



**SELECT BOARD**  
Meeting Minutes  
Monday, May 3, 2021  
7:00 PM  
Virtual Meeting

**Present:** Members Jon Benson (Chair), Dean Charter (Vice-Chair), David Martin (Clerk), Joan Gardner, Jim Snyder-Grant; Town Manager John S. Mangiaratti

**Absent:** None

Mr. Benson called the meeting to order at 7:00 PM. It was a virtual meeting with no Board members in physical attendance and it was broadcast via Zoom.us virtual meeting platform.

**I. Regular Business**

1. Citizen Concerns

Several public participants commented on the status of the Chair and comments made at previous Select Board meetings. A question was raised regarding the use of public funds for a meeting that is not open to the public. An inquiry was made about redactions to a public records request response; the request was for the police investigation into an incident at a School Committee Zoom meeting. Concerns were raised about racist remarks reported in the school and the apparent lack of a Select Board response. An update was provided about the Acton Water District's Annual Meeting scheduled for 6:00 PM on Wednesday, May 5.

2. Chair Update/Town Manager Update/Members' Minutes

Mr. Benson mentioned that the next Board meeting is May 17, 2021 with a renewed discussion on sewers, and the Public Works building. Mr. Benson suggested holding an additional meeting on May 24, 2021 to review the Annual Town Meeting warrant and vote on the recommendations of the articles. The May 24 meeting would also consider the Town Manager's evaluation from May 1, 2020 to April 30, 2021 in open session, followed by an Executive Session to discuss the Town Manager's contract that will begin July 1, 2021. The contract will be voted upon in open session at the June 7, 2021 meeting. Mr. Benson commented on several residents requesting to build a community center on the former K-mart parcel. Further discussion will be revisited when the new Board meets in July.

Mr. Mangiaratti commented on Town Hall opening to the public today. In the rear parking lot, outdoor seating has been set up with flower arrangements provided by Cathy Fochtman, former Recreation Director. The North Acton Fire Station project is on track for completion by the end of October 2021. The Town received a grant to continue the sidewalk along Harris Street to connect to the Bruce Freeman Rail Trail.

Mr. Mangiaratti discussed the recent Kelley's Corner Pedestrian Street Light Project presentation to the Finance Committee. It was presented by Andy Brockway, Chair of the Kelley's Corner Steering Committee and Planning Director Kristen Guichard.



It highlighted the State paying approximately 40% of the total cost of the Light Project.

Mr. Snyder-Grant announced the Water Resources Advisory Committee is meeting on May 6, 2021 to discuss to consider focusing on the water study that was a non-binding resolution passed at the 2017 Annual Town Meeting. The Arboretum recently received an installation of handicapped accessible planters located behind the kiosk by the entrance from the parking lot.

Mr. Martin mentioned that the on-site portion of the archeological survey at 53 River Street is complete. Several items found were shoddy wool, buttons, char from the fire on the property, and rusty machinery. A future site walk is planned.

Mr. Charter discussed concern with a statement released by the Diversity, Equity & Inclusion Commission and its direction.

## **II. New/Special Business**

### **1. COVID-19 Response Updates**

Mr. Mangiaratti reported there were 8 residents in quarantine, with a cumulative number of COVID cases at 962. Mr. Mangiaratti requested to return the Recycling and Transfer Station days of operation to Tuesday through Saturday beginning June 1, 2021. The Board agreed. Regarding a multi-town vaccination site, there still is no word from the State, and the Governor is closing some of the existing mass-vaccination sites.

### **2. Announce Recipients of Colonel Francis Faulkner, Sr. Volunteer of the Year and Volunteer Award Ceremony, June 3, 2021**

Mr. Snyder-Grant nominated Ann Corcoran, Ms. Gardner nominated Tom Gillespie, Mr. Martin nominated Diane Randolph Jones, Mr. Charter nominated Ray Yacouby, and Mr. Benson nominated Marion Maxwell. The event will be held at the NARA Park Picnic Pavilion at 5:00 PM. Invitations will be sent to the recipients and will be allowed to bring family members.

