

**Board of Selectmen Meeting**  
**June 21, 2016**  
**7:00 p.m.**  
**Fuller Meadow School**  
**Nathan Media Room**

**Call to Order** – Chairman Houten called the meeting to order at 7:00 p.m. Also present were Mr. Cresta, Mr. Prentakis, Mr. Moreschi, Mr. Kassiotis, Town Administrator Mr. Sheehan and Assistant Town Administrator Mr. Ferrara.

**Executive Session under Massachusetts General Laws Chapter 30A, Section 21(a)7 to comply with, or act under the authority of any general or special law or federal grant-in-aid requirements** - Chairperson Houten announced the Board would be going into Executive Session under MGL Chapter 30A, Section 21(a) (7) and would be returning open session. Chairperson Houten used a roll call vote with the following voting in favor: Mr. Houten, Mr. Moreschi, Mr. Cresta, Mr. Kassiotis and Mr. Prentakis.

The Board of Selectmen went into Executive Session at 7:00 p.m. and reconvened in open session at 7:10 p.m.

**Call to Order** – Chairman Houten called the meeting to order at 7:10 p.m. Also present were Mr. Cresta, Mr. Prentakis, Mr. Moreschi, Mr. Kassiotis, Town Administrator Mr. Sheehan and Assistant Town Administrator Mr. Ferrara.

Mr. Houten announced that the Meeting is being recorded.

**Minutes - Mr. Prentakis made a motion to approve the regular session minutes of April 12, 2016. Mr. Moreschi seconded the motion and all were in favor.**

**Warrant** – The Payroll Warrant totaled \$564,337. The Payables Warrant totaled \$1,123,128 and included \$367,971 for purchase of power and \$45,000 for DPW paving.

**Mr. Prentakis made a motion to approve the Warrants. Mr. Cresta seconded the motion and all were in favor.**

**Town Administrators Report**

Mr. Sheehan addressed the Board and said that Chief DiGianvittorio is unable to attend tonight's meeting as he and Sergeant Armitage, Sergeant Arathuzik, Officers Marino and Smith are posting the colors at the Red Sox game at Fenway Park.

**Chief Will's Day** – This event was very successful with a good turnout.

**Joint Committee Municipalities & Local Government Hearing** – The Special Education Reserve Fund which was approved at Town meeting in May and sponsored by Representative Jones, Representative Speliotis and co-sponsored by Senator Tarr, has received written testimony in support of the action and the Committee reported it out favorably.

**Ms. Nicole McGee/CFO** – Ms. McGee's final day was on last Friday. Mr. Sheehan wished her well in her future endeavors. There has been a good response to the vacant position with close to twenty applications received so far. Cheryl Wright has been secured to assist on an interim basis during the transition period.

**Superintendent Creeden's Retirement Party** – A retirement party was held last Monday for Tri-Town Superintendent, Bernie Creeden.

**Memorial Hall** – There are concerns about the floors in Memorial Hall. An architect and structural engineer have inspected the building and reported that although there is no imminent danger, there are some structural issues. Preliminary action has been taken by moving some of the heavier filing cabinets to other areas of the second floor to spread the load. The architect will submit two remedial options for consideration.

**Public Facility Planning and Buildings Committee** – This Committee met last night for the first time. The Committee’s first task will be to tour all town facilities to develop a scope for a facilities study.

**Presentation by the Middleton Police Department to recognize Gail Sabino of 87 Forest Street** - Sergeant Currier addressed the Board and presented Gail Sabino of 87 Forest Street with a Heroic Actions Award for saving a child by successfully performing the Heimlich Maneuver on a two year old child at the Market Basket Plaza on June 3, 2016. Sergeant Currier thanked her for her actions.

**Vote, per MGL Chapter 59, Section 38H, for the Board of Selectmen and Board of Assessors to jointly sponsor a Payment in Lieu of Taxes (PILOT) agreement with ECA Solar of Boston, Massachusetts, to be presented at the next scheduled Town Meeting, associated with the installation of solar arrays on the roofs of multiple commercial buildings located at 3 Ajootian Way and 30 Log Bridge Road (Board of Assessors and MELD Manager invited to join the meeting)** – Mr. Todd Fryatt, Founder and President of ECA Solar, 30 Newbury Street, Boston introduced himself to the Board. He explained that his company installs large scale industrial solar rooftop projects. ECA Solar works primarily with Northern Bank in Woburn and some large publically traded investors who invest in solar projects. Many of the projects have been with municipal utilities, including a recent project at Fort Devens.

