



**TOWN OF GRAFTON**  
GRAFTON MEMORIAL MUNICIPAL CENTER  
30 PROVIDENCE ROAD

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**BOARD OF SELECTMEN  
MEETING**

August 18, 2015  
Municipal Center, Conference Room A  
7:00 p.m.

A regular meeting was called to order at 7:02 p.m. Present was Craig Dauphinais, Jennifer Thomas, Bruce Spinney, Dennis Flynn, Brook Padgett, Tim McInerney, Doug Willardson and Laura St. John-Dupuis.

**ANNOUNCEMENTS**

Mr. Dauphinais announced that the American Legion Post 92 will have its annual 5.2K Walk, Sept 26<sup>th</sup> @ 11 AM at the American Legion Post 92 at 60 Worcester Street in Memory of Charles Hurley.

**Rent Relief Request -Peggy's Place 1 Grafton Common**

Mr. McInerney addressed the Board stating that the Town is pretty much a commercial leaser when it comes to One Grafton Common. Mr. McInerney stated that in 2009 the Board of Selectmen passed a policy to allow the request for rent relief. Ms. Marshall of Peggy's place is here to request rent relief.

Ms. Peggy Marshall addressed the Board and is requesting a rent reduction from \$990 to \$200 until the end of construction which is roughly the end of June 2016. Additionally, Ms. Marshall stated that on Monday, all of her items are going to be packed and moved out of her space due to construction that needs to be completed inside her space.

Mr. McInerney stated that Fire and HVAC will be installed starting on Monday and will take 5 days to install pipe and HVAC.

Mr. Dauphinais asked Mr. McInerney what can Ms. Marshall expect after the HVAC and fire installation is done. Mr. McInerney stated that there will not be any further work done in her suite after this work is complete.

Ms. Marshall stated while there is construction the dust comes through her store and also stated that if she had known how bad the disruption would be she would have gone elsewhere.

Mr. McInerney stated that the other units are approximately \$7 or \$9 per square foot, where Peggy's Place is \$12 to \$15. Mr. McInerney stated said she is closest to market value of everyone leasing space.

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Mr. Spinney made a motion to grant rent relief to Peggy's Place (Ms. Marshall) for a 6 month period in the amount of \$250, retroactive and this will be revisited in October. Mr. Padgett seconded. All were in favor.

### **E.L. Harvey – BJ Harvey to Discuss Trash Disposal Services**

Mr. B.J. Harvey of EL Harvey addressed the Board and stated that E.L. Harvey will be partnering with Covanta Energy out of New Jersey as Waste Energy Partner. Covanta Energy handles areas from the Cape. Covanta will be backing EL Harvey for a pretty good period of time.

Mr. Padgett asked Mr. Harvey if Covanta will be burning the trash. Mr. Harvey stated yes, they will be doing the same as Wheelabrator, and the customer will not notice any difference.

Mr. Harvey stated that E.L. Harvey has a formal open house once per year for anyone who would like to visit.

Mr. Padgett asked about separating composting and how would that work. Mr. Harvey stated that E.L. Harvey does not have the infrastructure to handle that.

Mr. Spinney asked if the town can get weekly recycling. Mr. Willardson stated that the last quote was \$350k more for weekly pick up.

Mr. Dauphinais asked Mr. Harvey how they were able to get their numbers lower. Mr. Harvey stated that h can't tell what Wheelabrator is providing, but Harvey's number is broken down with costs that include trucking to Rochester.

### **Timothy J. Myers - "What If" Advisory Committee**

Mr. Padgett made a motion to appoint Mr. Timothy J. Myers to the "What If" Advisory Committee, Ms. Thomas seconded. All were in favor. Mr. Flynn recused himself.

### **Affordable Housing Trust - Board of Selectmen Member**

Mr. Flynn Made a motion to appoint Mr. Spinney to the Affordable Housing Trust, Mr. Padgett seconded. All were in favor.

### **Affirm the appointment of Jenny Andersen - Recreation Director**

Ms. Thomas made a motion to appoint Jenny Anderson to the position of Recreation Director. Mr. Padgett seconded. All were in favor.

### **One Day Beer and Wine License – Grafton's Men's Softball**

Mr. Spinney made a motion to grant a One Day Beer and Wine License Stephen Nicalek Grafton Men's Softball for 9/4, 9/5 & 9/6. Mr. Flynn seconded, all were in favor.

**Chapter 40 B Exercise Right of First Refusal - 16 Tulip Circle Chapter and 60 Flint Pond Drive.**

Mr. Spinney made a motion for the Board to not exercise their right of first refusal for 16 Tulip Circle and 60 Flint Pond Drive. Mr. Padgett seconded, all were in favor.

