

**Minutes of Regular Meeting
Select Board
Tuesday, January 10, 2023
Remote Online Meeting (Zoom 873 4085 7587)
Called to Order at 6:30 p.m.**

Remotely participating were Board members, Chair Christopher Houston, Harvey Boshart and Laurie Bent. Also present were Town Manager Leon A. Gaumont, Jr., Assistant Town Manager/Human Resources Director Lisa Yanakakis, Assistant to Town Manager, Michelle LeBlanc, DPW Director Tom Cullen, Recreation Director Christopher Fitzgerald, Recreation Commission Members Melissa Crocker, Drew D’Amaro, Trevor MacDonald, Adam King, Recreation Commission Candidate Chikaebere (Chicka) Toure, Board of Health Director Kelly Pawluczzonek, Board of Health Members, Chair Laura Azzam, Jennifer Kickham, DPW Director Tom Cullen, DPW Deputy Director of Operations Richard Sullivan, DPW Deputy Director Project Management Ken Calder, Town Engineer Jason Lavoie, Town Planner Imai Aiu.

Mr. Houston called the remote meeting to order and read the following:

Chapter 107 of the Acts of 2022, “An Act Relative to Extending Certain State of Emergency Accommodations”, authorizes municipal boards to hold fully remote or hybrid meetings through March of 2023. The law does not mandate or prohibit in-person meetings; instead, it allows the Town flexibility in that regard. As required, if a meeting is held fully remotely or as a hybrid meeting, adequate alternative access is provided through a video conferencing link included on the meeting agenda.

Resident Comments:

Adrienne Giske wanted to provide an update to the JST process since there has been a lot of misinformation being put on social media, and confusion involving the JST. She stated she received the draft lease on December 24, 2022. She stated that the lease is being reviewed, and the holidays plus COVID had caused a brief delay. She wanted to let people know that a contract has to be created so prices can be done for the vendors of JST. She stated the vendors have been in contact and are wanting to come back. She wants to work with Mr. Gaumont to post an update on the JST on the Town website so people can see the process. She also wants to post updates on Facebook. She would like to thank Mr. Gaumont, and Mr. Jarobski from Facilities for their hard work with this. She said they are sticking with the original plan from the three proposals as to what was in the warrant articles at Town Meeting. They will not be changing it to anything else.

Ms. Crocker is calling the Recreation Commission Meeting into order:

Interview with candidate for Recreation Commission

Chicka Toure, 10 Ledgewood Road, has lived in Weston for over 12 years. She has 3 daughters; 16 yo who is a Junior, 12 yo who is a seventh grader and a 9 yo who is a fourth grader. They have enjoyed a lot of the community’s services, activities. Her interests lie within Recreation because of all the outdoor activities/ amenities Weston has to offer. She enjoys what the community has to offer and wants to be a part of it. She loves how her kids can also benefit from what Recreation offers. She is a Nurse Practitioner and enjoys having a work/life balance. She is involved in a lot of other mother groups within the community.

Ms. Crocker said Ms. Toure came to a few meetings Recreation Commission had. Everyone had an opportunity to speak with her. They feel she would be a great addition. She will fill the remaining seat of Ms. Gooch's departure.

Mr. D'Amaro said Ms. Toure has been present at the last few meetings, and he has had the opportunity to speak with her and feels she would be a great fit. He is sad to see Ms. Gooch go but is happy they have the opportunity to have Ms. Toure.

Mr. King said she will be a great addition.

Ms. Bent said it's great they have someone who has children of the age range where they can take full advantage of what amenities are offered. She feels Ms. Toure brings a great amount of enthusiasm.

MOTION: Ms. Bent moved to appoint Chicka Toure to the vacant position on the Recreation Commission, term set to expire May 30, 2023. 2nd by Mr. Boshart.

Roll call vote: Ms. Bent, Mr. Boshart and Mr. Houston voted in the affirmative. **Approved unanimously.**

Recreation Commission Roll Call Vote: Mr. D'Amaro, Mr. King, Mr. MacDonald and Ms. Crocker voted in the affirmative. **Approved unanimously.**

Ms. Crocker adjourned the meeting.

Interviews with candidates for Board of Health

Laura Azzam is calling the Board of Health Meeting into order:

Ms. Azzam stated there are three candidates; Paul Martin, whom she recommends. He led initiatives for the WERC (Weston Emergency Response Corp), he led mental health education series back in September. He is actively involved in the WERC, including serving as the secretary for the past four years. He always attends meetings, respectful and helps in any way he can. He is genuinely interested in the general health of the community.