The project at Ajootian Way and Log Bridge Road in Middleton is being hosted by Ralph DiGiorgio and Rick Nekoroski and has been in development for approximately twelve months. The proposal is for three buildings at 30 Log Bridge Road (North Shore Business Center) and five buildings at 3 Ajootian Way (Riverview Industrial). The solar panels will be exclusively mounted on the roof. The panels do not move or make any noise and are unobtrusive. Both the sites will require building and electrical permits and will need to be reviewed by the Fire Department. In February, ECA Solar entered into an inter-connection agreement with the Middleton Electric Light Department (MELD) and a lease with the hosts of this project. 100% of power from both sites is being sold directly to MELD and if agreement is gained from this meeting, ECA Solar will seek to execute a power purchase agreement (PPA). The combined output from these systems will be approximately two million kilowatt hours a year which is enough to power approximately two hundred homes. The term of the lease and the power PPA is twenty five years and there is a twenty five year warranty on the solar panels. The current Solar Renewable Energy Certificate (SRECs) program will cease to exist after January 8, 2017. ECA Solar is seeking to have this project mechanically complete by the January end date. Another incentive program will be introduced, but no details of this program are currently available. Mr. Fryatt gave a presentation and a slide show providing a detailed explanation of the and answered questions from the Board members.

Mr. Ferrara said that ECA Solar is requesting a Payment in Lieu of Taxes (PILOT) agreement with the goal of stable and predictable payments to the Town. The Board of Selectmen and Board of Assessors will jointly sponsor a Warrant article for the PILOT at the next Town Meeting to which is required by Massachusetts General Law. The purpose of the vote tonight is to approve the concept of entering into a PILOT agreement. This action will suffice for the State tax credit purposes and the financing purposes.

***Mr. Prentakis made a motion to approve, subject to viewing the terms of the pilot agreement, per MGL Chapter 38H, for the Board of Selectmen and Board of Assessors to jointly sponsor a payment in Lieu of Taxes (PILOT) agreement with ECA Solar of Boston, Massachusetts, to be presented at the next scheduled Town Meeting, associated with the installation of solar arrays on the roofs of multiple commercial buildings located***

**at 3 Adjoonian Way and 30 Log Bridge Road. Mr. Cresta seconded the motion and all were in favor. The Board of Assessors have already voted in favor.**

**Vote to approve the application of Lisa Sheehan of 73 Fuller Pond Road on behalf of Libre Livery LLC, for a license to own a taxicab company/register cabs for one livery vehicle through December 31, 2016 – Ms. Sheehan addressed the Board and said she is a long-time resident and a partner in a livery service with a car registered in Middleton and Boston. The company is an Uber affiliate. They wish to do airport pick-ups in Boston, and therefore require a business permit in Middleton.**

**Mr. Prentakis made a motion to approve the application of Lisa Sheehan of 73 Fuller Pond Road on behalf of Libre Livery LLC for a license to own a taxicab company/register cabs for one livery vehicle through December 31, 2016, pending CORI approval. Mr. Kassiotis seconded the motion and all were in favor.**

**Review of third quarter financial highlights of Fiscal Year 2016 for the General Fund and budget - Mr. Ferrara addressed the Board and said that through March 31st, the town has spent 72% of their operational budget. The number of building permits are down, but due to strong numbers in May, because of spring construction, targets should be met. Motor vehicle excise tax targets of \$1.6M have already been met, which puts us ahead of our budgeted targets. Efforts will now be focused on transitioning and the close-out of fiscal year 2016 and working with Cheryl Wright, the interim Town Accountant/CFO.**

**Vote to authorize the Town Accountant/CFO to write off ambulance receivables deemed as uncollectable in the amount of \$49,731.48 – Mr. Sheehan said that this is a process done on an annual basis.**

**Mr. Prentakis made a motion to authorize the Town Accountant/CFO to write off ambulance receivables deemed as uncollectable in the amount of \$49,731.48. Mr. Moreschi seconded the motion and all were in favor.**

**Vote to proclaim July 26, 2016 as “American with Disabilities Act Day” to commemorate the twenty-sixth anniversary of the signing of the Americans with Disabilities Act –**

**Mr. Prentakis made a motion to proclaim July 26, 2016 as “American with Disabilities Act Day” to commemorate the twenty-sixth anniversary of the signing of the Americans with Disabilities Act. Mr. Cresta seconded the motion and all were in favor.**

