



**TOWN OF BILLERICA
SELECT BOARD MINUTES
JULY 14, 2025**

Members Present: Chair Jillian Pavidis, Vice Chair John Burrows, Secretary Daniel Darris-O'Connor, Member Michael Rosa, and Member Dina Favreau

Members Absent: None

Staff Present: Acting Town Manager Christopher Dillon, Assistant Town Manager Robert Maynard and Recording Secretary Dawn McDowell

Call to Order 6:00 PM

Chair Pavidis called the meeting to order at 6:00 PM.

The Pledge of Allegiance was recited.

1. Open Microphone

Chris Ravin of 19 Bolton Road – Mr. Ravin stated that he is glad to see that Items 26 & 27 are being taken care of. The Board should adopt a policy on harassment of town employees. On the water rates, it's good not to kick the problem down the road and we need to fix things that are needed.

Diana Saunders of 20 Oxford Road – Ms. Saunders stated that on the water rates, we still have brown water and you shouldn't raise the rates until the problems are fixed. On sewer contract #37, this is a sewer project in Pinehurst and she can't believe that it costs \$42 million. It's not fair that new houses are getting sewer when residents have been promised sewer are not getting it. On 279 Boston Road, there is not enough parking there for a brewery, restaurant and housing units. We want business but it has to be in the right location.

Kelley Sardina of 95 Gray Street – Ms. Sardina asked that open mic be moved to the middle of the meeting. The Board shouldn't hold meetings at 1:30 PM and we shouldn't take money from the debt stabilization fund. The HDC meeting was at 4:30 PM on July 2nd. This meeting is the same time as Conservation. On 279 Boston Road, Mass DOT and the State doesn't know about the opening of Boston Road and this is a safety issue. This is still in front of Conservation so a building permit should not have been issued. They are not following policies.

Announcements

2. Vacancies on Boards and Committees

Secretary Darris-O'Connor read the vacancies on Boards and Committees.

3. All other announcements may be viewed on the Town of Billerica website

Proclamation and Public Recognition

4. Michaela Michaud

Secretary Darris-O'Connor read the proclamation for Michaela Michaud. Ms. Michaud thanked the Board for their support.

Public Hearings

5. Public Hearing – Farmer-Brewery Pouring License under M.G.L. Chapter 138, §19C(n) and an Open Container Permit for Petty King Brewing Company, LLC located at 279 Boston Road

MOTION - Secretary Darris-O'Connor made a motion to open the public hearing at 6:14 PM for a farmer brewery pouring license for Petty King Brewing Company. The motion was seconded by Member Rosa and unanimously voted 5-0-0.

John Thompson from Petty King Brewing appeared for the public hearing. He got approval from the Planning Board for light manufacturing for the brewery. All State and Federal licenses have been approved and the lease for the space is being finalized.



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Member Favreau asked if there will be open containers since it is in violation of the ABCC regulations. She is not comfortable with open container. Mr. Thompson stated that when he spoke with the ABCC, it has been done, it's just not the normal thing for them, so they don't have a clear-cut policy. They said to follow the outdoor seating policy. It has to get approved by this Board and then go back to the ABCC. Member Favreau stated procedurally, we shouldn't approve the open container due to it being prohibited by the ABCC and the Police Department does not recommend. Member Favreau asked why is there zero employees listed on the Workers Comp form. Mr. Thompson stated that he will have 1 or 2 part-time employees. There will be no table service. People will order food and drinks at the window and a number will be given. When the number is called, they will go up to the window. Member Favreau asked if the storm water permit has been approved. Mr. Thompson stated that he has no idea, that should be a question for the building owner.

Member Rosa stated that they received a letter from Lt. Coffey stated that he doesn't support the alcohol being drunk in the other spaces per the ABCC regulations. Mr. Thompson stated that the window oversees the restaurant and mini-golf area. The special investigator didn't say no; they just need to look at it more. Member Rosa stated that there is no food being served. Mr. Thompson stated that the food will come from Berlundi's. Member Rosa asked if they have received their food permit. Mr. Thompson stated that they have not received approval yet. Member Rosa stated that if this was approved, he would ask that conditions be added that the Board of Health must approve a food permit, the storm water permit be approved and incorporated the Planning Board conditions.

Vice Chair Burrows stated that he is concerned with the lack of parking. If they have 40 seats but only have 10 parking spaces. Mr. Thompson stated that between the brewery and restaurant has 96 seats between the both. Mr. Thompson stated that Berlundi's will only have a few tables.

Secretary Darris-O'Connor stated that we are only here to discuss the license. The Planning Board was in charge of parking.

Member Favreau stated that this was part of the material in our package so we can discuss it.

Member Rosa stated that we have to make sure the license is in the best interest of the Town so we can put conditions.

Kelley Sardina of 95 Gray Street – Ms. Sardina stated that there were issues with the Planning Board permit, 64 to 68 parking spaces, 21 vs. 20 residential units. The project was approved as mixed use which is commercial/residential or commercial/industrial. You can mix residential/industrial uses. There are storm water and sewer issues and until the Conservation approves this and Mass DOT approves digging into Boston Road, this should not be approved. You are setting the business up to fail.

Katherine Malgieri, Planning Director – Ms. Malgieri stated that in zoning, a mixed use is residential and a non-residential use, it doesn't refer to commercial or industrial. There are non-residential uses that are allowed in general business. The brewery is light manufacturing, not industrial. The special permit in the general business was approved by the Planning Board, which is the SPGA. The parking complies with the use table. There are 20 residential units and each unit requires 1.5 parking spaces. The restaurant and brewery have 4 seats per/ 1 parking space. There are 78 total parking spaces for 96 total seats. The empty commercial spot has 12 parking spaces allocated.

Member Favreau asked if there will be assigned parking spots. Ms. Malgieri replied no.

Michael Parker, Chair of the Planning Board – Mr. Parker stated that the Planning Board approved the permit for the proposed use. The other space will be filled soon.

Ms. Sardina stated that there is a height difference in what was approved and what is being built. She also asked where the loading docks are.

Member Favreau stated that this is outside of the Select Board purview. The definition of mixed use was given by the Planning Director and zoning was approved by Town Meeting.



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MOTION - Secretary Darris-O'Connor made a motion to close the public hearing. The motion was seconded by Member Rosa and unanimously voted 5-0-0.

