designed the intersection of Cross Street and Main Street a bit differently. Mr. Sobel stated that they believed it would be beneficial to permit vehicles to travel from Butters Row across Main Street but agreed that it would need to be evaluated more fully.

Town Manager Hull asked how the conceptual design will enhance the safety of those vehicles exiting Butters Row. Mr. Sobel stated that those vehicles will only need to be focused on vehicles traveling on Main Street, as there will not be vehicles exiting Cross Street onto Main Street or Butters Row.

Selectman Champoux asked to clarify that the Board's endorsement is for the project and not the design. Mr. Ishikura confirmed and advised that the plans are still very fluid.

Chairman O'Connell asked if there were any comments from the audience.

Representative James Miceli, Webber Street, commented that members of the Board of Selectmen have focused on Lowell Street but it is his belief that Burlington Avenue is one of the major problems in the area. He asked if traffic studies have been conducted. Mr. Sobel advised that traffic data was collected and traffic operations during morning and afternoon peak hours were evaluated. They believe that restriping will improve traffic on Main Street and will significantly improve traffic on Burlington Avenue.

Representative Miceli expressed his concern that emphasis would be placed on mitigating traffic on Lowell Street and not equally mitigating traffic on Burlington Avenue. The representative expressed serious concern about focusing improvements on Lowell Street and Main Street only to the exclusion of Burlington Avenue. A balanced approach needs to address improvements to Lowell Street/Main Street and Burlington Avenue. He advised that he will be following the project as he is very interested in this project.

Mr. Ishikura advised that by restriping, the number of lanes going through the intersection will be increased and therefore the number of vehicles going through the intersection is increased, reducing the queue on Burlington Avenue. Representative Miceli stated that he thought he heard Mr. Sobel say that they could not increase the lane capacity on Burlington Avenue. Mr. Sobel stated that what they cannot do, and are not proposing to do, is widen the bridge. He stated that currently there are fairly wide shoulders and the approach is a right turn only and a shared left turn/through lane. Mr. Sobel stated that they propose to restripe to have an exclusive left turn lane separate from the through lane which will allow changing at the signal to operate more efficiently. Currently, Church Street and Burlington Avenue go separately.

Representative Miceli asked about public notification. Mr. Ishikura reviewed the process which includes public notification.

Representative Miceli offered comment in response to a letter received from Town Manager Hull on behalf of the Board of Selectmen relative to concerns of the Glen Road/Middlesex Avenue/Wildwood Street intersection improvement project. He stated that he met with Secretary DePaulo. He stated that Wilmington's project is considered a small project and the state believes they can make money available after the bidding process of the larger projects.

Kathleen Reynolds, Second Avenue, stated that she is a proponent of the bike lanes and asked about the bike lanes in the intersection of Burlington Avenue/Church Street. Mr. Sobel advised that based upon the conceptual design there will not be bike lanes within the intersection. Ms. Reynolds asked about reducing the speed limit. Mr. Sobel advised that it is MassDOT's opinion that people will drive at speeds they are comfortable driving on the roadway. They will not lower the speed limit because drivers will continue to drive the higher speed limit.

Selectman McCoy asked for clarification of the significance of the Board's vote tonight. Town Manager Hull asked Mr. Ishikura to review the process and the opportunity for residents and the Town to weigh in on the project.

A motion was made by Selectman Newhouse, seconded by Selectman Cimaglia and by the affirmative vote of all, it was

VOTED: That the Board of Selectmen support the submittal of a package for purposes of getting on the TIP list for a project running on Route 38 from Route 62 to the Woburn city line.

**KATHLEEN BLACK REYNOLDS, CHAIRMAN, HISTORICAL COMMISSION, RE:
DISCUSSION REGARDING THE WHITEFIELD SCHOOL AND BUTTERS FARM**

Kathleen Reynolds, Chairman, Historical Commission, recognized commission members who were present. Ms. Reynolds stated that she has had residents and employees approach her believing the relationship with the town is contentious. She stated that it is not the intent to have animosity; she stated that there is a history that reflects a cooperative effort.

