



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

1. Call to Order
2. Pledge of Allegiance
3. Chairman Announcements
4. Citizen's Forum
5. Annual License Renewals (Alcohol, Common Vic., Class II, Automatic Amusement) – Possible Votes
6. Donation Acceptance / The Cubes at Gilboa, LLC \$350,000 – Possible Votes
7. 11 Gleason Court Strategy Discussion
8. OPEB Stabilization Discussion
9. MMA Article - Fiscal Pressure on MA Municipalities Discussion
10. FY27 Budget Outlook Discussion
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 – Douglas PD, Peterson Oil, & 103 Shore Road**
14. Adjournment

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APPROVED  
December 16, 2025

Board of Selectmen  
Meeting Minutes  
Tuesday, December 2, 2025  
7:00 PM

Attendance: Chair Les Stevens, Vice Chair Tim Bonin, Mike Fitzpatrick, Ross Smith, Hal Davis (remote), and 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. (0:35 TS) Chairman Announcements - NONE
4. (0:40 TS) Citizen's Forum – The Board had a moment of silence in memory of Josiah Burch who was a member of the Conservation Commission and the Board of Assessors who unexpectedly passed away on November 26, 2025. Mr. Fitzpatrick wanted to acknowledge the performance of the fire and police in the emergency situation and their professionalism and efficiency.
5. (2:50 TS) Annual License Renewals (Alcohol, Common Vic., Class II, Automatic Amusement) – Possible Votes  
(4:35 TS) Motion to approve the annual licenses for Dunkin Donuts, Common Vic. license, Breezy Picnic Grounds, Common Vic. and Automatic Amusement license, Goodness Store, Common Vic. license, Evergreen Auto (f/n/a Douglas Auto and Trucks) Class II license, Douglas Equipment Corp., Class II license, Harry's Pizza, Common Vic. license, Family Convenience, Alcohol and Common Vic. license, and EZ Mart Convenience Store, Alcohol license renewal; all contingent upon all necessary fire department and building department inspections, made by Tim Bonin, seconded by Ross Smith. Roll call vote – Mike Fitzpatrick, Tim Bonin, Les Stevens, Ross Smith, Hal Davis all in favor.
6. (5:40 TS) Donation Acceptance / The Cubes at Gilboa, LLC \$350,000 – Possible Votes  
TA Wojcik read into the record a letter submitted by the Cubes at Gilboa, LLC (written by Frank Petkunas) regarding the \$350k donation that is offered by the Cubes at Gilboa, letter attached to the minutes. TA Wojcik explained that they will be pursuing a MassWorks Grant for the project once they receive a final plan agreement for development of the Pyne Sand and Gravel site that the \$350k will reduce the amount of the grant they will be requesting.  
(11:20 TS) Motion to accept the Cubes at Gilboa donation of \$350k for the North Street elevated potable water storage tank project, made by Tim Bonin, seconded by Mike Fitzpatrick. Roll call vote – Mike Fitzpatrick, Tim Bonin, Les Stevens, Ross Smith all in favor.

7. (12:00 TS) 11 Gleason Court Strategy Discussion

The board discussed adding an expansion limit and other requirements they are looking for in this project proposal. They discussed staying with the professional appraisal of \$390k, and the traffic for the road, length of time of advertisement and a deed restriction. TA Wojcik will draft something up and bring it back to the board in the next 2 to 4 weeks with the terms discussed tonight for review.

8. (34:55 TS) OPEB Stabilization Discussion

TA Wojcik discussed the OPEB versus active health coverage and suggested making a more general stabilization to be able to be used for active health coverage if needed. In the end TA Wojcik stated as it's currently configured, he doesn't think the town should prioritize OPEB stabilization over stabilizing its operating budget.

9. (48:50 TS) MMA Article - Fiscal Pressure on MA Municipalities Discussion

Les Stevens would like to draft a letter to the Governor about where the town of Douglas is when it comes to receiving local aid. The board members are going to look through the report Mr. Stevens provided and keep this on the agenda.

10. (1:00:20 TS) FY27 Budget Outlook Discussion

TA Wojcik is waiting for some more data with the transportation outside of school and the health insurance claims. The current deficit is around \$150k, which he has revenue solutions for that have to do with the overlay, new growth and local receipts. There was a lengthy discussion about the police department staffing schedule and the idea of regionalizing dispatch. He talked about the timing of economic development outlook, and the proposed sand pit project.

11. (1:15:10 TS) Town Administrator's Report

The air handling project for the document area in the gym is moving forward, and were able to release additional funds for the furnace project in the highway department with approval at Town Meeting.

TA Wojcik discussed the oil spill at town hall that has been ongoing, and the possibility of suing, and the frustration over the town's previous property and casualty carrier not wanting to take legal action. He talked about another town that did end up suing for a similar situation. The total cost to resolve this oil spill and the environmental remediation, and other things needed to be done to close out the case was \$890k and \$500k was provided by the property and casualty insurance.

12. (1:19:35 TS) Open Session for Topics Not Reasonably Anticipated 48 Hours in Advance of the Meeting.

Ross Smith reminded the public that there is another 250<sup>th</sup> Celebration meeting on Thursday 12/4 @ 6 pm for anyone who would like to attend, throw out ideas and feedback, or give donations.

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December 16, 2025

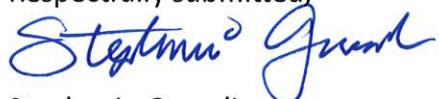
13. (1:21:00 TS) Executive Session

Motion to move to executive session for potential litigation for Douglas PD, Peterson Oil, and 103 Shore Road and reconvene into open session for the sole purpose of adjournment, made by Ross Smith, seconded by Tim Bonin. Roll call vote – Mike Fitzpatrick, Tim Bonin, Les Stevens, Ross Smith, Hal Davis all in favor.

14. Adjournment

Mr. Bonin made a motion at 8:59pm 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, Stevens – aye, Bonin – aye.

Respectfully submitted,



Stephenie Gosselin  
Recording Secretary