



Town of West Boylston
140 Worcester Street, West Boylston, Massachusetts 01583

Board of Selectmen/Sewer Commission Meeting Minutes

Date / Time / Location of Meeting February 6, 2019; 7:00 p.m.; Selectmen's Meeting Room, 140 Worcester Street

Members Present Christopher A. Rucho, Chairman Barur R. Rajeshkumar, Clerk Siobhan M. Bohnson, Selectman John W. Hadley, Selectman

Members NOT Present Patrick J. Crowley, Vice Chair
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Invited Guests:

Mr. Rucho convened the meeting at 7:00 p.m.

PUBLIC COMMENT

No one came forward for this agenda item.

APPROVAL OF MEETING MINUTES:

1. January 16, 2019, regular session

Motion Mr. Hadley to approve, second Mr. Rajeshkumar. Vote on the motion – Messrs. Rucho, Rajeshkumar and Hadley yes; Ms. Bohnson abstains as she was present at the meeting.

REVIEW AND VOTE TO APPROVE WARRANTS FOR THE PERIOD COVERING JANUARY 17, 2019 TO FEBRUARY 6, 2019: Town Payable Warrants FY2019-30, 31, and 32; Sewer FY2019-SE16; Payroll P/R 2019-15; MLP #21; and School FY2019-S12

Motion Mr. Rajeshkumar to approve, second by Mr. Hadley, all in favor.

NEW BUSINESS:

1. Request for Common Victuallar license from Nola Cajun Kitchen, 340 West Boylston Street

Ngan Nguyen joined the Board. He explained that he plans to open a Cajun food restaurant in West Boylston as there is no Cajun concept in this area. Most of the Cajun food is on the spicy side such as crawfish, fried oysters, and blue crab. They plan to open in March some time. Mr. Hadley questioned the seating in the restaurant. Mr. Nguyen noted that the space, formerly used by Zitto's, had a counter with six barstools. In the front they have six tables and two tables on the side. He thinks it will be mostly takeout. Hours of operation are Tuesday-Thursday 11-9; Friday-Saturday 11-10;

and Sunday 12-6. Ms. Bohnson asked if he owned the building. He indicated that he did not. He rents the building, has a three year lease with a two year option. Ms. Bohnson asked what attracted him to this area. Mr. Nguyen explained that he lives on Whipporwill Drive, it is close to him. His last job was in Marlborough. He owns two Vietnamese restaurants in Mexico, their goal is to expand throughout Mexico, and his goal with Nola is to expand throughout the area. He will work at the restaurant as the first year is very busy. He wants to make sure the food and service are good. It will be his wife and him and if it picks up his son will come in. For him it is a big investment but it is an investment he would like to take. He is excited with the concept. Mr. Rajeshkumar asked how many parking spaces they have. Mr. Nguyen reports he has a huge area for parking as you can park in back and on both sides of the building.

Motion Mr. Hadley to approve the issuance of the license, second by Ms. Bohnson, all in favor. There were no issues with any of the departments.

2.Request for an Entertainment License for Recess, 216 West Boylston Street

Chris Clark and Chris Goodney joined the Board. Mr. Clark reports that they are about three weeks from their opening date. They did schedule a ribbon cutting and they are just about done. The bar is coming in this week and they should be close to done by the end of the month. They will have a couple of soft openings. They might not have a grand opening and just open. It is outdoor games played inside. They include whiffle ball, kick ball, they will have leagues, jumbo sized games, such as battleship, and darts. They are doing local Craft breweries. They were told that Central Mass is the Napa Valley of Craft beers.

Mr. Rucho asked when people come in do they pay a fee. Mr. Clark explained that they intend to charge a fee to keep the riff raff out. They want people to enjoy Craft beer and games. Mr. Hadley asked what was built outside in the front of the building. Mr. Clark reports that it is an outdoor playground for children with autism for another business in the building called Futures. Mr. Rajeshkumar asked about parking in the area and people using Shrine Ave. Mr. Goodney noted that their business is on the right side of the building and there is plenty of parking. Mr. Clark noted that his uncle owns Ultimate Obstacles and they will work together so they do not have any issues. The beauty of the location is that Ultimate Obstacles and Recess are open on opposite hours. He intends to be open Monday to Thursday 4-11; Friday 4-12; Saturday 12-12 and Sunday 12-10. Ms. Bohnson noted that she did see a job fair night. Mr. Clark reports that they hired their first 25 employees and four of five who worked at the old Fynders and Keepers. They also hired a couple of high schools students. They think they may be adding staff after they open and their staff ranges from young to old. They plan to talk to the senior center to have people come out and play games.

