



BOARD OF SELECTMEN

Meeting Minutes

Monday, January 25, 2021

7:00 PM

Virtual Meeting

Present: Jon Benson, Dean Charter, David Martin, 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

Many residents spoke against racism in Acton and the decision to change the ABRSD Colonial mascot.

2. Chair Update/Town Manager Update/Members Minutes

Mr. Benson commented on a direct comment he made at the ALG meeting last Thursday towards the ABRSD Superintendent, and have since had conversations about an upcoming meeting for town elected officials on the topic of racism and diversity with a facilitator hired to run the meeting. Mr. Benson will come back with a report at the next meeting of the Board with more information.

Mr. Mangiaratti announced the town was awarded a grant of \$7500 to purchase an adaptable bicycle due to the efforts of Austin Cyganiewicz and the COD. The site plan special permit project at 67 Powdernill Road is slated for the next hearing in front of the Board on February 22nd. The concerns that have been raised at the previous hearing have been communicated with the applicant and have requested the applicant work with the property owner to determine how they will work with the concerns of access and safety at 30 Sudbury. The town is working with Concord to study the feasibility of forming a regional dispatch program. The study is in a being finalized and will be presented to the Board when completed. EPA public meeting regarding the W.R. Grace property will be held next week. The Town of Acton was awarded the Kenneth E. Pickard Municipal Innovation Award from the Massachusetts Municipal Association for its efforts to support small businesses through the pandemic.

II. New/Special Business

3. 7:10 PM Application for a Section 15 Beer and Wine License, Roche Bros. Supermarket, 387 Massachusetts Ave., Acton

Mr. Benson read the public hearing notice. Representing Roche Bros was Alex Furey from Considine & Furey, LLC. The beer and wine sections will occupy



approximately 1200 sq. ft. of store space. There is currently 1 Section 15 beer and wine license available in Acton. No further questions from Board members.

Ms. Gardner moved to close the hearing, seconded by Mr. Martin. Mr. Martin called roll:

Mr. Snyder-Grant – aye

Ms. Gardner – aye

Mr. Charter – aye

Mr. Benson – aye

Mr. Martin – aye

The Board voted 5-0, the motion carried

Ms. Gardner moved to approve the Section 15 Beer and Wine License, seconded by Mr. Charter. Mr. Martin called roll:

Mr. Snyder-Grant – aye

Ms. Gardner – aye

Mr. Charter – aye

Mr. Benson – aye

Mr. Martin – aye

The Board voted 5-0. The motion carried

4. COVID Response Update

Mr. Mangiaratti announced Acton's First Responders have completed their vaccinations. Phase 2 of the vaccination rollout begins on February 1st and will include people 65 and up, and working to continue to plan for vaccinations for residents in the future. There has been a cumulative of 656 COVID cases, and 49 currently in isolation, down from the mid-60's a few weeks ago. The state is encouraging people to register on the mass.gov website, where there are mass vaccination centers as well as several pharmacy chains. Mr. Mangiaratti will report back to the Board regarding possible local vaccine clinics in the future.

5. Discuss Annual Town Meeting Date and Budget Calendar

Mr. Mangiaratti updated the Board regarding the draft timeline to Town Meeting, and will be presenting the proposed Budget Report on March 1st which will include the 10 year capital plan. There were some concerns about costs hosting a hybrid indoor/outdoor Town Meeting as previous hybrid Town Meetings had CARES Act funding. Further discussion will occur on the meeting venue at a later date. **Ms. Gardner moved to hold the Annual Town Meeting on Monday, June 21, 2021 with start time to be determined and indoor/outdoor venue to be determined, seconded by Mr. Charter. Mr. Martin called roll:**

Mr. Snyder-Grant – aye

Ms. Gardner – aye

Mr. Charter – aye

Mr. Benson – aye

Mr. Martin – aye



The Board voted 5-0. The motion carried

Mr. Mangiaratti announced that the budget workshop for the Board and Finance Committee is scheduled for April 13th.

6. Introduce Acton's Sustainability Director

Mr. Mangiaratti introduced Andrea Becerra as Acton's first Sustainability Director. Ms. Becerra received her undergraduate degree from Davidson College and her Master's degree from the Fletcher School at Tufts University with a concentration in International Environmental Resource Policy and Integrated Water Resource Management, and her most recent employment was with the National Resources Defense Council, a non-profit international environmental advocacy group and is relocating from Chile. Ms. Becerra presented an outline of her plans and approach for the first few months.

7. Approve Revised and Updated Option Agreement with Acton Housing Authority for Development of Senior Housing at 348-352 Main Street

Key change is in exhibit A if the dog park has to be reconstructed, the AHA will reconstruct or reimburse the town up to \$25,000.

Ms. Gardner moved to approve the revised and updated Option Agreement with Acton Housing Authority, seconded by Mr. Snyder-Grant. Mr. Martin called roll:

Mr. Snyder-Grant – aye

Ms. Gardner – aye

Mr. Charter – aye

Mr. Benson – aye

Mr. Martin – aye

The Board voted 5-0. The motion carried

8. Discuss Board's Priorities for CPA Funding Applications

Mr. Charter updated the Board with the project priorities for CPC funding. There was concern from CPC with the numerous requests from the Recreation Department. The CPC was looking for the Board's ranking of priority for the Recreation applications. Several members of the Friends of Gardner Field Playground commented on the application for the Board to consider the importance of completing the plans and construction of the project.

Ms. Gardner moved to rank the Recreation Department's applications:

1. Dog Park

2. NARA Sports Pavilion

3. Gardner Field Playground

4. Jones Field Playground

Mr. Charter seconded and amended the ranking to not include the Elm Street Playground at this time.