Ms. Reynolds stated that it is her understanding that the Board of Selectmen has been made aware that an RFP to sell all, or part of, the Whitefield School structure with it being available at the end of July beginning of August and responses due in September. She stated that the Historical Commission is searching for planning grants that may be available. She said she would like to assess the condition of the Whitefield School. Ms. Reynolds advised that an architect/developer was in the building for a tour and she advised that the developer commented that the structure is in terrific shape. She stated that the developer noted that there are a number of potential uses and advised that there is plenty of room to install an elevator. This information came about as a result of a tour of the building taken in February, prior to Town Meeting. She stated that when applying for grants, the donors wish to know the intended use of the building. She noted that there are municipal needs in town for use of the building and requested that the Board provide feedback as it will also help determine what grants to apply for. Ms. Reynolds advised that universities with architectural programs have been contacted to have students and instructors come to Wilmington at no cost to the Town. It is the Historical Commission's intention to have a report by the end of December which will include plans, assessments, drawings that have been completed as well as any funding opportunities and alternate uses for the building. She stated that if it is the Town's intention to take the building down, that is fine but they are still going to provide recommendations.

Ms. Reynolds provided information regarding what has occurred since 2005 when the Historical Commission became aware of the possibility that the Butters Farmhouse may be sold and demolished. She advised that the Butters Farmhouse was listed as one of the ten most endangered properties. The Historical Commission began a campaign to raise funds and received \$70,000 from Mass Historical. She advised that the 2006 Annual Town Meeting overwhelmingly supported the acquisition of the Butters Farmhouse. She noted that later that year Representative James Miceli and Senator Bruce Tarr secured funds from the State Legislature to purchase the property. The Historical Commission then worked to get the Butters Farmhouse listed on the National Register of Historic Places. She advised that listing on the register does not prevent the building from coming down, it essentially augments the significance of the property. It took four years to have the farmhouse listed.

Ms. Reynolds stated that the Historical Commission feels that they have exhausted all funding resources. She stated that some of the interior needed to be preserved. She stated that she met with the realtor that helped with the Richardson Estate and with representative of Historic New England, and she was assured that there are buyers for first period homes. She stated that they brought in Habitat for Humanity and was advised that it is beyond their means and therefore would not be able to participate in rehabilitating the property.

Chairman O'Connell asked if there were any questions or comments from the Board. Selectman Newhouse stated that in terms of the Butters Farm, he agrees with the Historical Commission in terms of the next best step including taking necessary steps to impose restrictions. He stated that with certain structures, including the Butters Farm and the Richardson estate, it makes more sense for the Town to have the benefit of the restrictions to preserve the historical significance of the property but allow someone else to incur the responsibility and the cost associated with refurbishing the structure. Selectman Newhouse asked for information on the construction that has been completed at the Butters Farm. Theresa McDermott, Museum Curator, advised that when the timeline was put together in 2010, Phase I was just completed. She advised that later in 2010, an additional \$8,000 was received from Mass Historical, as a matching grant. Working with the architect of Mendors Torrey it was decided to complete the exterior of the house. She explained that in 2010 only one side of the façade was complete. Ms. McDermott advised that in addition to the \$16,000 there was some money left from fundraising and the Town provided approximately \$30,000 to complete the second phase which included the exterior with the exception of the roof and chimney. Ms. McDermott advised that Phase II included replacement of all windows and doors put on and the building was painted.

Selectman Newhouse asked about the two contractors that worked on the project and whether they had the same principle or whether they were separate contracts. He was advised that they are separate entities working under separate contracts.

Selectman McCoy offered comment relative to the Whitefield School and stated that he accepts the decision of Town Meeting, although he does not agree with it.

Selectman Champoux thanked the Historical Commission for their presentation. He stated that from his perspective he would like to gather as much information as possible to make decisions. He stated that relative to the Whitefield School it is his opinion that any presentation by the Historical Commission to preserve the building better be impressive as he does not believe it worthy of the investment of time and energy.