Paul Martin, 30+ years resident of Weston. He has a background in technology and in the area of pest control. He has worked in several health care settings, including the VA in Jamaica Plain. He has interest in both business continuity and disaster recovery as it applies to the health and well-being of the community. He has been volunteering with the WERC for the past four years and has been the secretary for most of that time. He has been helping administratively at both the COVID and flu vaccination clinics. He gained insight to other types of health issues, concerns by interacting with the members of the community at these clinics. He is interested in serving with the Board of Health and issues pertaining to the well-being of the community.

Diana Chaplin, another candidate, has attended WERC meetings as well. She has been helpful with sharing information to the group. She has attended meetings on eradication of Japanese Knotweed, which is associated with glyphosate which is a hazardous material. The Board of Health was involved in that. She has a master's degree in public health, and involved as an Epidemiologist which is helpful for COVID.

Diana Chaplin is interested in the health and well-being of the citizens in the town. Since 9/11, she has been an off and on member of the WERC, and actively in her own neighborhood. She is involved in many

different trainings throughout the years at the Fire Department and Schools. Recently she acquired farm animals and a permit to have them on her property. She is now a fiber farm. She has a good agricultural background. She is on the invasive species committee and has been serving on that trying to understand what to do about the invasive species issues here in Weston. She is also a Real Estate Agent; septic systems are a huge deal. She stated there is a need to understand different types of soils and systems being presented. She is knowledgeable about those which may be useful.

Hui Gao, the third candidate, came from China 20 years ago, moved to Weston about 1.5 years ago. She works in pharmaceutical and biotech company. She is a biologist, works on rare genetic diseases. She holds a PhD in medicinal chemistry, and Postdoctoral training. She joined Forest and Trail volunteers which led her to know more about Weston and its members of the community. She said she hopes her knowledge and work experience will help her in working with the Board of Health.

Hui Gao is involved in the Bio Tech Field. This could be useful for Weston because there may be tenants in the Riverside Lab Building. The Board of Health will have to establish a bio safety committee.

Ms. Kickham asked what drew the candidates to the position. Mr. Martin stated he feels his knowledge, experience and background can be of service to the Board of Health. He would like to work with them, Ms. Chaplin said she has been interested in the Board of Health since she received her degree in 1997. She has time to spend focusing on volunteer activities in the Town. She feels there is an increase in Agricultural activities in the town. She has been implementing the ideas of the WREC. She has a lot of knowledge regarding septic systems. Ms. Gao said the pandemic has changed the way she works. She has a lot of time to volunteer. She is hoping to do something with her knowledge to help the community.

Ms. Bent asked what skills are the Board of Health looking for in the candidate. Ms. Azzam said she wants someone who can continue and maintain the WREC. Ms. Kickham said all candidates would bring something to the Board of Health.

Ms. Pawluczzonek stated the community would be fortunate to have any of these candidates with their backgrounds. She stated she spoke one on one with Paul Martin during their meeting last month about what goes on at the meetings, and what the expectations are.

Ms. Azzam and Ms. Kickham felt Paul Martin would be the best candidate.

MOTION: Mr. Houston moved to appoint Paul Martin to the vacant position on the Board of Health, term set to expire May 30, 2023. 2nd by Ms. Bent.

Roll call vote: Ms. Bent, Mr. Boshart and Mr. Houston voted in the affirmative. **Approved unanimously.**

Roll call vote Board of Health Ms. Kickham and Ms. Azzam voted in the affirmative. **Approved unanimously.**

Ms. Azzam adjourned the Board of Health Meeting

Massachusetts Water Resources Authority: Metropolitan Water Tunnel Program Proposed Project

Kathy Murtagh, Director of the Metropolitan Water Tunnel Program for the Authority, Paul Savard, Director of the Design and Construction for the Tunnel Program, Carmin DeMaria, Public Affairs Department, and Sean Navain Director of Governmental Affairs were presenting the slideshow on the proposal of a redundant system to allow the old system to be taken offline. The Metropolitan Tunnel

System is in need of repair which is unable to occur without shutting down the entire system. Their proposal includes plans to install shaft sites in the region. The projected completion of this project is 2040, the MWRA are mainly using this to provide information to the public and take public comments. The Town Departments are reviewing the environmental impact report for this project. The MWRA slide presentation can be viewed here: <https://www.weston.org/1806/Metropolitan-Water-Tunnel-Program>