MOTION - Member Favreau made a motion to approve the Farmer-Brewery Pouring License under M.G.L. Chapter 138, §19C(n) for Petty King Brewing Company, LLC located at 279 Boston Road subject to the approval of the Board of Health and approval of Storm Water Permit and with the hours of operation of Monday-Saturday from 12:00 PM to 12:00 AM and Sunday from 12:00 PM to 10:00 PM. The motion was seconded by Member Rosa. The following discussion occurred. After the discussion, the vote was unanimously voted 5-0-0.

Secretary Darris-O'Connor stated that the conditions are out of scope of the Select Board to base the approval on other boards.

Member Rosa asked that a friendly amendment be added to add the hours of operation. Member Favreau accepted that amendment.

New Business (Quick Items)

6. Discussion and Possible Vote of Community Cable Capital Fund Grant – Robert Sallese, Facilities Director – Recommendation from the Cable Advisory Committee

Secretary Darris-O'Connor stated that the Cable Advisory Committee voted to recommend approval of this grant.

Member Rosa stated that we used this grant for the Buck Auditorium. Mr. Maynard replied that they did not use the cable capital fund grant.

Member Favreau stated that there was not a recommendation in the package from the subcommittee. Chair Pavidis stated that she and Secretary Darris-O'Connor met at 4:30 PM and approved it. Member Favreau stated that according to Section 30.1 the applicant should be a non-profit. Mr. Maynard stated that the Facilities Department is not a non-profit but this was for work done in the Collins Room. Member Favreau asked if the expense was included in the operating budget. Mr. Maynard replied no. Member Favreau asked if we can waive that requirement. Town Accountant Amit Chhayani stated that the Town is a non-profit organization and this is for cable tv capabilities. The High School came in to use this funding for their cable project.

MOTION - Secretary Darris-O'Connor made a motion to approve the Community Capital Fund Grant for the Facilities Director as recommended by the Cable Advisory Committee. The motion was seconded by Member Rosa and unanimously voted 5-0-0.

7. Discussion and Possible Vote to Approve the 27th Annual “Cool Kids” 5K Road Race/Fun Walk for September 14, 2025 and request (4) 18” x 24” Signs on the Common from August 30, 2025 through September 14, 2025.

Megan Harris joined the meeting. Ms. Harris explained the event and requested the signs on the common.

MOTION - Secretary Darris-O'Connor made a motion to approve the route for the 27th Annual “Cool Kids” 5K Road Race/Fun Walk for September 14, 2025. The motion was seconded by Vice Chair Burrows and unanimously voted 5-0-0.

MOTION - Secretary Darris-O'Connor made a motion to approve the four 18” x 24” signs on the common from August 30, 2025 through September 14, 2025. The motion was seconded by Member Rosa and unanimously voted 5-0-0.

8. New Class II License FOR R & D Custom Exhaust, Inc. at the premises located at 313 Boston Road, Billerica, MA

Rick Soly appeared for a Class II license for R&D Custom Exhaust located at 313 Boston Road.

Member Favreau stated that a \$20,000 surety bond is required and any approval should be subject to.



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Member Rosa agreed that a bond is required. There was a license previously located at this site but it was moved by the former owner. The ZBA appeal expires tomorrow, so to protect the Town and Mr. Soly, the motion should be subject to no appeal being taken.

MOTION - Secretary Darris-O'Connor made a motion to approve the Class II license for R&D Custom Exhaust located at 313 Boston Road subject to the submittal of a \$20,000 surety bond and no appeal being taken on the ZBA decision and compliance with the Special Conditions 1-5. The motion was seconded by Vice Chair Burrows and unanimously voted 5-0-0.

9. Discussion and Possible Vote on Election Workers for FY26 Appointment Request – Requested by Town Clerk Donna McCoy

Chair Pavidis stated that this item will be discussed at the next meeting.

10. Approve and Adopt the Order of Taking for the Yankee Doodle Bike Path – Requested by Kelley Conway, Town Engineer

Kelley Conway, Town Engineer joined the meeting. This request is to approve and adopt the order of taking for the Yankee Doodle Bike Path. This covers about 50 properties and there is about \$1.2 million in damages. This will finalize the right of way.

Member Rosa stated that we should ask the businesses to donate the land. Ms. Conway stated that the letter that was sent asked for donations. They also met with most businesses and only one was willing to donate.

MOTION - Member Rosa made a motion to adopt the Order of Taking presented to the Board on this date for the purpose of acquiring interests in lands abutting the Yankee Doodle Bike Path Project to allow the Town to carry out the Project, and to award damages for such taking in the amounts and to the persons as set forth in the Schedule B attached to the Order. The motion was seconded by Secretary Darris-O'Connor and unanimously voted 5-0-0.

11. Approve and Execute the Encroachment License Agreements for the Yankee Doodle Bike Path - Requested by Kelley Conway, Town Engineer

Kelley Conway, Town Engineer stated that this item is to approve and execute the encroachment license agreement for the Yankee Doodle Bike Path. This is for private items in the right of way and one specific property.

MOTION - Member Rosa made a motion to approve and execute the Encroachment License Agreement presented to the Board on this date for the purpose of authorizing continued use and location of private improvements within the Right of Way of Eliot Street. The motion was seconded by Member Favreau and unanimously voted 5-0-0.

12. Approve and Authorize the Acting Town Manager to Execute the Recreational Trail Assent Agreement with the Massachusetts Electric Company for the Yankee Doodle Bike Path – Requested by Kelley Conway, Town Engineer

Kelley Conway, Town Engineer stated that this item will execute the recreational trail assent agreement with Mass Electric for the Yankee Doodle Bike Path.

Member Rosa asked if Town Counsel reviewed this. Ms. Conway replied yes. Member Rosa stated that there is a 12-month notice that they can rescind this agreement. Ms. Conway stated that this is still under review with Mass DOT. Member Rosa asked if Mass DOT could make changes. Ms. Conway replied yes, that is why the Town Manager is going to sign. Member Rosa asked how much it is going to cost to carry the insurance. Ms. Conway stated that they don't know that yet. Member Rosa stated that if there are substantial changes, it should be brought back to us.

MOTION - Secretary Darris-O'Connor made a motion to approve and authorize the Acting Town Manager to execute the Recreational Trail Assent Agreement with Massachusetts Electric Company for the Yankee Doodle Bike Path Project. The motion was seconded by Member Rosa and unanimously voted 5-0-0.



