



**Board of Selectmen Agenda
Municipal Center Resource Room
Tuesday, October 1, 2024
7:00 PM**

1. Call to Order
2. Pledge of Allegiance
3. Chairman Announcements ~ BOH Grant Award for MA Air Sensor Grant Program
4. Citizen's Forum
5. Joint Meeting with Water/Sewer Commissioners for Commissioner Applicant Kyle Lahousse – Possible Votes
6. Revote ZBA Appointment / Les Stevens

7:10PM

7. Public Hearing / Grille on Main
 - One Day Special Alcohol License for Octoberfest – Possible Votes
 - Change of Hours Application – Possible Votes
 - 6-Month Review of Entertainment License – Possible Votes
8. DCR Land Acquisition Announcement
9. Review Warrant Articles – Possible Votes
10. Meeting Minutes – Possible Votes
11. Town Administrator's Report
12. Open Session for Topics Not Reasonably Anticipated 48 Hours in Advance of the Meeting
13. Executive Session
 - a. *Pursuant to M.G.L. Chapter 30A, Section 21(a)(3), to discuss strategy with respect to collective bargaining or litigation if an open meeting may have a detrimental effect on the bargaining or litigating position of the public body and the chair so declares. - Potential Litigation – MSHG & Contract close-out costs for NE Main Street / Gilboa Street*
 - b. *Pursuant to M.G.L. Chapter 30A, Section 21(a)(6), To consider the purchase, exchange, lease or value of real property if the chair declares that an open meeting may have a detrimental effect on the negotiating position of the public body. Interest in Real Property – Chapter 61 Rights / Orange Street & Riedell Road*
14. Adjournment

Douglas Cable is inviting you to a scheduled Zoom meeting.

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Meeting ID: 865 1901 7234

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For information about the Zoom platform, including how-to videos and forms for requesting a Zoom meeting:
<https://douglas-ma.gov/530/Remote-Meetings>

APPROVED
November 12, 2024

BOARD OF SELECTMEN
TUESDAY, OCTOBER 1, 2024
MEETING MINUTES

Attendance: Chair Tim Bonin, Vice Chair Mike Fitzpatrick, Hal Davis, Ross Smith, Les Stevens, Matt Wojcik Town Administrator, and Lisa Freeman Executive Assistant.

1. Tim Bonin called the meeting to order at 7pm.
2. (0:05 TS) Pledge of Allegiance
3. (0:35 TS) Citizen's Forum: NONE
4. (0:45 TS) Chairman Announcements – The Board of Health received a grant award for air sensor program to monitor air quality around town.
5. (2:10 TS) Joint meeting with the Water/Sewer Commissioners for Commissioner Applicant Kyle Lahousse – Possible votes
The Water/Sewer joint meeting was called to order at 7:05 pm by Water/Sewer Commissioner Bob Josey. The purpose of this meeting is to fill a vacancy on the commission and Kyle Lahousse is the applicant. Kyle Lahousse spoke to the Board about himself and his desire to get involved in the town.
(5:55 TS) Motion to appoint Kyle Lahousse to fill out the remainder of the term that was vacated on the Water/Sewer Commission, made by Mike Fitzpatrick, seconded by Hal Davis. Hal Davis, Ross Smith, Les Stevens, Mike Fitzpatrick, Tim Bonin, Colin Haire, Bob Josey all in favor, the vote passed unanimously.
(7:05 TS) Motion to adjourn the Water/Sewer Commission meeting made by Colin Haire, seconded by Bob Josey. The vote passed unanimously.
6. (7:15 TS) Revote ZBA Appointment / Les Stevens
Tim Bonin spoke to Town Counsel to find out if Les Stevens can vote for himself and he was told that he can. Ross Smith feels there is a fair amount of involvement with Les Stevens to be on that particular board. Les Stevens stated that he stepped aside for another to take the full position and volunteered to be the alternate to help the board that at the time was shorthanded. Hal Davis stated that Les Stevens has good background and he is still in favor of him being an alternate. Mike Fitzpatrick stated that he still feels the same, and that it would be a conflict for Les to be on the board and stated that the ethics commission said he cannot vote for himself.
(12:10 TS) Motion to appoint Les Stevens as an alternate for the Zoning Board of Appeals made by Hal Davis, seconded by Les Stevens. Hal Davis, Les Stevens and Tim Bonin all in favor, Ross Smith and Mike Fitzpatrick opposed.
7. (12:35 TS) Public Hearing / Grille on Main
(12:55 TS) Motion to open the public hearing for one day special alcohol license for a beer tent in the back lot of the Grille for Octoberfest, change of hours application, and 6-month review of their entertainment license, made by Les Stevens, seconded by Ross Smith. The vote passed unanimously.
Larissa Thompson and Rebecca Westbury are present to discuss their requests. Mr. Fitzpatrick brought up that they already advertised for this before they came before the Board. Tony St. Pierre, Chairman of the Douglas Octoberfest stated his frustration about finding out the applicant is applying today for this license for Octoberfest because it is a venue that affects the event. Mr. Fitzpatrick stated that they are not out on Main Street and their business is being

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affected, along with every other business in town and he feels that they are not affecting the Octoberfest in a negative way. Mr. St. Peirre reiterated that his issue is that he wasn't informed of the application through the Octoberfest Committee. Tim Bonin stated that the Board of Selectmen are the licensing authority, not the Octoberfest Committee and they have to come before the Select Board like they are doing tonight for licensing. The BOS asks that in the future it would be helpful for the Grille on Main owners and the Octoberfest to communicate more openly prior to Octoberfest.