Ms. Bohnson asked how they got the Mass Live video done. Mr. Clark states it was a fluke and it was a humbling video. They received a tremendous response to the video which was impromptu. It is the most watched video on Mass Live ever. They have a full bar, liquor and non-alcoholic drinks. Polar will be their distributor.

Motion Mr. Hadley to approve the Entertainment License, second by Ms. Bohnson, all in favor.

PUBLIC HEARING: APPLICATION OF ARI'S TAVERN LLC D/B/A ARI'S TAVERN, 171 WEST BOYLSTON STREET FOR AN ALL ALCOHOLIC BEVERAGE POURING LICENSE - Also requesting Common Victuallar License and Entertainment License

Mr. Rucho opened the public hearing and Mr. Rajeshkumar read the following notice. Notice is hereby given that the Board of Selectmen of the Town of West Boylston will hold a public hearing on the Application for an All Alcoholic Beverage Pouring License for Ari's Tavern, LLC, 171 West Boylston Street. The public hearing will be held on Wednesday, February 6, 2019 at 7:15 p.m. in the Selectmen's Meeting Room, #210, of town hall, 140 Worcester Street, West Boylston, MA.

All interested persons, groups, and agencies are invited to attend. Christopher A. Rucho, Chairman advertised on January 26, 2019.

Richard Gallant and Arianna Saarinen joined the Board. Ms. Saarinen explained that she plans to open up an American style pub in place of Fynders. She previously worked for Fynders for over one year. It will be called Ari's Tavern and have a full bar. They will update things in the building and the menu will change, it will be cut back. Mr. Gallant explained that his son and Ari play hockey together. He thought it would be a fun thing to be in the restaurant business. They worked with the bankruptcy trust and the landlord to transfer the business to them. They will refurbish the business and try to be open in early March. Mr. Hadley asked about the signs on the building that say there is going to be an auction. Mr. Gallant explained that the auction has been cancelled as they worked with the Trustees and they will be buying the items inside of the building rather than having them auctioned off.

Ms. Bohnson asked about hours of operation. Ms. Saarinen explained that they will do lunch and be open into the evening until midnight. Ms. Bohnson asked if there will be any changes inside. Mr. Gallant reports that they will be adding some booths, changing lighting, taking out the soda bar, redoing the floors in the bar and will redo the entrance. They plan to have entertainment from 7-9:30 on Friday, Saturday and Sunday. They will still have popcorn.

Mr. Rajeshkumar noted that they went before the Planning Board. Mr. Gallant reports that they are working on the outstanding items and they talked with the Building Inspector and the Fire Chief. There is no public comment. Ms. Saarinen notes that she lives in Princeton and she was the general manager for McCormick and Martells. She worked very closely with Kevin and Kathy, she likes the town and enjoyed being a part of it.

Motion Mr. Hadley to close the public hearing, second by Mr. Rajeshkumar, all in favor.

Motion Ms. Bohnson to approve the request for an All Alcoholic Beverage Pouring License, second by Mr. Hadley, all in favor.

Motion Mr. Hadley to approve the request for a Common Victuallar and an Entertainment License, second by Ms. Bohnson, all in favor.

NEW BUSINESS: (cont)

1. Update on \$150,000 Grant

The town received a \$150,000 grant for architectural plans to retrofit the fire station. We were in touch with Administration and Finance, they provided the town with the contract, which was signed and returned. The deadline to get everything done is June 30, 2019. Ms. Lucier spoke with Rep. O'Day and he was going to reach out to A&F to find out exactly what he needed to file to extend the deadline if needed. Chief Welsh explained that he doesn't want to start something and find something that shouldn't be there because we would have due diligence to take care of things. Ms. Lucier and the Chief met with architect John MacMillan. For \$30,000 we could get a preliminary study to assess the building structure, mechanical and electric. It would identify code issues and look

at code issue triggered by a renovations and estimate those costs. John MacMillan estimates it will cost between \$55,000 and \$60,000 to do that work. We also have a 6-mnth window to accomplish what we can.