Selectman Champoux stated that, relative to the Butters Farmhouse, he agrees that the Historic New England path makes great sense. He stated that he does not recall what the intention was for the building when the Town acquired the property. Selectman Newhouse stated that his recollection is that there was the general belief that the building would be put to active use again as a home.

Selectman Champoux asked if the Historical Commission had a mission statement as he would be interested in reading it.

Selectman Champoux commented that he believes the next conversation the Board will be having with the Historical Commission will be relative to the Roman House. To the extent that the Historical Commission believes they did not have ample time relative to the Whitefield School, they may wish to avail themselves of the time to "do their homework" relative to the Roman House.

Ms. Reynolds stated that she cannot recite the mission statement but the goal of the Historical Commission is to preserve historic resources and to educate the community as to what they are. She stated that she explained to the commission that they do not serve as urban planners. She stated that the building is 100+ years old and is a statement that the community values education, it is a wooden structure and is a way to connect to the past. She stated that there are a lot of potential uses for the building including local organizations. She stated that there are a lot of potential donors for the property to rehabilitate and revitalize the building. Ms. Reynolds noted

that the Roman House is a very similar situation and she has spoken with George Hooper, Superintendent of Public Buildings. There needs to be communication with the Public Buildings Department and the department that is using the building to determine their needs and noted that there may be grants available to address those needs.

Chairman O'Connell asked who makes the decision on how the funds are spent. She asked who makes the decision whether the building should be raised and a foundation put in. Ms. McDermott advised that both phases were funded in part by Mass Historical. She stated that the Town worked with the architect to have a specific plan when applying for Mass Historical funds. Ms. McDermott advised that discussions took place with the architect relative to completing the interior of the Butters Farmhouse and the Historical Commission believed it was important to complete the exterior.

Selectman Newhouse stated that he appreciates that the Town relies on architects to produce plans for what needs to be done and oversee construction on behalf of the Town. He commented that he does not understand why the exterior sheathing was addressed with new wood put on, stained/painted and the windows are done but the roof was not replaced. Ms. McDermott stated that at the time the house was analyzed, the roof needed work but the sheathing was in really rough shape. She stated that once the first phase was started, it was obvious there was a lot of deterioration. She stated that there were temporary repairs done to the roof, it was deemed not to be the most important. Selectman Newhouse commented about the expense to refurbish older structures. He noted that a prospective buyer will have to put in a significant amount of money to bring the interior back to life.

Ms. Reynolds stated that she believes the work that has been completed will allow the building to last another 300 years and that it will outlast new construction. She stated that the initial plan was to move the building but it is her opinion that the building would not have survived.

Ms. Reynolds stated that the homeowner will be someone who is passionate about first period homes and will complete the work. Ms. Reynolds stated her understanding is that the town would have an incentive for the buyer. Town Manager Hull stated that it is the expectation to sell the property and that the priority should be on creating a situation where a buyer will come in and be attracted to purchase the property and have some seed money to make the repairs.

Chairman O'Connell asked Ms. Reynolds if there was anything formal that the developer may have provided to the Historical Commission relative to the Whitefield School. Ms. Reynolds advised that there was nothing formal. He had commented on what he could envision for private uses including medical space. She stated that they are aware there is no septic and that would be a large cost. She noted that any recommendations of the Historical Commission would require a zoning change. Ms. Reynolds asked if the Board knows what the future use of the building would be. She advised that information is helpful when applying for grant funds.

Town Manager Hull stated that one of the things he had recommended in his budget presentation was that the Town go through a feasibility evaluation of various town spaces and establish a long term plan for municipal property. He stated that he intends to make a similar recommendation next year and stated that there are a number of different potential uses. He said that the Town will be well served by a Town Hall/School Administration facility and believes at some point the Town ought to look at a new library and senior center as there is a high level of use and space constraints.

Chairman O'Connell asked if there were any questions or comments from the audience. Representative Miceli spoke to reiterate Ms. Reynolds' comments that the funding he secured for the purchase of Butters Farm was essentially a reimbursement to the Town.