Mr. Martin called roll:

Mr. Snyder-Grant – aye



Ms. Gardner – aye

Mr. Charter – aye

Mr. Benson – aye

Mr. Martin – aye

The Board voted 5-0. The motion carried

9. Approve Intermunicipal Agreement with Boxborough, Littleton, Maynard and Westford for Distribution of CDBG-CV Funding for Micro-Enterprise Grants and Funding for Public Service Providers

Mr. Mangiaratti announced that the town was awarded 1.6 million from the state that are federal CARES Act funds to give out 100 micro enterprise loans to businesses in the 5 communities and help with families that need subsidies who need day care and food pantries. All 4 towns have approved the IMA.

Ms. Gardner moved to approve the Intermunicipal Agreement, seconded by Mr. Snyder-Grant. Mr. Martin called roll:

Mr. Snyder-Grant – aye

Ms. Gardner – aye

Mr. Charter – aye

Mr. Benson – aye

Mr. Martin – aye

The Board voted 5-0. The motion carried

10. Discuss the 2021 Acton Boxborough Farmers Marker Elm Street Location

MR. Mangiaratti updated the Board regarding the AB Farmers Market. Due to COVID and construction ongoing construction at the original site on Pearl Street in 2020, the Farmers Market relocated to the area outside the Elm Street tennis courts on Sundays. Mr. Mangiaratti received comments from town staff that there were no issues for the ABFM to operate at the Elm Street location for 2021. Currently there is construction vehicles at the site, but informed the twin schools project manager that if the Board approves the site for the ABFM, they would have to relocate their materials. **Ms. Gardner moved to approve the Acton Boxborough Farmers Market at the Elm Street location, seconded by MR. Martin. Mr. Martin called roll:**

Mr. Snyder-Grant – aye

Ms. Gardner – aye

Mr. Charter – aye

Mr. Benson – aye

Mr. Martin – aye

The Board voted 5-0. The motion carried

III. Consent Items

The consent items were taken up prior to the remaining New Business item 11.



Mr. Benson held item 15, Mr. Snyder Grant held item 18. **Mr. Martin moved to approve consent items 12-14, 16-17, seconded by Ms. Gardner. Mr. MArting called roll:**

Mr. Snyder-Grant – aye

Ms. Gardner – aye

Mr. Charter – aye

Mr. Benson – aye

Mr. Martin – aye

The Board voted 5-0. The motion carried

Mr. Benson noted the incorrect spelling of Ann Corcoran for item 15. **Ms. Gardner moved to approve item 15 with spelling correction, seconded by Mr. Martin.**

Mr. Martin called roll:

Mr. Snyder-Grant – aye

Ms. Gardner – aye

Mr. Charter – aye

Mr. Benson – aye

Mr. Martin – aye

The Board voted 5-0. The motion carried

Mr. Snyder-Grant questioned if the charge could include a bullet point to identify vacant storefronts and publicize to assist businesses to open up in Acton. Mr. Benson noted that under current charge the current members have divided up the town to identify storefront vacancies which falls under bullet point 1 listed in the revised charge. **Ms. Gardner moved to approve consent item 18, seconded by Mr. Snyder-Grant. Mr. Martin called roll:**

Mr. Snyder-Grant – aye

Ms. Gardner – aye

Mr. Charter – aye

Mr. Benson – aye

Mr. Martin – aye

The Board voted 5-0. The motion carried

11. Update on the Former Kmart Property

Mr. Benson updated the Board regarding the Kmart parcel. Recently, there was a local business group that held an option agreement to purchase the parcel, but decided to let the option agreement lapse and not proceed with the purchase. Mr. Benson, Mr. Mangiaratti and town staff met with representatives from Ocean State Job Lot to discuss the interest regarding the store occupying the current site. Results from the Kelley's Corner public outreach forums conducted in 2018 and 2019 highlighted the community concerns regarding the construction of large scale housing or another discount store at the location. Representatives from OSJL noted that they could repurpose the current structure without zoning changes for commercial use regardless of town sentiment. Ultimately OSJL decided to not proceed with the purchase.



Several other developers have been in contact with the town Planning Division including possible senior/assisted living development with retail and restaurant component, a life science research facility with similar retail/restaurant component, and a mixed-use development of housing and retail. Many members of the audience were vocal about supporting a discount store at the location. The Board will continue discussion regarding the parcel at their February 1st meeting.

Mr. Charter moved to adjourn, seconded by Ms. Gardner. Mr. Martin called roll:

Mr. Snyder-Grant – aye

Ms. Gardner – aye

Mr. Charter – aye

Mr. Benson – aye

Mr. Martin – aye

The Board voted 5-0. The motion carried. Meeting adjourned at 10:15 PM

Documents and Exhibits Used During this Meeting

- Agenda, January 25, 2021
- Beer and Wine Application, Roche Bros.
- Draft Town Meeting Date and Budget Calendar
- Grant of Option Agreement
- Recreation Department Letter to CPC
- Acton Regional CDBG-CV Memo
- CDBG-CV Micro Enterprise Intermunicipal Agreement
- Meeting Minutes, January 4 and 11, 2021
- Executive Minutes, December 21, 2020
- Committee Appointment Recommendation, Luisa Callahan
- Committee Appointment Recommendation, Ann Corcoran
- Accept Gift Memo Dated January 14, 2021 from the Natural Resources Division
- Accept Gift Memo Dated January 13, 2021 from The Council on Aging
- Revised Economic Development Committee Charge