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13. Discussion and Possible Vote to Accept a Donation of Land for Conservation Purposes and Sign the Deed for Parcel 20-4-0 / Rangeway Road – Opportunity to Protect & Expand the Town’s Rangeway Forest – Requested by Isabel S. Tourkantonis, Director of Environmental Affairs

Mr. Dillon stated that this donation of land will have a conservation restriction to protect the Town’s Rangeway Forest.

Member Rosa stated that this will add 18 acres.

Member Favreau asked if it would be considered an expansion of the forest. Mr. Dillon replied he was not 100% sure but there are parcels that are contiguous to this.

MOTION - Member Rosa made a motion to accept the donation of land for Conservation purposes and sign the deed for Parcel 20-4-0/Rangeway Road. The motion was seconded by Member Favreau and unanimously voted 5-0-0.

Member Favreau stated point of order, there was a special meeting scheduled for 6:30 PM. Chair Pavidis replied that they are going to get through the remaining items of the regular agenda and then move to the special meeting.

14. Transfer of Common Victualler – Gallahue Restaurants, Inc. dba DiVito Brothers Italian Pizzeria located at 446 Boston Road

Attorney Stephen Lentine and Frank Gallahue appeared for a transfer of the Common Victualler for DiVito Brothers Italian Pizzeria located at 446 Boston Road. Attorney Lentine stated that this was originally owned by two brothers, but one brother passed away. Mr. Gallahue has worked there since 1999 and has purchased it from the brothers. He has formed a new LLC. They spoke with the Building Commissioner and it was ok to transfer the Common Victualler license from 1998 without going to the ZBA because Jerry O’Connor’s name is on the ZBA decision and he still owns the plaza. The Board of Health permit was issued and they will have the same hours of operation.

Member Favreau stated that she was sad to hear of the passing of Mr. DiVito.

Member Rosa gave his condolence. He also spoke with the Building Commissioner and it is unusual that they would not have to go back before the ZBA but agree the same owner is O’Connor.

MOTION - Secretary Darris-O’Connor made a motion to approve the transfer of the Common Victualler for Gallahue Restaurants, Inc. dba DiVito Brothers Italian Pizzeria located at 446 Boston Road subject to the original ZBA conditions. The motion was seconded by Vice Chair Burrows and unanimously voted 5-0-0.

Appointments

15. Historic Districts Committee

- a. Mary K. McBride (Alternate Member) – (Expires 06/30/28)
- b. Dan Valentine (Regular Member/Attorney) – (Expires 06/30/28)

MOTION - Secretary Darris-O’Connor made a motion to appoint Mary K. McBride as an alternate member of the Historic Districts Committee expiring June 30, 2028. The motion was seconded by Member Rosa and unanimously voted 5-0-0.

MOTION - Secretary Darris-O’Connor made a motion to appoint Dan Valentine as a regular member/attorney of the Historic Districts Committee expiring on June 30, 2028. The motion was seconded by Member Rosa and unanimously voted 5-0-0.

16. Open Space and Recreation Committee (Member of the Parks Department) – David Brown - (Expires 06/30/28)

MOTION - Secretary Darris-O’Connor made a motion to appoint David Brown as a parks department member to the Open Space Recreation Committee expiring June 30, 2028. The motion was seconded by Member Rosa and unanimously voted 5-0-0.



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17. Financial & Compliance Audit Committee – Kelley Sardina – (Expires 06/30/28)

MOTION - Secretary Darris-O'Connor made a motion to appoint Kelley Sardina as a regular member of the Financial & Compliance Audit Committee expiring June 30, 2028. The motion was seconded by Member Rosa and unanimously voted 5-0-0.

Committee Reports

Old Business

18. Water and Sewer Rates Presentation – Discussion and Possible Vote - 2nd Reading

Fred Russell, DPW Director appeared for the second reading of the water and sewer rates. We came before the Board last month and we were asked to look at other scenarios. We have three options to look at and gave an updated presentation. Option #1 was a 5% increase across the board, Option #2, 0% tier 1, 5% for tier 2 and 8% for tier 3 and Option #3 would only increase tier 3 at 14.6%.

Water Rates

Chair Pavidis stated that Option #3 seems like it would hurt economic growth. The increase to commercial could be \$30,000 a year with a minimal increase to residential. That is a lot. Mr. Russell agreed and that is why there are three scenarios.

Member Favreau stated that businesses can right off the expenses. Member Rosa stated that is correct. Member Rosa asked if the \$3 Million at 4.5% an SRF or general loan. Mr. Russell replied it's a general loan. The SRF is very competitive and we have been denied for the last few years. Member Rosa stated that if we would borrow \$3 million at 4.5% over 30 years, the total cost be factored in. Mr. Russell replied yes, all are factored into the proposed rates. Member Rosa stated that the three options are option 1 is the equal increase to all, option 2 is higher rates to the top two tiers and option 3 is a higher rate to commercial, where they can write it off. He asked for a scenario with no or very little impact to tier one because they are our seniors and little impact to the "family" which would probably be tier two. These options miss the savings to the middle tier. He also thought that we could manipulate the software to see changes in percentages on the fly. Member Favreau stated that there is an error in option 2 of page 19. Mr. Maynard stated that is sewer but there is an error on the water rates also. Mr. Russell stated that a question from last meeting was cost of the increase: a 1-person home would be a \$5 increase, a 2 persons home would be \$10, and a 4 person would be a \$18.66 increase per quarter for water and sewer.

Secretary Darris-O'Connor stated that if we raise the rates 14% for commercial businesses and we could lose business. We should simply add the same impact to all users.

Chair Pavidis stated that she agrees, \$30,000 is a lot for a commercial business and yes they can write some of it off but it will still impact their bottom line and an increase of \$24 over a year is not bad.

Member Rosa stated that they don't look at things like water rates and businesses can write off business expenses. There are people on a fixed budget who could not afford this.

Member Favreau stated that she likes Option 2. When you look at this, what types are business are using this much water. Mr. Russell stated that he could get you the top 10 but off the top it would be the prison, Entegris, Bakers Commodity. Member Favreau stated that these businesses can cover the cost.

Member Rosa stated that we can promote conservation measures.

Vice Chair Burrows stated that he likes Option 1. We need to fix our infrastructure and maybe we could look at a new usage structure but we can't kick this down the road. Mr. Russell stated that the Board needs to decide on how we should proceed for future rates.

Member Rosa stated that the three options provided get the job done, we just have to determine who pays what. Perhaps we can go with an Option 4, which reduces the rate for the lower tier and increases the higher tier.