(26:00 TS) Motion to close the public hearing made by Hal Davis, seconded by Mike Fitzpatrick. The vote passed unanimously.

(27:00 TS) Motion to approve the one-day special alcohol license for the Grille on Main for Octoberfest on Saturday, October 5, 2024, made by Hal Davis, seconded by Les Stevens. The vote passed unanimously.

(27:20 TS) Motion made by Mike Fitzpatrick, seconded by Hal Davis to approve the change of hours application for the Grille on Main. The vote passed unanimously.

(28:30 TS) Motion to amend the license to remove the 6-month review of the entertainment license, made by Les Stevens, seconded by Hal Davis. The vote passed unanimously.

8. (29:10 TS) DCR Land Acquisition Announcement

Mr. Bonin read the request from the DCR stating that the Board of Selectmen are announcing and acknowledging that the Commonwealth of Massachusetts is considering the acquisition of 35 acres of land adjacent to the state forest to use as conservation and recreation areas. Matt Benoit Community Development Director showed the land area to the public via Zoom. There was some discussion on the pros and cons of this acquisition. Water/Sewer Systems Manager Robert Sullivan mentioned asking DCR to support increasing the towns water management act permit limits if the town goes that route. The Board agrees to request that and voice the towns concern for approaching their limits that were previously set on the permit.

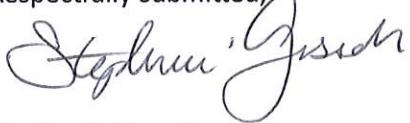
9. (40:40 TS) Review Warrant Articles – Possible votes

- Article for Highway bounds / monuments – Matt Benoit was asked to generalize the language, and the Planning Board approved the revisions. Tim Bonin read the warrant article, and it was discussed.
- Article for Scenic Road Bylaw – Matt Benoit stated that Town Counsel reviewed this and was ok with the language.
- Article for Zoning Bylaw amendment for Accessory Dwelling Units (ADUs) – This is a new law implemented by the state and he went over what the regulations are. There was an in depth discussion about the bylaw and what the town needs to consider. Mr. Benoit stated that the importance of this is to make it so that more than one ADU is governed by a special permit.
- Article Gleason Court transfer of land – Matt Benoit showed a plan of the piece of land that is being surveyed to make it more appealing for someone to purchase this piece of property. Ta Matt Wojcik spoke about what needs to be done and voted on in order for the town to be able to sell this piece of property.
- Article Green Communities Grant LED lighting at the Douglas Middle School – Matt Benoit will be submitting a grant application for the Middle School LED lighting project. The cost of the project less the incentive is \$123,527 and the grant will only cover \$100k, Mr. Benoit is asking for \$30k to also cover the \$5k fee to CMRPC to help administer the grant.
- Article for Old Douglas Road – This a petition to abandon the towns rights and ownership of the road.

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10. (1:15:00 TS) Meeting Minutes – Possible votes
Passed over until next meeting.
11. (1:15:10 TS) Town Administrator's Report
TA Matt Wojcik updated the Board on the ICMA conference he attended last week. He talked about the future use of AI and the inevitability of needing it to safeguard the town. TA Wojcik spoke about the strike of the port workers, how it affects everyone, and the impact it has on the increase need of products. Some issues were brought to light with the fire department building electrical and HVAC, due to contractors delays and cost increases Mr. Wojcik stated that he may have to come back to the BOS to reallocate the fire station ARPA funds to another project and look at the fire station as something they need to go to Town Meeting for in the Spring. The Municipal Center roof project is coming to a close. There are some issues with the phones regarding the level of service quality, and there is a project manager assigned for the camera project at the schools with a kickoff meeting is next week. TA Wojcik has reached out to a law firm that specializes in municipal construction litigation regarding the highway barn for a free consultation to make sure what the town wants to do is legally possible and get the right advice. A notice was received from MA DEP today that the town will get a grant award for a significant roadway project to pave South Street from mile marker 0 to mile marker 3.25. TA Wojcik spoke about the death of Dikembe Mutombo and is sad to hear of his passing on personal level of knowing him from his time at college.
12. (1:33:20 TS) Open Session for topics not reasonably anticipated 48 Hours in advance of the meeting. NONE
13. (1:33:40 TS) Executive Session
Motion to enter executive session for the potential litigation – MSHG and contract close-out for NE Main Street / Gilboa Street and reconvene into open session for the purpose of adjournment, made by Ross Smith, seconded by Mike Fitzpatrick. Roll call vote – Hal Davis, Ross Smith, Les Stevens, Mike Fitzpatrick, Tim Bonin all in favor.
14. Adjournment
Mr. Fitzpatrick made a motion at 9:06pm to leave executive session and return to regular session for the sole purpose of adjournment, Mr. Smith seconded the motion, all in favor. Roll call vote Stevens – aye, Davis – aye, Smith – aye, Fitzpatrick – aye, Bonin – aye.

Respectfully submitted,



Stephenie Gosselin
Recording Secretary