DPW Projects: Water Tank Replacement Discussion

Update on Pavement Improvement Project

Update on public tree maintenance plan

Follow up on wireless meter installation

Ash Street sidewalk update

Update on Merriam Street Bridge Improvements

Water Tank Replacement Discussion

Ms. Bent feels there is an advantage of constructing two new tanks as opposed to one tank, which it is more cost efficient with construction costs rising. Ms. Bent said she intends on putting together a list of FAQ's, which have been composed by Mr. Gaumont, Mr. Cullen & the DPW Team, Ms. Bent, and Engineers/Consultants from Wright-Pierce (Engineering Company). Ms. Bent stated these FAQ's will be posted on the Town website for the public to view. Ms. Bent stated there will be three separate informative sessions/ Select Board Meetings, where people can ask questions, via zoom regarding the proposed water tanks: 1st Meeting will be held February 16th, 7p-9p, and will go over the design and hydraulics of the water tanks, 2nd Meeting will be held March 21st, 7p-9p, will go over the siting of the proposed new tanks, 3rd Meeting will be on April 25th, 7p-8p, will go over the finances of this project and any further questions. Ms. Bent wants the Weston Residents to really understand the critical need for these proposed new water tanks. The Town website has these FAQ's and the 1st Meeting recorded and posted, which can be viewed here: <https://www.weston.org/1828/Proposed-Water-Tank-Replacement-Project>

Update on Pavement Improvement Project

Mr. Cullen stated the DPW Team have been working on the roadways from the original study back in 2014-2015 that proved roadways to have a pavement condition index of 70 or below. As of the current date, they still have about 52 segments with a pavement condition index of 70 or below left to repair from that study. Mr. Cullen stated they will continue to crack seal, rubber chip seal and mill and overlay to maintain roadways. Mr. Cullen feels that even though pavement materials have increased significantly, they are still on track to complete these repairs of the roadways. Mr. Cullen feels this project will be completed by 2027-2028 assuming the Rt 30 project can get funded through TIP. The 2022 pavement document can be found here on the Town's website: <https://www.weston.org/1801/Roadway-and-Sidewalk-Improvement-Program>.

Update on public tree maintenance plan

Mr. Aiu stated DPW did an inventory of all the street trees in town. The results of findings proved most of the trees were in no better shape than fair condition which came as a surprise. Mr. Aiu stated a RFP was created, consultants were hired to see which trees took priority with high risk removal, or needed other treatments, and which ones would be replanted once they were removed. Mr. Aiu stated they are on track to have the plan completed by March. The consultants will come to a Select Board Meeting to go over the program, present the plan and finances. This will be an item that will be presented at the Fall Town Meeting.

Follow up on wireless meter installation

Mr. Cullen reported the town is about 73% converted to wireless meter reading, and they are making progress. Mr. Cullen stated they are setting up standard protocols for when new meters come online, which help eliminate the previous issues they had encountered. This includes the system they use that generates the billing from the readings. Mr. Calder said the DPW had encountered some hurdles when trying to switch the data bases from the old meter reading billing system to when they went to wireless automated meter readings. They wanted to ensure the residents were getting actual true readings from the automated meter reader, and not have data left from the old system. Mr. Calder stated another issue is the availability of the wireless meters. He said the supply chain is back ordered. He also noted the upgrade of going from 3G to 5G has been challenging because the original wireless meters that were put in were reading off 3G. They had to get conversions in house so they could work off 5G to get the correct actual meter readings, which allowed them to continue with no interruptions. Mr. Calder stated Bay State Winsupply is the installer, contractor meter installer and programmer of the meters into the system, and Mueller Water Systems is the contractor who owns the automated infrastructure system. They have been instrumental in making this work as a whole. Mr. Calder said they are working on an app for customers to have a portal to access their account, etc. He is hopeful it will be completed once they have most of the meters installed. Mr. Calder noted that there are #8 residents who refuse to have the transmitter installed with there wireless meter. He feels it is misinformation the residents have thinking it transmits constant signals, instead of just one at a set time. He will continue to work with those residents to help educate them on the transmitter.

Ash Street sidewalk update

Mr. Lavoie gave a brief update on the Ash Street sidewalk. Traffic and Sidewalk Committee is supportive of this plan. Mr. Lavoie said the plan is to have a large portion of it is off street, walking path, with a sidewalk in areas that we can have easy access and install without any disturbance to the existing trees. They will be removing the one tree stump that is present. There will also be a drainage project for this road, which will not impact the project. They will still maintain their ADA compliance with this Ash Street sidewalk project.