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Calvin Call from Waterworth joined the meeting. Mr. Call stated that they did look an option where it would be 0% increase for the 1st tier, 3% for the 2nd tier and 12% for the 3rd tier. That would increase the 3rd tier by \$5-\$7k per quarter. Member Rosa was in the middle of discussing the different percentages to lower tier 1 and 2 when the following motion was made.

MOTION - Vice Chair Burrows made a motion to approve Option 1 for the water rates with a flat 5% rate increase across all tiers. The motion was seconded by Secretary Darris-O'Connor and voted 3-2-0. Member Rosa and Member Favreau voting opposed.

Member Rosa stated that the motion should not have happened. We were in the middle of discussion with different options being proposed to save seniors and families money and as Chair you should have ruled that motion out of order.

MOTION - Member Rosa made a motion to reconsider the water rate motion. The motion was seconded by Member Favreau and voted 2-3-0. Vice Chair Burrows, Secretary Darris-O'Connor and Chair Pavidis voting opposed.

Sewer Rates

Mr. Russell stated that in the scenario where we raise 7%, we would have to borrow \$2.5 million annually at 4.5% for the next 10 years. We maybe could get an SFR rate for some of these. Option 1 would have a 7% across all three tiers, Option 2 would be a 0% for tier 1, a 7% increase for tier 2 and a 14% increase for tier 3 and Option 3 would have 0% for tiers 1 and 2 and a 18% increase for tier 3

Member Rosa stated that we never voted to end the general fund subsidy in FY28, so how would this affect the chart. Mr. Russell stated that we can look at it but we have given a template for the next 10 years. The goal is to get the sewer as a full enterprise account. Member Rosa stated that when we voted on the water last year, we understood that we were removing the subsidy. What would happen if they pushed out the subsidy to 2030 instead. Mr. Call stated that the subsidy is being tapered off gradually. If you keep the subsidy, you could have 2-3% annually. Member Rosa asked what is the bedroom structure. Mr. Russell replied that it is for the out-of-town users or residents that have sewer but not water. Member Rosa stated that he would recommend Option 1 but have a 2% increase across the board with the subsidy.

MOTION - Member Rosa made a motion to approve Option 1 but have 2% for first tier. The motion was seconded by Member Favreau. The following discussion occurred. After the discussion, the vote was 2-3-0. Vice Chair Burrows, Secretary Darris-O'Connor and Chair Pavidis voting opposed.

Secretary Darris-O'Connor stated that this is irresponsible. 12% of the people who do not have sewer are subsidizing the sewer. This is fiscally irresponsible.

Member Rosa stated that there are 900 parcels that do not have sewer and the subsidy has been in place since day 1.

MOTION - Secretary Darris-O'Connor made a motion to approve Option 1 that has a flat rate increase of 7% across all three tiers. The motion was seconded by Vice Chair Burrows and voted 3-2-0. Member Rosa and Member Favreau voting opposed.

19. Discussion and Possible Vote on Final Calendar Year 2025 Goals

Mr. Dillon stated that at the last meeting, the board voted to approve the Select Board goals from the original list, removing all the completed goals and adding in the newly submitted goals. There were some conflicting goals and he would like guidance. These include Task 1.1.3 and 1.1.2, which both deal with improvements in the Town Center. There should be one, not both. Task 3.4.4 and 3.5.2 should Town land be looked at to be sold or leased. Task 4.5.5, the Town is not looking at any projects along Rt. 129.

Member Favreau stated that some of her goals on grant applications have been taken out of context and combined. The At Home Greater Lowell Initiative and Advancing Infrastructure Improvement Plan are not grants, they are



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comprehensive economic development strategies available from NMCOG and are not connected to the MassWorks grants.

Member Rosa stated the COA should be a top priority. Our seniors are the single largest growing demographic and we need to pursue a new senior center similar to Wilmington. We should look at Pollard Park. Mr. Maynard stated that if we propose a new location we need to have a new feasibility study done. It was \$20 million for building on the existing site; a new site is unknown. We are running into this issue with the Rec Center. We never received a cost estimate for a building at Pollard Park.

Vice Chair Burrows stated that Wilmington paid \$17 million for a new building including clearing the site. Once the DPW moves into their new building, we could build the COA on that site.

Member Favreau asked if Pollard Park is Cider Mill. Member Rosa stated that it is a separate parcel next to Cider Mill. Member Favreau stated that we have a feasibility study for that site. Mr. Maynard replied not for a COA. Member Rosa stated that we would need to determine the site and do a feasibility study.

Chair Pavidis stated that we should get a list of locations and options for the COA to move on. Mr. Maynard asked what is the ask of this goal? Member Rosa stated that we should determine where it should go and then do a feasibility study for that location.

Member Favreau asked why is this time sensitive. She doesn't believe that we can afford it right now.

Mr. Dillon stated that it was part of the question. If we want to meet the goal, we need some direction.

Secretary Darris-O'Connor stated that we already have a lot of projects on the horizon. We shouldn't rush it to have it on the Fall Town Meeting.

Chair Pavidis stated that we should start with exploring options.

Member Favreau stated that in regard to the Town Center, Article 15 gave \$3 million dollars. Mr. Maynard stated that the \$2 million from Lori Trahan is not available.

Member Rosa asked if we could make some of the improvements with \$3 million. Mr. Main had said that we could possibly due a TIF for Charnstaff/Concord/KenMar intersection. Member Favreau stated that grants could be used for the center. The MassWorks Infrastructure funding does not always need a housing component such as Boston Road south. Mr. Maynard stated that is not true, we were denied for the MassWorks grants for the center in 2023. The State said that unless you have a shovel ready housing project, you are less likely to get the grant. Member Favreau stated that a previous meeting, Mr. Main stated that he was going to apply for a MassWorks grant. We should revisit this for a left turn out of River Road and some improvements.

Diane Saunders – Ms. Saunders stated that the lights should be fixed in the center for pedestrian access. We should also fix the signage around the bridge.

Member Rosa stated that we should not sell town owned land but we should look at leasing. The property for the marijuana RFP was authorized by Town Meeting to sell. Mr. Curran talked about selling Ditson Park. He is ok with selling tax title property under a special option but we should maintain open space.

Member Favreau stated that the land for the marijuana RFP was for sale, so what about the town owned farm land. Mr. Maynard stated that it is for lease only.

Member Favreau stated that Task 4.5.4 should be separate under Objective 2.

Chair Pavidis stated that we should add the status of the grants. For the ones not started, we should get the priorities from a vote of the Board.