### **3. Review Proposed Plan to Develop a Climate Action Plan**

Acton's Sustainability Director Andrea Becerra presented the scope of the Climate Action Plan blueprint. The plan includes a stakeholder assessment and a community-wide survey.

### **4. Approve Letter of Support for Municipal Vulnerability Preparedness Action Grant**

The Board agreed to have the Chair sign the letter of support for the Grant. No vote was taken.

### **5. Discuss Proposal for Disposition of 26 Carlisle Road for Affordable Housing**



Land Use and Economic Development Director Matthew Selby presented the history of the property. Carolyn Read from Habitat for Humanity outlined the proposal as a single-family, three bedroom, two bathroom, single story home that will be built to be accessible and include solar paneling. The home would be sold to a family with income that falls in the 30-60% of area medium income range, and the home would remain affordable in perpetuity. Mr. Mangiaratti requested a motion to support the proposal from Habitat for Humanity to re-develop the property at 26 Carlisle Road and take necessary actions to advance to the Town Meeting, **moved by Ms. Gardner, seconded by Mr. Snyder-Grant and unanimously voted by roll call: (Ayes: Mr. Snyder-Grant, Ms. Gardner, Mr. Charter, Mr. Benson, Mr. Martin)**

**Mr. Martin moved to declare the property at 26 Carlisle Road as surplus, seconded by Ms. Gardner and unanimously voted by roll call: (Ayes: Mr. Snyder-Grant, Ms. Gardner, Mr. Charter, Mr. Benson, Mr. Martin)**

Mr. Mangiaratti requested a motion to accept the RFP and authorize terms of the purchase and sales agreement subject to a Town Meeting vote, **moved by Ms. Gardner, seconded by Mr. Martin and unanimously voted by roll call: (Ayes: Mr. Snyder-Grant, Ms. Gardner, Mr. Charter, Mr. Benson, Mr. Martin)**

6. Approve Amendment for Lease Agreement for Professional Ambulance & Oxygen Service and Approve 1-Year Lease Extension at 21 Maple Street, Acton  
**Ms. Gardner moved to approve the amendment to lease agreement and one year lease extension as presented in the packet, seconded by Mr. Charter, and unanimously voted by roll call: (Ayes: Mr. Snyder-Grant, Ms. Gardner, Mr. Charter, Mr. Benson, Mr. Martin)**

7. Discuss Proposed Drive-Up Window Zoning Bylaw  
Mr. Charter updated the Board members on the proposed article for the June Annual Town Meeting to amend the zoning bylaw, currently restricting drive-through windows to banks, to also allow restaurants and pharmacies. Locations would have to apply for a Special Permit and would be subject to several conditions as required in the bylaw. Mr. Charter commented that if the article is passed at Town Meeting, there is a possibility of seeing five Special Permit applications over the next five years.

### III. Consent Items

**Ms. Gardner moved to approve consent agenda items 8 through 12, seconded by Mr. Martin, and unanimously voted by roll call: (Ayes: Mr. Snyder-Grant, Ms. Gardner, Mr. Charter, Mr. Benson, Mr. Martin)**

**Ms. Gardner moved to adjourn at 9:01 PM, seconded by Mr. Martin, and unanimously voted by roll call: (Ayes: Mr. Snyder-Grant, Ms. Gardner, Mr. Charter, Mr. Benson, Mr. Martin)**



### **Documents and Exhibits Used During this Meeting**

- Agenda, May 3, 2021
- Climate Action Plan Presentation
- Letter of Support for Municipal Vulnerability Preparedness Action Grant
- RFP, Habitat for Humanity, 26 Carlisle Road
- Amended Lease Agreement, Professional Ambulance & Oxygen Service
- Draft Proposed Drive-Through Window Zoning Bylaw Article
- Meeting Minutes, March 29 and April 5, 2021
- Right of Way Acquisition, 246-248 Main Street
- One Day Alcoholic Beverage License Application, Angie L. Calderon Madrid
- Accept Gift Memo, Recreation department Dated April 20, 2021