Ms. Reynolds asked about the RFP that is being developed and whether it is for the purchase of the Whitefield School or portions of the Whitefield School and whether it will be one RFP or two. Town Manager Hull advised that the Town is trying to make it one RFP. He stated that based upon Town Counsel's opinion, public procurement law requires a process similar to selling other town property. Ms. Reynolds asked what would happen if someone wants to purchase elements of the building before the Historical Commission completes its task. Town Manager Hull stated that if someone comes forward wanting to purchase elements of the building, he would like to have a conversation with the commission to hear their opinion.

Ms. Reynolds stated that the Historical Commission has never had a liaison and it is her opinion that it is not necessary to have a liaison from the Board of Selectmen. She noted that the Historical Commission meets on the same nights as the Board of Selectmen and that the meetings are public, the agendas and minutes are public and inquired if other committees have a member of the Board of Selectmen serving as liaison.

Chairman O'Connell replied that members of the Board of Selectmen do serve as liaison to different committees. She stated that the purpose of having a member of the Board serve as liaison was to attempt to foster the cooperation that Ms. Reynolds spoke about.

Chairman O'Connell asked if there were any additional comments from the Board. There were none.

Carolyn Harris, former Historical Commission Chairman, commented that she was pleased to see the open communication between the Historical Commission and the Board of Selectmen. She stated that she agrees with Selectmen Newhouse' concerns about the money and effort spent on the Butters Farm. Ms. Harris stated that eight years was spent on the Butters Farm and Wilmington is fortunate to have this iconic building. She noted that the Butters family served in every military conflict from the French and Indian War to Afghanistan, Theodore Butters is buried in Gettysburg.

Ms. Harris stated that the time has come to determine what is in the best interest of the house. She stated that the best thing would be for the house to become private property in the hands of someone who will appreciate owning a first period home.

Ms. Harris stated that for the first time tonight she heard the Roman House mentioned and stated that she does not know if the Board has been discussing the Roman House, whether they are looking to take it down. She stated that she attended the high school committee meetings and discussed the future of the Roman House. The Historical Commission was told it could be moved or it could stay where it was. She stated that it is iconic to the Historical District and to generations of school kids and is a prime example of Victorian building that has been used for school offices. She stated that she is sure there are uses for it in the future. She stated that as a citizen, she is curious whether this is also a building that the Board would like to take down.

Chairman O'Connell advised that the Board has not had formal discussion relative to the Roman House. She stated that this came from previous meetings and there were discussions under public comments. Chairman O'Connell noted that, rather than attend a Board of Selectmen meeting and pose the questions to the Board as Ms. Harris has done, there were residents who posted

comments and questions on public forums such as the Patch. Chairman O'Connell stated that although no formal discussion has taken place, the Board reserves the right to discuss any town topic.

Selectman Champoux stated that there have not been any conversations and that when he brought it up, his logic suggests that it would be on the radar screen. He stated that he would hate for it to come onto the radar screen and for there to be a perceived slight of communication.

Ms. Harris stated that during the process of building the new high school, if this building were to be moved the prime area to move it to would be the corner of Adams Street because it is still in the historic district and the Roman House is a major contributing factor of the historic district. Ms. Harris stated that the School Department could use the building as offices or Special Ed. She expressed concern that upon completion of construction, the Roman House is in a more dubious position.

COMMUNICATIONS

Town Manager Hull reviewed his memorandum which advised the Board of Selectmen that Tennessee Gas Pipeline Company is prepared to meet with the Board at their July 10, 2014 meeting to discuss plans for a proposed pipeline extension through Wilmington. Town Manager Hull noted that the Pepperell Board of Selectmen is inviting communities potentially impacted by the proposed pipeline to form the Middlesex Coalition of Municipalities to oppose the pipeline project. The Pepperell Board of Selectmen would like to establish the coalition quickly. It is the recommendation of Town Manager Hull to express the town's interest in participating in the coalition for the purpose of information gathering but to reserve judgment on the pipeline proposal pending an opportunity to hear the Tennessee Gas Pipeline proposal and have the opportunity to have questions answered.