Vice Chair Burrows stated that we should rank the priority of the goals. Member Favreau stated that Mr. Main did that in the list.



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Diana Saunders – Ms. Saunders stated that she wanted to speak on the water rates. The water equipment was bought from the water enterprise fund and we should look at a 4-tier option and watch out for the elderly.

20. Discussion and Possible Vote on Sending Out an RFP for the Disposition to a Marijuana Establishment for Cultivation – Requested by Vice Chair Burrows

Vice Chair Burrows stated that we should send out the RFP. He has been in contact with a company that wants to apply for a grow and cultivation lab.

Chair Pavidis asked if this would impact Swanson Meadows. Vice Chair Burrows stated that it shouldn't.

Member Rosa stated that there is a memo from Town Counsel. Is this a lease or are we looking to sell. This license would be for growing and cultivation.

MOTION - Secretary Darris-O'Connor made a motion to approve sending out the RFP for a Marijuana Cultivation License starting July 15th and closing August 14th. The motion was seconded by Vice Chair Burrows and unanimously voted 5-0-0.

21. Discussion and Possible Vote on Sending Out the Updated RFR for Town Owned Farmland – Requested by Member Favreau

Member Favreau stated that she did not put this on the agenda. We had already voted on this to send it out for a lease. We did request that Brooks & DeRensis review it and they made recommendations on lease vs. license.

MOTION - Member Favreau made a motion to amend the previous vote and send out the RFR for the town owned farmland starting July 15th and closing August 14th. The motion was seconded by Member Rosa and unanimously voted 5-0-0.

22. Discussion and Possible Vote – Safety Upgrades to Town Hall Offices Including Barriers, Gates and Signs – Requested by Vice Chair Burrows

Vice Chair Burrows stated that there are two offices in Town Hall that do not have a barrier from the public. This includes the Select Board office and the Veteran's Office. There should be a barrier and signs to protect our employees.

Member Rosa stated that he will support this but there should be some support documents.

MOTION - Vice Chair Burrows made a motion to direct the Town Manager to add safety features and signages in the Select Board and Veterans' Office not to exceed \$5,000. The motion was seconded by Member Rosa and unanimously voted 5-0-0.

23. Discussion and Possible Vote to Rescind Prior Board Vote Allocating Free Cash and Overlay Surplus for 2" Water Line Replacement – Requested by Secretary Darris-O'Connor

Secretary Darris-O'Connor stated that it is unknown what we will have in free cash and surplus overlay. We have a 20-year investment into the water infiltration system and we should reconsider the vote taken at the previous meeting.

Chair Pavidis stated that at the time of the vote, the amount of the surplus account was unknown. Mr. Dillon replied that it was correct. There is \$6.2 million in the surplus overlay right now but we have abatements around \$5.7 million. Chair Pavidis asked if that could go up. Mr. Dillon replied it could but it is mostly likely what it would be.

Member Rosa stated that this is not a reoccurring expense. The 2" water lines need to be replaced and this money accelerated the program. This improves water quality for residents; it allows the Town to flush lines and helps fire fighters. We voted to use surplus overlay and free cash. This vote to reconsider is a disservice to residents. This also helps the fire insurance rating which helps with lowering homeowner's insurance. This also did not have any support documents.



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Vice Chair Burrows stated that the 2" lines have been in the ground for 75 years and now because it's an election year, it's important. We could have used ARPA money if it was such a priority but you are prioritizing this in front of other projects.

Member Favreau stated that parliamentary procedures require a super majority for this vote and the rescind is actually a motion to reconsider.

Member Rosa stated that we only found out about the two-inch water mains since Mr. Melanson started the flushing program two years ago. He proposed a fire hydrant maintenance bylaw prior to him becoming a Select Board member and the Select Board did use ARPA money to start the replacement of the two-inch lines.

Secretary Darris-O'Connor stated that this would deplete \$1 million in free cash and the school and town could use this other place. If we use free cash, it could negatively impact our bond rates. Mr. Dillon stated during a call regarding bonding for the DPW, it was asked if taxes offset our enterprise fund, it could affect our bond rating in the future. Secretary Darris-O'Connor asked if this is a typical project using free cash. Mr. Dillon stated that free cash is not usually used for operational expenses. We have proposed \$3 million a year for the water infrastructure for the next 30 years. Secretary Darris-O'Connor asked if the 2" water mains have already been addressed. Mr. Dillon replied yes. With the previous vote, it would take the planned 3 years for replacement and condense it into 2 years. This also places the replacement of the 2" water mains higher in priority than other projects. Secretary Darris-O'Connor stated that we should move forward with the plan already in place. We shouldn't deplete our free cash, it's not sustainable.

Chair Pavidis stated that she is concerned with using the overlay surplus when the actual number is unknown. Can we put a cap on how much free cash we can spend on this project? Mr. Dillon stated that he is somewhat confident with all the appeals that have been filed, but one large case on a large parcel and we could be in trouble of going over what we have in the overlay.

Member Rosa stated that free cash is supposed to be used for one-time expenses. Secretary Darris-O'Connor stated that this is an on-going project and not a one-time expense. Member Rosa stated that it's one time replacement of the 2" water mains.

MOTION - Secretary Darris-O'Connor made a motion to rescind the previous vote on using free cash and overlay surplus for replacement of 2" water mains. The motion was seconded by Vice Chair Burrows. After the discussion, it was voted 3-2-0. Member Rosa and Member Favreau voting against.

MOTION - Secretary Darris-O'Connor to change the policy to move forward with the water improvement project as the previous plan and not with the \$1 million from free cash or surplus. There was no second.

Member Rosa stated that the motion fails because it needs super majority.

Member Favreau stated that a motion to reconsider needs to be in the same session as the motion.

Secretary Darris-O'Connor stated that this is not a motion to reconsider.

Member Favreau stated that reconsider and rescind are the same thing.

NOTE: Town Counsel opinion was received on this matter after the meeting. The motion to rescind was valid. A super majority was not required as long as the agenda item was posted. A motion to reconsider and rescind are not the same thing.

Grace Tucci – Ms. Tucci stated that the pipes have been in the ground but we shouldn't wait to replace them. Has any member spoken with residents in Pinehurst. She also spoke with Mr. Russell and he said the 2" pipes do contribute to the brown water issue.



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24. Town Manager's Update

Mr. Dillon gave the Town Manager's Report.