**Vote to sign Fin and Feather Sports Contract**

Mr. Padgett made a motion to have the Town Administrator sign the Fin and Feather Contract. Mr. Flynn seconded. All were in favor

**Vote to Sign Dixon Salo Proposal- One Grafton Common**

Mr. McInerney stated that there were discussions with Apple Tree Arts was securing more funding to pay for an architect to design work around windows repointing and an addition over the vault at the back of the stage. Appletree Arts has raised enough money to pay for Dixon Salo to do the design work. Once approved by the Board, Apple Tree Arts will give the Town a check to pay for the design work.

Mr. Dauphinais asked Mr. McInerney if the design work has to go through the town because it is the town's building. Mr. McInerney stated that he felt it would be cleaner and cheaper to go through the existing architect working on the building, this is the reason this is before the Board. Mr. Flynn asked if this is allowed by Inspector General. Mr. Willardson responded and stated that he contacted the Inspector General and was advised that this is acceptable. Mr. Flynn stated that he had concerns about the design work and the subsequent work itself would have to be paid for the town. Mr. McInerney stated that Apple Tree Arts has been fund raising to pay for the design work and the work itself. Mr. Flynn stated that he felt the architect should be advised as to how much Apple Tree Arts can afford, if the work will cost more than anticipated, then the work should be done in phases. Mr. Padgett stated that the architect cannot tell how much the work will cost until the design work has been completed and that it was his understanding that Apple Tree Arts has a goal to raise \$1M-\$2M. Mr. Flynn stated that the way the document is written, the \$2M needs to be raised before we go out to bid and that maybe we should go out to bid in pieces. Mr. Flynn also stated that he does not want there to be a misconception that if Apple Tree Arts does not raise the \$1M - \$2M for the work to be done that the Town will be paying for it.

Mr. Spinney made a motion to sign Dixon Salo Proposal, under the provision that Appletree arts will be reimbursing the Town of Grafton for the cost of this proposal. Mr. Padgett seconded, all were in favor.

**Vote to Sign Jensen Hughes- Fire Protection Consulting Services Contract**

Ms. Thomas made a motion to sign Jensen Hughes- Fire Protection Consulting Services Contract. Mr. Padgett seconded. Motion carried, Mr. Flynn abstained

**Vote to Sign Benjamin Fontes -Biomedical Consultation Services Contract**

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Mr. Padgett made a motion to sign Benjamin Fontes Biomedical Consultation Services Contract. Ms. Thomas seconded. All were in favor.

## **SELECTMEN REPORTS / TA REPORTS**

Mr. McInerney provided the Board with his report:

There were two retirements from the Grafton Police Department. At the September 1, 2015 Board meeting we will have 3 candidates to be appointed to the Grafton Police Department.

The FY17 budget process begun. We have sent out instruction memo and reached out to CIPC

There will be a Joint meeting with Fin Com, this Thursday the 20<sup>th</sup>. We will discuss the DPW facility and financing of it.

Signalization Project: Mr. Willardson explained that several intersections have been looked at with loop detectors on Bridge St at route 140. They are not operating properly and backing up traffic on 140. The recommendation is to program the intersection at route 30 and 140 so that the timing is coordinated with the other intersection. The final report is due soon and we can contract with someone to make those improvement. Mr. McInerney stated he would like to use chapter 90 funds to get that approved.

## **DISCUSSION**

Jordan's Garage – The Boulevard -Dennis Tim and Craig will sit with Mr. Carroll and discuss their findings.

## **MEETING MINUTES**

Mr. Spinney made a motion to accept the meeting minutes of 8/4/15 as presented. Mr. Padgett seconded, all were in favor.

## **EXECUTIVE SESSION**

At 8:24 PM Ms. Thomas made a motion to go into Executive Session under MGL Chapter 30A, Sec. 21(3) for a Litigation Update, the Board will reconvene for the purposes of adjournment. Mr. Spinney seconded. All were in favor. Roll call vote: Thomas, Aye, Dauphinais, Aye, Spinney, Aye, Flynn, Aye, Padgett, Aye.

MGL Chapter 30A, Sec. 21(3)

Litigation Update

Litigation Strategy

Union Negotiations

Land Negotiation

Non Union Negotiations

Strategy for Negotiations

Minutes

**ADJOURN**

Adjournment at 8:56 PM

For more information, this and other meetings can be viewed on Grafton Television.  
[www.Graftontv.org](http://www.Graftontv.org)

  
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Craig Dauphinais, Chairman

9.15.2015  
Date

  
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Laura St. John-Dupuis, Recording Secretary