



**Board of Selectmen Agenda
Municipal Center Resource Room
Tuesday, September 2, 2025
7:00 PM**

1. Call to Order
2. Pledge of Allegiance
3. Chairman Announcements
4. Citizen's Forum

PUBLIC HEARING

5. Grille on Main / One-Day Alcohol License for Octoberfest – Possible Votes
6. Whitinsville Fish & Game Club Annual Field Day / One Day Alcohol License & One Day Entertainment License – Possible Votes
7. Douglas Common Preservation Society 2nd Annual Scarecrow Contest Event – Possible Votes
8. Donation Acceptance for Painting of the Gazebo Located at the Town Common – Possible Votes
9. Appointments – Possible Votes
 - a. Economic Development Commission – Meg Schlesman
 - b. Octoberfest Committee – Rhoda Hendrickson
10. Vote for Land Counsel Use Firm
11. Open Fall STM Warrant – Possible Votes
12. CRG Presentation with a Proposal Requesting to Establish a New Overlay District in Douglas – Possible Votes
13. 250th Anniversary Celebration Discussion – Possible Votes
14. BOS Policies & Procedures 1st Read
15. Meeting Minutes – Possible Votes
16. Town Administrator's Report
17. Open Session for Topics Not Reasonably Anticipated 48 Hours in Advance of the Meeting
18. Adjournment

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APPROVED
October 21, 2025

**Board of Selectmen Agenda
Municipal Center Resource Room
Tuesday, September 2, 2025
MEETING MINUTES**

Attendance: Chair Les Stevens, Vice Chair Tim Bonin, Hal Davis, Ross Smith, Mike Fitzpatrick, Matt Wojcik Town Administrator

1. Call to Order: Les Stevens called the meeting to order at 7pm.
2. (0:10 TS) Pledge of Allegiance
3. (0:30 TS) Chairman Announcements: NONE
4. (0:35 TS) Citizen's Forum: Lisa Mosczynski, 60 Oak St. gave an update to the board on the museum on Main Street and passed around brochures for the event and the grand opening is Saturday, September 13th. Senator Fattman, Representative McKenna and the BV Chamber of Commerce will be there as well. Ms. Mosczynski went over the details of the event. She also stated that they will receive another grant next May for the Massachusetts Cultural Council Coalition for a celebration of Douglas Patriots around Memorial Day.
5. (6:10 TS) Public Hearing Grille on Main / One-Day Alcohol License for Octoberfest – Possible Votes
(6:15 TS) Motion to open the public hearing made by Mike Fitzpatrick, seconded by Tim Bonin. The vote passed unanimously.
One of the owners of the Grille on Main is requesting a one-day liquor license.
(7:40 TS) Motion to close the public hearing made by Mike Fitzpatrick, seconded by Hal Davis. The vote passed unanimously.
(8:10 TS) Motion to grant the Grille on Main a one-day liquor license for the Octoberfest on October 4th, made by Tim Bonin, seconded by Mike Fitzpatrick. The vote passed unanimously.
6. (8:45 TS) Whitinsville Fish & Game Club Annual Field Day / One Day Alcohol License & One Day Entertainment License – Possible Votes
(8:50 TS) Motion to open the public hearing for Whitinsville Fish & Game Club made by Tim Bonin, seconded by Mike Fitzpatrick. The vote passed unanimously.
Matt Burbank president of the fish and game club requesting one-day liquor and one-day entertainment license for September 20th, with a rain date for the 27th.
(9:30 TS) Motion to close the public hearing made by Tim Bonin, seconded by Ross Smith. The vote passed unanimously.
(9:45 TS) Motion to approve the one-day liquor and one-day entertainment license for the Fish & Game Club for September 20th with a rain for September 27th for their

annual field day fund raising event made by Tim Bonin, seconded by Ross Smith. The vote passed unanimously.

7. (10:15 TS) Douglas Common Preservation Society 2nd Annual Scarecrow Contest Event– Possible Votes

Lynn Paresky and Bonnie LePage with the Douglas Common Preservation Society are before the board for permission to have the Scarecrow contest event for the second year at the common. They went over parking and other details of the event.

(29:05 TS) Motion to approve the request of the Douglas Common Preservation Society for the 2nd annual Scarecrow contest made by Hal David, seconded by Mike Fitzpatrick. The vote passed unanimously.

8. (20:30 TS) Donation Acceptance for Painting of the Gazebo Located at the Town Common – Possible Votes

Lynn Paresky stated that because of the donations they were able to pay in full for the painting of the gazebo and Matt Wojcik will sign the contract with Jason Baker.

(21:48 TS) Motion to accept the \$2,100 donation made by the Douglas Common Preservation Society for the repairs and maintenance of the gazebo, made by Tim Bonin, seconded by Ross Smith. The vote passed unanimously.