Water Restrictions

The Town's stream gage has gone below normal for this time of year and is currently registering 106 cfs. 71 cfs is our trigger point and if it stays below that for 3 consecutive days, we must institute water restrictions. Hopefully, we will receive some rain in the next few days, but the community should be prepared for new water restrictions to come into effect. If this does happen the Town will be sure to post on social media as well as the website.

Audit

The Town wide audit is nearing completion. There were conversations at the Board level if the scope of the audit would include Town committees or boards, but no vote was taken. If the board wishes to widen the scope of the audit to include Town committees/boards let me know before the audit is completed.

Member Favreau stated that she remembers that the audit was to include committees. She remembers speaking with the Mr. Chhayani and Mr. Main about this being part of the scope. Mr. Maynard stated that Town Meeting did appropriate but the issue with the committees came up after the appropriation. Member Favreau remembers something with procurement. Mr. Maynard stated that if the Board agrees, he can let the auditors know.

Member Rosa stated that any committees that are accepting and spending money should be included.

Address Change

The Town of Billerica is changing our P.O. Box for payment remittance. If you send your tax or water payments by online banking, or have auto-pay set up through your online banking, please change the address to: Town of Billerica PO Box 848211 Boston, MA 02284 If the address is not changed, your bill payment will be delayed and may accrue a fee and/or interest. Residents were notified about this change through a postcard included in their last tax bill as well as posts to social media and the website.

Member Rosa stated that if the address has changed, we shouldn't charge a fee if someone mails it to the wrong address on time. There should be a grace period.

North Billerica Fire Station

By the end of July, the Town will have the cost estimate back on the North Billerica Fire Station based off the design the department and project team worked on. During the August Board meeting we will present the final design.

Business Magazine Feature

Our Planning and Community Development Director Katherine Malgieri took a call from Business View Magazine last week. They would like to feature Billerica in their September edition of Civil & Municipal with an emphasis on Massachusetts' innovation economy and Billerica's roles within it. They have an audience of 900,000+ c-level executive subscribers across the country. Their focus would be on the town's growth, milestones, challenges, notable housing/infrastructure projects and what it means for growth, and what makes Billerica unique from a business development perspective.

Member Favreau stated that the magazine article is great.

Member Rosa stated that this is great and hopes it will drive some economic development.



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Shawsheen Tech Budget Change

On June 26, 2025 the Massachusetts Department of Revenue Division of Local Services certified Shawsheen Valley Technical High School's Fiscal Year 2024 Excess and Deficiency at \$803,668. This amount was significantly less than what they had anticipated during the budget process. On July 26, 2025, the Tech School Committee held a special meeting to accept the amount certified and took the following actions: 1. Eliminate the Stabilization Fund transfer of \$750,000 2. Eliminate E&D funding in the amount of \$237,500 for the completion of the field house 3. Modify the FY26 capital budget to move the pool pack replacement (\$250K) to FY27 and reallocate the FY26 funding for the field house completion The Tech has reassured the Town that these changes will not impact the FY26 budget, but we will have to see if these changes impact FY27. It's important to note that at this time the Tech is also looking to start a new High School project with the MSBA.

Member Favreau asked if Shawsheen Tech provided a memo of why the deficiency occurred. Mr. Dillon replied no.

Member Rosa stated that Shawsheen Tech had a budget deficiency and they didn't put \$750,000 in the stabilization fund. This fund didn't exist two years ago. Prior to the stabilization fund, money would have been sent back to the Towns.

MBTA Discussions

Late in June the Town sat down with the MBTA and state representative Marc Lombardo to discuss the future of the facility at the MBTA station in North Billerica. To date the MBTA has repaired the bathrooms within the facility as well as repainted and cleaned up the space. They are planning to do a complete repaving of the parking lot, milling up the existing asphalt and paving a fresh coat at a cost of \$1,000,000. With regards to the Town-owned parcel in the parking lot. The MBTA generates roughly \$2,600 a month in revenue, roughly \$31,200 a year from the Town owned lot. At this point the holdup is the historic windows on the facility. To adhere to the design standards of the HDC the MBTA would have to invest roughly \$90,000 into the windows. The Town will be going before the HDC during their August meeting to seek relief on this with the hopes we can get less expensive windows approved. If that is successful, the Town will begin negotiations with the MBTA for the long-term care and maintenance of the facility. The Town will be looking for the MBTA to continue handling larger capital repairs like a roof or bathrooms, while the Town will maintain the facility on a day-to-day basis.

Member Favreau stated that the use of the train station would be a great idea and hopes we don't have issues with the HDC. Member Favreau asked if we have vendors for this space. Mr. Dillon replied not to his knowledge.

Member Rosa stated that the train station originally had a coffee shop but it didn't last long. We then talked about using it as a satellite police station. The most important thing is having the building open.

Pinehurst Paving

Overnight Paving has started on Route 3A in Pinehurst. MassDOT has scheduled to pave Route 3A from Burlington High School and proceed north to Cook Street. The work is scheduled nightly beginning 6/22/25, Sunday evening through Friday morning, between 6pm to 6am for approximately 3 weeks. Lane closures and traffic restrictions will be in place during the scheduled work hours. One lane of travel in each direction will be maintained at all times and access to residences and businesses will be preserved. Signage, police details and message boards will be in place to guide drivers through the work area. Drivers traveling through the affected areas should expect delays. All scheduled work is weather dependent.

Member Rosa stated that as the paving is being completed, detour signs should be installed.



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Billerica Police Station

Last Fall Town Meeting approved \$200,000 to fund space needs feasibility study and design for the current Police Station. The Town worked with Leftfield, PRA architects, and the police department to design a facility that meets the needs of the Police Department. Specifically, ensuring adequate facilities for both men and women, currently the women's facilities do not have enough space for the hiring of additional female officers. At the Boards next meeting we would like to present the two design options and discuss the next steps.

25. Discussion and Possible Vote to Release the Redacted Exhibits of the Investigation Report into the Conduct of Select Board Member Dina Favreau as Public Documents – Per Legal Opinion from May 21, 2025 Advisory Opinion #9

Member Favreau stated that she is going to recuse herself for this item. Her attorney is present if something needs to be responded to.

Member Rosa stated that we have already voted to release the report and we wanted to have Town Counsel review and redact the exhibits.

Attorney Noemi Kawamoto joined the meeting.

Attorney Kawamoto stated that she has reviewed the exhibits and only privacy exemptions have been redacted under the public records law.