Mr. Hadley noted that FISP has not discussed the Fire station. He suggested discussing this with FISP next Wednesday night and inviting John MacMillan as well. This scope of work will cover our needs and future needs. He asked where would the Fire Department live while the renovations are being done. If we live somewhere else the work would cost less. The Chief thinks we could rent a trailer and put it in the back yard. If it would help expedite the work. Mr. Rajeshkumar asked if we are going to use only this \$150,000 or will it lead to bigger money. The Chief noted that this will be to evaluate the building and give is architectural plans. He questions if we could use these plans 3-5 years down the road as the code changes every five years. Mr. Rajeshkumar is concerned that the towns' people will be concern we are doing another building renovation. Mr. Rucho pointed out that the plan was going to be when the Police Department moved out we would need to do the fire station. Chief Welsh wants to make sure everybody is on board before we go forward. John MacMillan provided us with a Scope of Services. Mr. Hadley believes we need to start with an evaluation. Ms. Bohnson feels it is important that the town knows this is being done with a grant. She thinks the building committee needs to agree with the Board. She would like FISP to hear this. It is grant money not town money at this point. Mr. Rucho sates we know that the \$150,000 is only a start. Discussion on the project will be on the FISP agenda for next week.

2. Discuss Tivnan Drive (JH)

Mr. Hadley reports that the Affordable Housing Trust would like to know if the Board of Selectmen would be willing to do preliminary site work to see if it is worth pursuing using the land for affordable housing for seniors. They would like the Board's permission to allow them to have an architect or engineer look at the site and the Affordable Housing Task Force has the funds to cover the work. Mr. Rajeshkumar asked how much this would cost and noted that they did spend money looking at the Maple Street project. Mr. Hadley has no idea how much it would cost to review the Tivnan Drive property. Ms. Bohnson noted that they are looking to evaluate the property on Tivnan Drive to see if there is potential for senior housing because there are wetland issues at the Maple Street site.

Mr. Rucho asked what if the study comes out and says the land is good. Do you think it is a good spot being away from everything. There is no place to walk and even if it is a good location is it the best place for this. Mr. Hadley feels a developer would come in and do the work himself. There is hardly any property in West Boylston to put senior housing on. He feels it is not the ideal location but we could make it work. They would explore and report back to the Board.

Motion Mr. Hadley to allow the Affordable Housing Trust to look at the property for use as future affordable housing for seniors, second by Ms. Bohnson. Once that is done, the townspeople will decide. Vote on the motion – all in favor.

3. Report from Town Administrator Search Committee

Mr. Rucho reports that he worked with Mr. Hadley and three other members on reviewing the applications received. They interviewed one applicant and after that the committee liked the person interviewed but they recommended the Board go back out to repost the position. Out of the applications submitted there were one or two possible candidates. Mr. Hadley asked whether the ad

should say position opened until filled. Mr. Rucho had thought that was a good approach, however, what if the Search Committee sends three names to the Board of Selectmen and then an applicant comes in that might be the best. Ms. Bohnson agreed that the ad needed to contain a deadline date. She asked how many applications we received. Mr. Rucho shared that there were not a lot of qualified people in the first batch and no one asked about salary. It was agreed to advertise in The Beacon and on the Mass Municipal Association's website. A deadline of March 15th will be used. We will also send letters to each of the applicants who applied thanking them for their application and letting them know that the Search Committee recommended to the Board that a second search be conducted.

4. Discuss Interim DPW Director

Ms. Lucier contacted a retired DPW Director who was recommended by Butch Jackson. The gentleman is very interested and will be sending along his resume. Mr. Rucho thinks it would be good to have a new set of eyes involved.

Motion Mr. Hadley to go forward and interview an interim Director, second by Ms. Bohnson. Mr. Rajeshkumar asked what the Board thinks about the current foreman as the interim. Mr. Rucho thinks we should bring in somebody from the outside to look over the department. Mr. Hadley reports that he spoke with the foreman and he thinks it is a good idea to have an interim as well. Vote on the motion – all in favor.

The Board reviewed the advertisement previously used. Mr. Rucho would like to add Facility Manager duties to the job description. It was agreed to review the ad with the interim and it was agreed to hold special meeting next Wednesday, February 13th at 6:15 p.m. for the purpose of interviewing an interim candidate.

OLD BUSINESS:

1. Employee Survey – final review and vote to go forward

It was agreed to table this item and revisit at the next meeting.

Interim Town Administrator Report

1. Update on legal budget

Ms. Lucier reports that as of the December invoices, we have spent \$40,625.14, which equates to 50.78% of the FY19 budget, on legal expenses. Our monthly trend is increasing. This month services rendered for Gabriel v Town was the majority of the invoice.

2. Update on I&I Work

We are beginning the second phase of the Annual Plan for Infiltration/Inflow and Operation & Maintenance Program work with Weston & Sampson Engineers. This phase covers Sewer Manhole Inspection Program and manholes will be repaired as needed. The cost for this phase is \$72,000 and the funds are in the capital line of the sewer budget.