9. (22:20 TS) Appointments – Possible Votes

Economic Development Commission – Meg Schlesman

(22:55 TS) Motion to appoint Meg Schlesman to the Economic Development Committee for a period of 3 years made by Mike Fitzpatrick, seconded by Tim Bonin. The vote passed unanimously.

Octoberfest Committee – Rhoda Hendrickson

(23:15 TS) Motion to appoint Rhonda Hendrickson to the Octoberfest Committee for a period of three years, made by Mike Fitzpatrick, seconded by Tim Bonin. The vote passed unanimously.

10. (23:25 TS) Vote for Land Counsel Use Firm

The board discussed the three candidates they interviewed, and Mike Fitzpatrick, Ross Smith and Hal Davis stated their decision was for Murphy, Hesse, Toomey & Lehane LLP for towns legal counsel. Tim Bonin stated that he had reached out to attorney Jay Talerman their current legal counsel and found out that the growth of the firm may have impacted their response time and he was willing to give them another shot.

(28:20 TS) Motion to appoint Murphy, Hesse, Toomey & Lehane LLP for land counsel made by Mike Fitzpatrick, seconded by Ross Smith. Tim Bonin opposed; all other members voted in favor.

11. (30:00 TS) Open Fall STM Warrant – Possible Votes

(30:05 TS) Motion to open the Special Town Meeting Warrant made by Mike Fitzpatrick, seconded by Ross Smith. The vote passed unanimously.

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12. (30:15 TS) CRG Presentation with a Proposal Requesting to Establish a New Overlay District in Douglas – Possible Votes

Frank Petkunas with CRG, remote, Dan Bailey with Pierce Atwood in Boston working with CRG and Todd Morey, project engineer with Beals Associates. Frank Petkunas stated that there is a company interested in this proposed facility that he will be able to divulge the name in a week or two, he went over the details of the project and that it is expected to create more than 1,000 permanent jobs. They showed slides of the project and the site and Dan Bailey discussed the special request from the board for approval of this project, which would require a zoning amendment creating an overlay district limited to the site that would allow warehouse height of up to 85 feet, which the limitation is he believes 55 feet in that district. Todd Morey went over the details of the building size and project. The proposed project is a 1.7 million square-foot distribution warehouse.

(52:30 TS) Motion to forward CRG's project presentation for a proposal requesting and established a new overlay district in Douglas to the planning board, made by Mike Fitzpatrick, seconded Hal Davis. The vote passed unanimously.

13. (53:10 TS) 250th Anniversary Celebration Discussion – Possible Votes

Ross Smith stated that they formed a committee, and they are looking for volunteers for and have two applications at present. The BOS will officially vote on forming the committee at their next meeting and vote on the applicants. They discussed talking to Jeanne Lovett to see about setting up a donations account. In honor of the 250th anniversary Tim Bonin, Mike Fitzpatrick, Hal Davis, and Les Stevens pledge to make a \$250 donation. They discussed the suggestion of getting a Liberty Elm in honor of the 250th anniversary.

14. (1:04:25 TS) BOS Policies & Procedures 1st Read

Mike Fitzpatrick went through the edits he made; Les Stevens went through his suggested changes and edits and specific language regarding members of multiple boards.

15. (1:14:40 TS) Meeting Minutes – Possible Votes. NONE

16. (1:14:45 TS) Town Administrator's Report

TA Wojcik talked about the CRG project brought up earlier in the meeting and wanted to point out that this is a build to suit situation, not a speculation situation. The Cubes at Gilboa was built on speculation and was built on an industry standard template. Their requests are proposed around a corporate entity that has already decided they want to be there. He talked about ways and examples of how the town might be able to benefit from the Gilboa St. project. TA Wojcik has enjoyed working with CRG and he let them know that they will need to know who is going to be in the building soon so they can share it with the residents.

The appraisal report for 11 Gleason Court was received, and it is very thorough. The RFP will be revised to remove some of the exhibits and will have the appraisal report

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referenced. The appraisers value on the real estate plus the building is 390k. TA Wojcik is looking for the board to decide if they want to accept a lower price and if they decide to, they would need to annunciate a clear reason why to take a lower amount than the appraised figure, he would need to have their answer in the next two weeks.

TA Wojcik updated the board on the health insurance and that he will be receiving a report from the firm they hired to review the financial standing of the town of Douglas within the Massachusetts Strategic Health Group (the town's former health purchasing group) and believes they are arriving at a number that can be used as a baseline to track how much of the surplus remains in the towns trust fund. He talked about other details and a brief description of the town's new health insurance.

TA Wojcik also talked briefly about the budget and the need to focus on the school transportation.

17. (1:37:10 TS) Open Session for Topics Not Reasonably Anticipated 48 Hours in Advance of the Meeting. NONE

18. (1:37:25 TS) Adjournment- Motion to adjourn the meeting made by Mike Fitzpatrick, seconded by Ross Smith. The vote passed unanimously.

Respectfully submitted,



Stephenie Gosselin
Recording Secretary