MOTION - Secretary Darris-O'Connor made a motion to release the exhibits of the investigation report into the conduct of Select Board Member Dina Favreau as redacted. The motion was seconded by Member Rosa and unanimously voted 4-0-0.

MOTION - Secretary Darris-O'Connor made a motion to instruct the Town Manager to post the exhibits on the Town website along with the report. There was no second.

Member Favreau from the audience stated that it is not on the agenda. Secretary Darris-O'Connor stated that the report is on the website and we voted to put it on the website.

Vice Chair Burrows stated that past practice, is that these documents are public documents and are available if requested.

Member Favreau returned to the meeting.

26. Discussion and Possible Vote on Board Actions Against Select Board Member Dina Favreau Based on the Findings of the Investigation Report

Member Favreau stated that she will be participating from the podium because she didn't have access to her attorney. Attorney Roland appeared on behalf of Member Favreau. Attorney Roland stated that this agenda was not certified by the Town Clerk. This Board has no authority to do anything against Member Favreau. She is an elected official. Only a recall petition can remove her. You can make a motion and then we will decide on what to do.

Member Favreau stated that everything that has happened is retaliation for her requesting an Executive Session for disciplinary action against the former Town Manager. Only the voters can remove her and she will not step down. There is a voice mail that she left to a former friend showed emotions but that proves nothing. Everything was triggered by a lie.

Vice Chair Burrows stated that he has the voicemail of Member Favreau chasing him in his car. The Town Manager is responsible for the day-to-day operations and personnel issues; we don't get involved in that. We set policies and don't tell him how to handle disciplinary issues.

Secretary Darris-O'Connor stated that the Select Board unanimously voted the investigation on Member Favreau including Member Favreau herself. Employees risked a lot to be part of the investigation and the report clearly shows



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Member Favreau violated the charter and policies of the Select Board. He understands we can't remove her but he intends to provide a resolution to censure Member Favreau for her actions against Town Employees and bring it to the next agenda.

Member Rosa stated that there is an email from labor counsel regarding the code of conduct that should be sent out to the Board before we take any action.

Chair Pavidis stated that we need to come up with a policy on what Select Board should do so not to interfere with the day-to-day operations. This should include the language in the charter.

Member Favreau stated that the Select Board votes on policy, which is a directive to the Town Manager. She was following a policy that was voted on. The exhibits show that she was following the policy. She formally requests a copy of this meeting be sent to her and her attorney.

Member Favreau asked who put this on the agenda. Secretary Darris-O'Connor stated he as well as other members.

New Business

27. Discussion and Possible Vote on Home Rule Petition Authorized at the Spring 2025 Annual Town Meeting (SGARs) – Requested by Secretary Darris-O'Connor

Secretary Darris-O'Connor stated that this past at Town Meeting and the petition should be submitted to the legislature.

MOTION - Secretary Darris-O'Connor made a motion that the Select Board petition the General Court for special legislation substantially in the form below: Be it enacted by the Senate and House of Representatives in General Court assembled, and by the authority of the same as follows: SECTION 1. Notwithstanding Chapter 132B of the General Laws or any other general or special law to the contrary, the Town of Billerica may by By-Law prohibit or restrict the application of second-generation anticoagulant rodenticides within the Town of Billerica, including the application of such pesticides by licensed commercial applicators as defined in 333 C.M.R. 10.00. SECTION 2. This act shall take effect upon its passage; or act in relation thereto. The motion was seconded by Vice Chair Burrows and unanimously voted 5-0-0.

Chair Pavidis stated that the regular meeting will be recessed and we will move to the Special Meeting.

SPECIAL MEETING – CALLED BY MEMBER ROSA AND MEMBER FAVREAU

Member Rosa stated that the acting Chair last week removed this agenda item from the regular agenda so he and Member Favreau filed this separate agenda. Member Rosa stated he worked with Mr. LaLumiere and Mr. Dillon on this policy.

Vice Chair Burrows stated that this was removed because it is duplicating work. The Town Bylaw, Article 9 already addresses this. It was amended in 2022.

Member Rosa stated that it is true, it is in the bylaws, but Vice Chair Burrows did not have the right to remove it from the agenda. Member Rosa read the policy titled Commercial and Industrial Economic Development Policy.

Vice Chair Burrows stated that this is duplicate work.

Member Favreau stated that we voted for this at the economic development meeting. It's not bad to have this in two places.

Secretary Darris-O'Connor stated that this is not an economic development policy. This would only waive the fees which we already have authority to waive. Member Rosa stated that he is willing to give up \$60,000 in fees for millions in tax revenue and a viable business that will employ people. That is smart economic development.

Member Favreau stated that we should include the bylaw.



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Approval of Meeting Minutes

Meeting Schedule

August 11, 2025 and September 8, 2025

Executive Session

28. Executive Session Pursuant to G.L. c. 30A, § 21(a) (2) to conduct strategy sessions in preparation for negotiations with nonunion personnel or to conduct collective bargaining sessions or contract negotiations with nonunion personnel – Town Counsel

Secretary Darris-O'Connor stated that we are going into Executive Session to discuss Town Counsel.

Chair Pavidis stated that we will only return to regular session to adjourn the meeting.

MOTION - Secretary Darris-O'Connor made a motion to go into Executive Session Pursuant to G.L. c. 30A, § 21(a) (2) to conduct strategy sessions in preparation for negotiations with nonunion personnel or to conduct collective bargaining sessions or contract negotiations with nonunion personnel – Town Counsel at 10:07 PM. The motion was seconded by Member Rosa and unanimously voted 5-0-0. On a roll call vote: Secretary Darris-O'Connor voted Aye, Member Rosa voted Aye, Vice Chair Burrows voted Aye, Member Favreau voted Aye, and Chair Pavidis voted Aye.

MOTION - Secretary Darris-O'Connor made a motion to come out of Executive Session at 10:36 PM. The motion was seconded by Member Favreau and unanimously voted 4-1-0. On a roll call vote: Member Rosa voted Aye, Member Favreau voted Aye, Vice Chair Burrows voted No, Vice Chair Burrows voted Aye and Chair Pavidis voted Aye.

MOTION - Member Rosa made a motion to adjourn the regular meeting of July 14, 2025 at 10:37 PM. The motion was seconded by Member Favreau and unanimously voted 5-0-0.

