



Board of Selectmen Agenda
Municipal Center Resource Room
Tuesday, August 19, 2025
7:00 PM

1. Call to Order
2. Pledge of Allegiance
3. Chairman Announcements
4. Citizen's Forum
5. Authorize Ice Cream Truck Parking at Town Common for DCF Event – Possible Votes
6. Land Counsel Use Interviews & Discussions
 - a. McGregor, Legere & Stevens, PC
 - b. Mead, Talerman & Costa LLC
 - c. Murphy, Hesse, Toomey & Lahane LLP
7. Building Security Discussion with Pickleball & Basketball Groups – Possible Votes
8. Donation Acceptance for the Recreation Commission – Possible Votes
9. Donation Acceptance for the Gazebo Located at the Town Common – Possible Votes
10. Right to Farm Bylaw Citizens Petition & Agricultural Committee Citizens Petition Discussions
11. Conservation & Board of Health Fee Schedules Discussion – Possible Votes
12. Private Party Offer to Purchase Town Land on Davis Street – Possible Votes
13. Meeting Minutes – Possible Votes
14. Town Administrator's Report
15. Open Session for Topics Not Reasonably Anticipated 48 Hours in Advance of the Meeting
16. 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, Shore Road, and Douglas Police Department**
 - 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 – 16 & 18 Riedell Road**
17. Adjournment

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Meeting ID: 895 4338 6830

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<https://douglas-ma.gov/530/Remote-Meetings>

APPROVED
September 16, 2025

BOARD OF SELECTMEN
TUESDAY, AUGUST 19, 2025
MEETING MINUTES

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

1. Call to Order – Les Stevens called the meeting to order at 7 pm.
2. (0:10 TS) Pledge of Allegiance
3. (0:30 TS) Chairman Announcements – CMRPC annual meeting is set for Thursday, September 11, 2025.
4. (0:45 TS) Citizen's Forum - NONE
5. (0:55 TS) Authorize Ice Cream Truck Parking at Town Common for DCF Event – Possible Votes Passed over/event cancelled
6. (1:00 TS) Land Counsel Use Interviews & Discussions
Matt Wojcik, Town Administrator, stated that each candidate will make their presentation and answer questions, and they will be sequestered during their presentations so as to not hear each other. The purpose of these presentations is for the board to get a sense of what each firm is like, and they will not be voting tonight.
 - a. McGregor, Legere & Stevens, PC
Mr. McGregor joined via remote and gave his presentation for his firm, they are the only specialty land use firm on the towns list and the oldest land use and environmental law firm in New England. Mr. McGregor went through his presentation and talked about specific experiences and some towns they are currently serving and what they have worked on for those towns. The board asked about environmental zoning experience, they will have a dedicated attorney for the land use boards
 - b. (22:40 TS) Murphy, Hesse, Toomey & Lahane LLP
Peter Mello, representing the firm, had joined them in 2019 and has been doing municipal law for decades with a special emphasis on land use matters and litigation throughout that time. Kate Connelly has recently joined the firm and has been practicing municipal law for 32 years and has experience in land use. Eti Singer has also recently joined the firm about 2 years ago and assists with research into matters related to municipal law and land use matters. Attorney Connelly went over other towns that she has done work in and her experience with the boards she has worked with including Zoning, Planning, and Conservation along with some specific matters dealt with. Attorney Mello spoke about his experience and towns he has worked with. The board asked about their litigation experience and Attorney Mello responded that they have many experienced attorneys at the firm that have done many litigation matters and land use matters. Attorney Connelly would be the dedicated attorney for the boards and committees and would be able to attend meetings upon request and when Attorney

APPROVED
September 16, 2025

Connelly is not available Attorney Mello will step in. The board asked the attorneys other questions about surety bonds, land use, etc.