3. Update on Capital Requests

Ms. Lucier reports that last night she met with the Fin Com/CIB. All capital requests have been forwarded to them and departmental liaisons are now working with the various department heads

who are requesting funds for FY20 projects. The Fin Com/CIB is aware of the Board's updated town meeting schedule on capital items.

4. Municipal Vulnerability Preparedness Program

The town received funding from the Massachusetts Executive Office of Energy and Environmental Affairs through its Municipal Vulnerability Preparedness Program. Towns who complete the MVP program become certified as an MVP community and are eligible for grant funding and other opportunities. These funds can be used on a number of different projects, one of which is a situation which occurs with heavy rains. It is in the Pinecroft area and the pipe under the road is too small to accommodate the additional water and yards get flooded. These funds could be used for something like this rather than using our Chapter 90 funds.

The town contracted with CMRPC to complete the process, which has a June 30th deadline. We need to identify the Core Team. The Core team will be comprised of the Town Administrator, a representative of the Planning Board, Conservation Commission, Fire Department, Police Department, Department of Public Works, Department of Conservation & Recreation, School, Board of Health and the Board of Selectmen. Their responsibilities for the Core Team will be to attend a kick off meeting on Thursday, February 28th from 6:30-7:30 (town hall), to attend a second meeting on Thursday, March 28th from 6:30-7:30 (town hall), to provide feedback on materials produced by CMRPC, and to participate in a workshop to be held in May (date to be determined by the Core Team). Tonight I would like the Board to select their designee to the Core Team.

Motion Mr. Hadley for Mr. Rucho to be the Board's designee, second by Mr. Rajeshkumar, all in favor.

5. Update on Community Survey numbers

As of Friday, we have received 338 completed surveys. Residents are able to access the survey on the Home Page of the town's website and hard copies are available at the Library, Council on Aging, Office of the Town Clerk and Office of the Treasurer/Collector. Those offices will also accept completed surveys. Mr. Rucho encouraged residents to complete the surveys as those results will be used for years to come.

6. MMA Trade Show

On Saturday, January 19th Ms. Lucier attended the MMA Trade Show and represented the town at the MIIA Annual Business Meeting and Awards Ceremony. Our Town was present MIIA Award for our Risk Management. This is the 5th time we have been recognized. We received awards in 2008, 2011, 2014, and 2015. For the first time in the ten years we have been with MIIA we were one of six communities recognized in MIIA's Annual Report. The work of our Safety Committee was highlighted.

FISP UPDATE:

1. General Update on Senior Center

Mr. Hadley reports that the project is moving right along, they are supposed to start the pump house today and we are within weeks of finishing up.

2.Invoices

Caolo & Bieniek Associates: Inv #5911 for \$8,082.50 – motion Mr. Hadley to approve, second by Mr. Rajeshkumar, all in favor.

RAC Builders, Inc.: Inv #9 for \$358.904 – motion Mr. Hadley to approve, second by Ms. Bohnson, all in favor.

APPOINTMENTS AND RESIGNATIONS:

1.Concurrence on the appointment of Matthew Ryel of Boylston to the position of Special Officer to work details from January 22, 2019 for a term to expire on June 30, 2019 at a rate of \$48 per hour

Motion Mr. Rajeshkumar to concur with the appointment, second by Mr. Hadley, all in favor.

MEETINGS, INVITATIONS & ANNOUNCEMENTS:

1.Reminder Gateway Sign Adoption Program (JH)

Mr. Hadley announced that the Economic Development Task Force will draw the name of the next business that will appear on the Welcome to West Boylston sign at their meeting on March 25.

A second Gateway sign will be installed this spring on Route 140 heading into Boylston

2. Announce that there are two islands/squares available under the Board's Beautification of Town Squares and Islands Policy the cement island at Maple/Shrewsbury Street and the island at Crescent/Thomas Streets

3.March 23rd at town hall we will host 'All Hands for Andrea' - Learn CPR and Save Lives. To register call 774.450.3523. Classes will be held throughout the day at town hall.

FUTURE AGENDA ITEMS/SELECTMENS REPORTS:

Ms. Bohnson confirmed the rumor in town that she is not running again for the Board of Selectmen. After 13 years she feels it is time for somebody else to step up. If anyone has questions she encourages them to feel free to contact her. She thanked everybody for all the support while she was involved.

Motion Mr. Hadley at 8:23 p.m. to adjourn, second by Ms. Bohnson, all in favor.

Respectfully submitted,

Approved: February 20, 2019

Nancy E. Lucier, Municipal Assistant

Christopher A. Rucho, Chairman

Barur R. Rajeshkumar, Clerk

Siobhan M. Bohnson, Selectman

John W. Hadley, Selectman