*Respectfully Submitted by Dawn McDowell,
Recording Secretary*

Please note, the entire video of this meeting can be found at: <https://www.batvinc.org/vodchannels.html>



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Exhibits for the Select Board Meeting – July 14, 2025 Regular Meeting

Call to order 6:00 PM

1. **Open Microphone – No Exhibits**

Announcements

2. **Vacancies on Boards and Committees – Vacancy List dated 07/10/25**
3. **All other announcements may be viewed on the Town of Billerica website – No Exhibits**

Proclamation and Public Recognition

4. **Michaela Michaud – Letter of thanks dated 06/16/25**

Public Hearings

5. **Public Hearing – Farmer-Brewery Pouring License under M.G.L. Chapter 138, §19C(n) and an Open Container Permit for Petty King Brewing Company, LLC located at 279 Boston Road – Billerica**
Application dated 06/30/25, Memo from Lt. Coffey dated 06/24/25, PB Mixed Use Special Permit dated 05/12/25, Abutter's List dated 05/14/25, Public Notice dated 06/30/25

New Business (Quick Items)

6. **Discussion and Possible Vote of Community Cable Capital Fund Grant – Robert Sallese, Facilities Director - Recommendation from the Cable Advisory Committee – Application dated 05/27/25**
7. **Discussion and Possible Vote to Approve the 27th Annual “Cool Kids” 5K Road Race/Fun Walk for September 14, 2025 and request (4) 18” x 24” Signs on the Common from August 30, 2025 through September 14, 2025. – Email from M. Harris dated 06/30/25**
8. **New Class II License FOR R & D Custom Exhaust, Inc. at the premises located at 313 Boston Road, Billerica, MA – Billerica application dated 12/23/24, Email from M. LaLumiere dated 03/27/25, ZBA decision dated 06/25/25, Commonwealth of Mass, Application for second hand motor vehicles dated 01/09/25**
9. **Discussion and Possible Vote on Election Workers for FY26 Appointment Request – Requested by Town Clerk Donna McCoy – Memo from D. McCoy dated July 2025**
10. **Approve and Adopt the Order of Taking for the Yankee Doodle Bike Path – Requested by Kelley Conway, Town Engineer – Memo from K. Conway dated 07/14/25**
11. **Approve and Execute the Encroachment License Agreements for the Yankee Doodle Bike Path - Requested by Kelley Conway, Town Engineer – Memo from K. Conway dated 07/14/25**
12. **Approve and Authorize the Acting Town Manager to Execute the Recreational Trail Assent Agreement with the Massachusetts Electric Company for the Yankee Doodle Bike Path – Requested by Kelley Conway, Town Engineer – Memo from K. Conway dated 07/14/25**
13. **Discussion and Possible Vote to Accept a Donation of Land for Conservation Purposes and Sign the Deed for Parcel 20-4-0 / Rangeway Road – Opportunity to Protect & Expand the Town's Rangeway Forest – Requested by Isabel S. Tourkantonis, Director of Environmental Affairs – Memo from I. Tourkantonis dated 07/08/25**
14. **Transfer of Common Victualler – Gallahue Restaurants, Inc. dba DiVito Brothers Italian Pizzeria located at 446 Boston Road – Billerica Application dated 07/10/25 with memo from Attorney Lentine, Email from S. Lentine dated 04/04/25, ZBA decision dated 09/16/98, Memo from E. DiVito dated 06/09/25**

Appointments

15. **Historic Districts Committee**
 - c. **Mary K. McBride (Alternate Member) – (Expires 06/30/28) – Application dated 06/13/25**
 - d. **Dan Valentine (Regular Member/Attorney) – (Expires 06/30/28) – Application dated 06/27/25**
16. **Open Space and Recreation Committee (Member of the Parks Department) – David Brown - (Expires 06/30/28) – Application dated 06/23/25**



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- 17. Financial & Compliance Audit Committee – Kelley Sardina – (Expires 06/30/28) – Application dated 07/07/25**

Presentation

Committee Reports

Old Business

- 18. Water and Sewer Rates Presentation – Discussion and Possible Vote – 2nd Reading – Waterworth Presentation undated**
- 19. Discussion and Possible Vote on Final Calendar Year 2025 Goals – Requested by Chair Pavidis – Memo from C. Dillon dated 07/11/25, Calendar Year Goals undated**
- 20. Discussion and Possible Vote on Sending Out an RFP for the Disposition to a Marijuana Establishment for Cultivation – Requested by Vice Chair Burrows – Draft RFP undated, Email from R. Hoffman dated 06/20/25**
- 21. Discussion and Possible Vote on Sending Out the Updated RFR for Town Owned Farmland – Requested by Member Favreau - Draft RFP undated, Email from R. Hoffman dated 06/20/25**
- 22. Discussion and Possible Vote – Safety Upgrades to Town Hall Offices Including Barriers, Gates and Signs – Requested by Vice Chair Burrows – No Exhibits**
- 23. Discussion and Possible Vote to Rescind Prior Board Vote Allocating Free Cash and Overlay Surplus for 2” Water Line Replacement – Requested by Secretary Darris-O’Connor – No Exhibits**
- 24. Town Manager’s Report – TM Report dated 07/10/25**
- 25. Discussion and Possible Vote to Release the Redacted Exhibits of the Investigation Report into the Conduct of Select Board Member Dina Favreau as Public Documents – Per Legal Opinion from May 21, 2025 Advisory Opinion #9 - Email from N. Kawamoto dated 06/03/25, 14 Exhibits (#6, #7, #10, #12 have proposed redactions)**
- 26. Discussion and Possible Vote on Board Actions Against Select Board Member Dina Favreau Based on the Findings of the Investigation Report – Report from DHS dated 05/12/25, Letter to D. Favreau dated 07/08/25**

New Business

- 27. Discussion and Possible Vote on Home Rule Petition Authorized at the Spring 2025 Annual Town Meeting (SGARs) – Requested by Secretary Darris-O’Connor – Article 47 from the 2025 Annual Town Meeting dated 05/06/25**

Approval of Meeting Minutes

Meeting Schedule

August 11, 2025 and September 8, 2025 – No Exhibits

Executive Session

- 28. Executive Session Pursuant to G.L. c. 30A, § 21(a) (2) to conduct strategy sessions in preparation for negotiations with nonunion personnel or to conduct collective bargaining sessions or contract negotiations with nonunion personnel – Town Counsel – See Executive Session Minutes for Documentation**

Exhibits for the Select Board Meeting – July 14, 2025 Special Meeting

- 1. Commercial and Industrial Economic Development Policy – 1st Reading – Commercial and Economic Development Policy undated**

Approved On: November 17, 2025