- c. (53:10 TS) Mead, Talerman & Costa LLC
Jay Talerman with Mead, Talerman & Costa, they currently represent the town in their land use matters and have served as Town Counsel as well, for about 15 to 20 years. Attorney Talerman went through his presentation and what they as a firm have done for the town and what they offer availability wise relating to billing and that they offer training. The board asked some questions.
- 7. (1:10:00 TS) Building Security Discussion with Pickleball & Basketball Groups – Possible Votes
Donna Geer from the Pickleball group and Ryan Hogan former president of Douglas Youth Basketball and chair of the Recreation Commission along with Jason Towne the new president of the Douglas Youth Basketball joined the table for the discussion. Matt Wojcik stated that they are looking to have an open conversation about the management of security in the municipal building and figure out a system that works for everyone to be able to utilize the facilities and asked about maybe doing a card entry system or any other ideas. Dawn stated that she has knowledge of who has keys, Ryan Hogan stated that he was not aware of the entry of kids anymore after the issue had been dealt with and stated that maybe a card system would be helpful.
- 8. (1:23:25 TS) Donation Acceptance for the Recreation Commission – Possible Votes
Ryan Hogan chairman of the Recreation Commission wanted to emphasize how important the municipal center gym is to the program and that a cost that will be coming will be in replacing or repairing the bleachers. The Basketball program wanted to make a donation to the town and set up a donation fund to the Recreation Commission to be able to use for any repairs in the gym and any large purchases.
(1:28:00 TS) Motion that the BOS on behalf of the town accept the donation gift of \$35k to support any new equipment for the gym or maintenance and repairs to the gym and or to support recreational activities in the municipal center gym, these funds would be earmarked for recreation approval, made by Tim Bonin, seconded by Hal Davis. The vote passed unanimously.
- 9. (1:28:40 TS) Donation Acceptance for the Gazebo Located at the Town Common – Possible Votes
This donation amount is \$4,250 for repair of one of posts at the gazebo and the contract is being administered through Matt Wojciks's office and the 501c3 is donating the money to cover the cost.
(1:29:10 TS) Motion to approve the donation amount of \$4,250 for the repair of a post at the gazebo made by Hal Davis, seconded by Tim Bonin. The vote passed unanimously.
- 10. (1:29:20 TS) Right to Farm Bylaw Citizens Petition & Agricultural Committee Citizens Petition Discussions
Lori Colbert, 11 Crescent Lane and Dallas Keeney, 13 Yew Street joined the table to discuss the petition. Ms. Colbert gave a little back story of the animal regulations draft that was sent to the BOH that is based on the Paxton existing right to farm bylaw so what the board was looking at was not the citizens' draft. She talked about the right to farm town and why the town of Douglas should be a right to farm town, and why there should not be regulations or a bylaw made. Ms. Colbert and Ms. Keeney explained what the proposed document would involve. They discussed

APPROVED
September 16, 2025

some costs having to do with a policy like and other impacts it may have to the town and residents and other questions for the citizens proposing the petition.

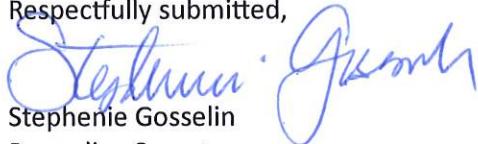
11. (1:46:45 TS) Conservation & Board of Health Fee Schedules Discussion – Possible Votes
Matt Wojcik stated that on the town administration side they must publish to the board the fee schedule and collect the feedback from the Conservation Agent and Board of Health on what their neighboring communities do and whether or not the town is meeting the costs of the program. Mr. Wojcik will get a more detailed report prepared for the board and to keep this on the agenda. They discussed rate increases on the transfer station and there was some expressed concerns about that amount going up and that there are options that can be reviewed for the town regarding trash removal and transfer station, and voiced concerns about the costs and issues with the transfer station.
12. (2:02:20 TS) Private Party Offer to Purchase Town Land on Davis Street – Possible Votes
There is town land abutting an existing operating business on Davis Street, the business is asking if the BOS would consider putting the property up for sale through a typical 30B section 16 process. They understand that it would be a competitive bidding process and that they would have to win the bid to get the property. Mr. Wojcik is asking if the BOS would consider this as it would have to do with the growth of a successful business in town, and he went through the steps to the process of the town selling this property.
13. (2:05:40 TS) Meeting Minutes: June 3, 2025 – Possible Votes
(2:06:05 TS) Motion to approve the meeting minutes for June 3, 2025, made by Mike Fitzpatrick, seconded by Tim Bonin. The vote passed unanimously.
14. (2:06:20 TS) Town Administrator's Report
Matt Wojcik followed up on Hal Davis's questions on right to farm and stated that Municipal Agricultural Commission list of authority and powers are in chapter 40, section 8L, and the BOH's authority comes out of chapter 111, section 26. As he read through it a few times during the meeting tonight he doesn't see where a municipal ad commission is actually authorized by state statute to promulgate regulations. He discussed briefly what this could mean for the citizens petitions and the BOH doing regulations.
15. (2:09:20 TS) Open Session for Topics Not Reasonably Anticipated 48 Hours in Advance of the Meeting
The board thanked the Library Commission and Historic Commission for a successful event at Soldiers Field last week.
16. (2:10:30 TS) Executive Session
Motion to move to executive session for potential litigation for MSHG, Shore Road, and Douglas Police Department and interest in real property for 16 & 18 Riedell Road and to reconvene into open session for the sole purpose of adjournment, made by Ross Smith, seconded by Hal Davis. Roll call vote- Ross Smith, Hal Davis, Les Stevens, Tim Bonin, and Mike Fitzpatrick all in favor.

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September 16, 2025

17. Adjournment

Mr. Fitzpatrick made a motion at 9:41pm 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 Fitzpatrick – aye, Smith – aye, Davis – aye, Stevens – aye, Bonin – aye.

Respectfully submitted,



Stephenie Gosselin
Recording Secretary