Town Manager Hull reviewed his memorandum relative to progress made in concert with the Historical Commission on Butters Farm and Whitefield School. Town Manager Hull advised that he met with Kathleen Reynolds, Chairman of the Historical Commission, and Terry McDermott, Museum Curator, and they collectively concur that the best course of action to preserve Butters Farm as a historic asset for the Town is to sell it to an owner who will be committed to its restoration and preservation. Town Manager Hull advised that it will be his goal to sell Butters Farm, with deed restrictions, in as-is condition.

Town Manager Hull advised the Board that he reviewed the Board's directive to solicit proposals from willing buyers with Town Counsel to ensure all steps are taken properly. Town Counsel indicated that he believed the sale of the structure as a whole must be handled in the same was as the sale of other real property, requiring a recommendation of surplus by the Property Review Board and a vote of Town meeting for approval to dispose of it. If the Town is seeking to sell elements of the building, the disposition of such is allowed under his authority as Town Manager and will not require the Property Review Board and Town Meeting approval.

Town Manager Hull reviewed correspondence from Jennifer Jackson, Wilmington, who wrote advising of a Woburn City Council meeting where they will vote on the permitting of a scrap metal facility at 1095R Main Street. She expressed concern of potential increase in crime, traffic and road wear.

Town Manager Hull reviewed his letter to the Woburn City Council expressing the Town's concern relative to traffic associated with the permitting of this facility. The Town requested that a restriction or conditional requirement on the special permit be made to direct the applicant to file a traffic plan with the city of Woburn that restricts trucks leaving this site from traveling north on Route 38. Town Manager Hull reviewed correspondence received from the City of Woburn who advised that the petitioner filed a request to withdraw their application. An appeal of a cease and desist order of the Building Commissioner in which he determined that the use was not allowed at the property is pending before the Board of Appeals.

Town Manager Hull reviewed correspondence from Geoffrey Beckwith, Executive Director, Massachusetts Municipal Association, to Senator Bruce Tarr opposing the telecom industry's proposal to removal local authority in siting of wireless antennas and equipment.

Town Manager Hull reviewed a memorandum from Carole Hamilton, Director of Planning & Conservation, requesting that the Board of Selectmen consider sending a letter to Senator Tarr expressing opposition to Senate Bill No. 2183. Ms. Hamilton advised that the Planning Board received a site plan review for cell tower co-location at the Congregational Church and noted that the Board has a number of concerns which have caused continuation of the public hearing. If the bill were in effect, the Planning Board would not have been consulted about this co-location. It would have simply been allowed.

Town Manager Hull reviewed a letter from Beth Bresnahan, Executive Director, Massachusetts State Lottery Commission, which advised that RT 38 Smoke Shop would be sent an application and agreement to sell the KENO To Go product. If the Town objects, the Board must do so in writing within 21 days.

Town Manager Hull reviewed a letter from Jill Reddish, FiOS TV, regarding programming and channel line-up changes.

BOARD TO CONSIDER REVOKING COMMON VICTUALER LICENSE GRANTED TO BLUE TREE RESTAURANT DBA SUBWAY 32622, 285B MAIN STREET ON JUNE 9, 2014

Town Manager Hull advised that following the Board's actions on June 9, 2014, the Town was advised that the sale did not take place. As a consequence the current owner remains in operation. By rescinding the vote, the existing owner will be allowed to continue to operate under their license issued in December 2013.

Chairman O'Connell asked if there were any questions, comments or a motion. Selectman Newhouse asked to clarify why the vote was necessary. Town Manager Hull noted that although the license was not picked up, action was taken by the Board of Selectmen to grant a Common Victualer License to Blue Tree Restaurant. A motion was made by Selectman Newhouse, seconded by Selectman McCoy and by the affirmative vote of all, it was

VOTED: That the Board of Selectmen rescind the issuance of a Common Victualer License to Blue Tree Restaurant dba Subway 32622.