**Annual appointment of Town officials with terms expiring on June 30, 2016.**

**Mr. Cresta made a motion to approve the annual appointment of Town Officials as listed below:**

Ronald Carpenter, Sergeant  
Robert Currier, Sergeant  
David Arathuzik, Sergeant  
Matthew Armitage, Sergeant  
Robert T. Peachey, Jr., Patrol Officer  
Thomas McParland, Patrol Officer  
Michael LeColst, Patrol Officer  
James D. Bernhard, Patrol Officer  
Adam Maccini, Patrol Officer  
Michael Linehan, Patrol Officer  
Robert Marino, Patrol Officer  
Robert Smith, Patrol Officer  
Richard A. Mendes, Patrol Officer Reserve  
Charles Costigan, Patrol Officer Reserve  
John S. Griffith, Patrol Officer Reserve

Gary K. Lacey, Patrol Officer Reserve  
Richard Cardinale, Patrol Officer Reserve  
Wade Maribito, Patrol Officer Reserve  
Richard Kassiotis, Patrol Officer Reserve  
Michele Nowak, Patrol Officer Reserve  
Jose Hernandez, Patrol Officer Reserve  
Mark Finer, Patrol Officer Reserve  
Leonardo Jorge, Patrol Officer Reserve  
Joseph Fedullo, Patrol Officer Reserve  
Henry Bouchard, VI, Patrol Officer Reserve  
Pastor Lawrence Schell, Chaplin  
Rabbi Asher Bornstein, Chaplin

**Mr. Prentakis seconded the motion. Mr. Kassiotis abstained from the vote. All were in favor.**

**Mr. Prentakis made a motion to appoint the annual approval of Town Officials as listed below:**

Matthew Greenfield, Board of Health – 2019  
Sarah George, Bylaw Review Committee – 2019  
Jeff Garber, Bylaw Review Committee – 2019  
Mary Tragert, Bylaw Review Committee – 2019  
Beverly Popielski, Bylaw Review Committee – 2019  
Robert Ambrefe, Bylaw Review Committee – 2019  
Timothy Houten, Bylaw Review Committee – 2019  
Michael Sliney, Conservation Commission – 2019  
Carol Carr, Council on Aging – 2019  
Alice Tierney – Council on Aging/Alternate – 2017  
Joan Shea-Desmond, Council on Aging/Chair – 2019  
Barbara Tilton, Council on Aging – 2019  
Meghan Walter, Cultural Council – 2019  
Mary Tragert, Historical Commission – 2019  
Pike Messenger, Historical Commission – 2019  
Chuck Kozlosky, Industrial and Commercial and Design Review – 2019  
Ron Draper, Memorial Day Committee – 2019  
Donald Carter, Municipal Tax Relief Committee – 2019  
Deborah Carbone, Municipal Tax Relief Committee – 2019  
Nicholas Bonugli, Planning Board/Alternate – 2017  
Michele Nowak, Recreation Commission – 2019  
Alyce Forlani, Recreation Commission /Alternate – 2017  
Steve Semenza, Recreation Commission – 2017  
Shirley Raynard, Scholarship Committee – 2019  
Rodney Pendleton, Scholarship Committee – 2019  
Robert LaBossiere, Solid Waste Study and Town Recycling Committee – 2019  
Derek Fullerton, Solid Waste Study and Town Recycling Committee – 2019  
James E. Fox, Zoning Board of Appeals – 2021  
Richard Nazzaro, Zoning Board of Appeals/Alternate – 2017  
Anne LeBlanc-Snyder, Zoning Board of Appeals/Alternate – 2017  
Richard Cardinale, Board of Registrars – 2019  
Peter Swindell, Local Building Inspector – 2017

**Mr. Cresta seconded the motion. Mr. Houten abstained from the vote. All were in favor.**

**Review of draft timeline for potential fall Town Meeting.**

Mr. Sheehan addressed the Board and said that the date of Tuesday November 15, 2016 has been proposed for a tentative special town meeting date. Mr. Sheehan said that the opening of Warrant would be on October 4th. There was a discussion with the Board members regarding the benefit of holding a Special Town Meeting in the fall.

**New Business (may be reserved for topics that the Chair did not reasonably anticipate would be discussed)**

There were no items discussed under New Business.

**Executive Session under Massachusetts General Laws Chapter 30A, Section 21(a)6 to consider the purchase, exchange, lease or value of real property** - Chairperson Houten announced the Board would be going into Executive Session under MGL Chapter 30A, Section 21(a) (6) and would not be coming back into open session. Chairperson Houten used a roll call vote with the following voting in favor: Mr. Houten, Mr. Moreschi, Mr. Cresta, Mr. Kassiotis and Mr. Prentakis.

The meeting was adjourned at 8:20 p.m.

Respectfully submitted,

*Julie Roscoe*

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Julie Roscoe, Recording Secretary

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Rick Kassiotis, Clerk