Update on Merriam Street Bridge Improvements

Mr. Cullen said about a year ago, the MassDOT/State came in and dropped the carrying capacity of the bridge from 6 tons down to 3 tons due to deterioration of carrying members of the bridge's superstructure. The Town, specifically Fire and Police pushed back on this, citing safety reasons requesting the carrying capacity be placed back to 6 tons. The State came and made some temporary repairs, resulting in the posting being brought back to 6 tons. The State has consultants to replace the bridge and has invited Weston's DPW team to provide their input. Mr. Cullen feels they might close this bridge, and he feels it is not the best alternative for this bridge. The bridge would be a Mass TIP project.

Consider Reappointment of DPW Director

MOTION: Ms. Bent moved to reappoint Thomas Cullen as DPW Director/ Tree Warden, term set to expire February 3, 2026. 2nd by Mr. Boshart.

Roll call vote: Ms. Bent, Mr. Boshart and Mr. Houston voted in the affirmative. **Approved unanimously.**

Discussion on options for extending the lease agreement at 0 Hobbs Brook Road

Resident, Ms. Alicia Primer feels the area has a lot of possibilities for this property to be used as potential affordable housing opportunities, so she wanted to ask the Select Board not to renew the lease for another full term. Ms. Primer stated the Town owns several parcels of land around 0 Hobbs Brook Road that would be good to use for affordable housing. Ms. Primer is suggesting renewing the lease agreement for company Granite Brook Materials, at 199 Church Street for only 1 year as opposed to their normal automatic 3 year renewal. Ms. Primer is thinking to do a land swap or something so the property could be used. Ms. Primer said this would allow time for an analysis and focus efforts by affordable housing advocates to develop strategies to have this come to fruition.

Resident, Alan Day, stated that the Town and the Leone's (owners of commercial property leasing 0 Hobbs Brook Road) could partake in a land swap.

Mr. Houston feels that since the rules have been complied with, there is no reason not to renew the lease agreement for 0 Hobbs Road. He encouraged the Affordable Housing Committee to research the other parcel areas for affordable housing units.

Ms. Bent wanted to point out that some of the parcels aside from 0 Hobbs Road, are viable to use as affordable housing. Ms. Bent also pointed out that the Leone's have been a small business owner here in Weston for over 25 years, and it would be unfair to take that business away from them. They have been compliant with their lease through all these years.

Michael Leone, one of the owners, stated they have put their heart and soul into this family business. He has a great relationship with the residents of Weston. He values them as customers. He felt this was an unfair attack on him and his business. He has not been doing anything wrong and has made many improvements for the better for his business and the Town of Weston.

Frank Leone, one of the owners, stated that the Town land will not be large enough for placing affordable housing units on it.

Resident, Michael Harrity (previously on the Select Board) said that land specifically was looked at previously for affordable housing. He said it is not large enough to get many units on the land, that it is not viable.

After discussion there was no action taken on the request.

Consent Agenda

MOTION: Ms. Bent moved the Consent Agenda as follows. 2nd by Mr. Boshart.

Roll call vote: Mr. Boshart, Ms. Bent and Mr. Houston voted in the affirmative. **Approved unanimously.**

Approval of minutes from regular Select Board Meeting December 21, 2022.

Name designees for MMA Conference (Laurie Bent & Leon Gaumond as the alternative)

Reappoint Thalia Price as an Associate Member to the Affordable Housing Trust

Vote to approve Police Detail billing rate

As the Licensing Authority for the Town of Weston, approve a request for a 2023 Common Victualler's License, issued under the provisions of M.G.L. Chapter 140, Section 2, from, P&P Donuts LLC d/b/a Dunkin Donuts.

Accept gifts received from Jonathan & Barbara Critchlow \$100, Joseph & Christopher Ferguson \$100, Stephanie Baer \$30, Elaine M Bums & John Memishian \$250, Neal & Nancy Foster \$500, Walter Winshall \$100, Katherine Hohenberg \$250, Kamal Murali \$50, The Village Barber Shop \$100, Michael & Jeri Cooper \$100, Claire Saxe \$100, Weinstein Family Foundation \$1000, John & Theresa Levinson \$100, Robert R. and Lisa V. Reitano \$150, Peter John and Philippa B Condakes \$100, Stephen W. & Margaret W. Ober \$200, and from Bang-Woel Lu Foundation \$250 to be applied to the Weston Arts & Innovation Center.

Accept gifts received from Natalia and Theodore Jones Charitable Trust \$12,000 and from the Friends of The Weston Public Library \$19,500, to be applied to the Library General Purposes Fund.

Accept gifts totaling \$5690 from the donors listed in the attached document to be applied to the Weston Council on Aging.

Laurie Bent
Clerk

Note: A copy of all documents, explanatory material, and exhibits presented to and used by the Select Board as part of this meeting are attached to the approved minutes