**BOARD TO CONSIDER PARTICIPATION IN COALITION OF MUNICIPALITIES, RE:
TENNESSEE GAS PIPELINE**

Town Manager Hull stated that the request was reviewed under correspondence and noted that he was advised that the first meeting will be July 1. Town Manager Hull stated that he recommends participation for informational purposes. Selectman Newhouse asked if it was his intention to have a representative that is the designee of the Board of Selectmen. He stated that he is inclined to accept the recommendation of the Town Manager to make sure there is someone to bring information back to the Board and noted that representatives of Kinder Morgan will be present at their July 10th meeting and perhaps based upon that meeting the Town can make a decision whether to be in opposition.

A motion was made by Selectman Newhouse and seconded by Selectman Cimaglia. Selectman Champoux stated that he is in agreement to appoint a designee to the coalition but based upon recent communication it is clear that they oppose the project. He expressed concern that if the Town participates in the coalition it may suggest the Town has signed on to oppose the pipeline. Selectman Champoux stated that at this time, he does not know whether he is in support of, or in opposition to, the pipeline.

Town Manager Hull stated that he can send a representative to the meeting and once the Board hears the formal presentation it can make a decision at that point. A motion was made and seconded and by the affirmative vote of all, it was

VOTED: That the Board of Selectmen direct the Town Manager to delegate an administrative member of Town to participate in the coalition of municipalities.

**BOARD TO CONSIDER SIGNING STREET ACCEPTANCE PLAN FOR WAYS
ACCEPTED AT THE MAY 3, 2014 ANNUAL TOWN MEETING (ARTICLE 28) ELEANOR
DRIVE**

Town Manager Hull advised that Eleanor Drive was accepted by vote of the Annual Town Meeting.

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

VOTED: That the Board of Selectmen sign the street acceptance plan for Eleanor Drive.

**BOARD TO CONSIDER SIGNING LETTER OF OPPOSITION TO PROPOSED CELL
TOWER LEGISLATION**

Selectman Newhouse advised that based upon the memo from Ms. Hamilton it was unclear whether there would be a conflict of interest and would abstain.

A motion was made by Selectman Champoux, seconded by Selectman McCoy and by the affirmative vote of four with Selectman Newhouse abstaining, it was

VOTED: That the Board of Selectmen accept and sign the letter of opposition to the proposed cell tower legislation.

PUBLIC COMMENTS

There were none.

NEW BUSINESS

Selectman Champoux wished residents a safe Fourth of July.

IMPORTANT DATES

Town Manager Hull reviewed important dates including:

- June 24 – High School Building Committee – Town Hall – Room 9 – 6:30 p.m.
- Sundays Through
- October 12 – Farmer's Market – Town Common Parking Lot – 10:30 a.m. to 1:30 p.m.
- July 2- – Fourth of July Festivities – 978-657-8081
- July 5 (www.funonthefourth.com)
- July 4 – Family Day – Town Common
- July 5 – Spectacular Fireworks – Aleppo Temple
- July 6 – Harnden Tavern Open House – 2 p.m. to 4 p.m.
- July 8 – Yentile Farm Development Committee – Town Hall – Auditorium – 6:00 p.m.
- July 9 – Brush Drop-Off – Old Main Street – 8:00 a.m. to 2:00 p.m.
- July 9 – Concert on the Common – "Cactus Gang" – 6:30 p.m. to 8:00 p.m.
- July 10 – Board of Selectmen – Town Hall – Auditorium – 7:00 p.m.
- July 12 – Brush Drop-Off – Old Main Street – 9:00 a.m. to 4:00 p.m.
- July 16 – Concert on the Common – "Radio Waves" – 6:30 p.m. to 8:00 p.m.
- July 23 – Yentile Farm Workshop – Wilmington Middle School – Cafeteria – 7:00 p.m.

Town Manager Hull also advised that beginning June 24, Chestnut Street will be resurfaced between Hillside Way and Butters Row.

There being no further business to come before the Board, a motion was made by Selectman Cimaglia, seconded by Selectman Champoux and by the affirmative vote of all, it was

VOTED: That the Board of Selectmen adjourn.

Meeting adjourned at 10:15 p.m.

Respectfully submitted,

Recording Secretary