



## **Town of Arlington Select Board**

### **Meeting Agenda**

December 7, 2020

7:15 PM

Conducted by Remote Participation

1. Executive Order on Remote Participation

#### **PROCLAMATIONS**

2. Diamond Chamallas, Arlington's Eldest Living Resident

#### **CONSENT AGENDA**

3. Minutes of Meetings: November 30, 2020 Joint Meeting with Arlington Housing Authority
4. Minutes of Meetings: November 30, 2020

#### **OPEN FORUM**

Except in unusual circumstances, any matter presented for consideration of the Board shall neither be acted upon, nor a decision made the night of the presentation in accordance with the policy under which the Open Forum was established. It should be noted that there is a three minute time limit to present a concern or request.

#### **TRAFFIC RULES & ORDERS / OTHER BUSINESS**

5. Discussion: Future Select Board Meetings

#### **CORRESPONDENCE RECEIVED**

6. Traffic Concerns re: Westminster Avenue, Downing Square and Lowell Street Areas  
Becca Charlier-Matthews, 265 Lowell Street
7. Speed Limit Enforcement in Crosby Street Neighborhood  
Laura Fuller, 219 Crosby Street
8. Harold Brothers HVAC Bid re: Arlington High School Project
9. Town Manager Vacation Buy Back Memorandum  
Adam W. Chapdelaine, Town Manager

#### **NEW BUSINESS**

## **EXECUTIVE SESSION**

Next Scheduled Meeting of Select Board December 21, 2020

You are invited to a Zoom webinar.

When: Dec 7, 2020 07:15 PM Eastern Time (US and Canada)

Topic: Select Board Meeting

Register in advance for this webinar:

[https://town-arlington-ma-us.zoom.us/webinar/register/WN\\_8TPYryKfSPWWmaeulZo5xg](https://town-arlington-ma-us.zoom.us/webinar/register/WN_8TPYryKfSPWWmaeulZo5xg)

After registering, you will receive a confirmation email containing information about joining the webinar.

**\*Notice to the Public on meeting privacy\*** In the interests of preventing abuse of videoconferencing technology (i.e. Zoom Bombing) all participants, including members of the public, wishing to engage via the Zoom App must register for *each meeting* and will notice multi-step authentication protocols. Please allow additional time to join the meeting. Further, members of the public who wish to participate without providing their name may still do so by telephone dial-in information provided above.

Members of the public are asked to send written comment to [amaher@town.arlington.ma.us](mailto:amaher@town.arlington.ma.us) by December 7, 2020 at 3:00 p.m.

Documents regarding agenda items will be made available via Novus Agenda and the Town's Website.

<https://www.mass.gov/doc/open-meeting-law-order-march-12-2020/download>



## Town of Arlington, Massachusetts

---

### Executive Order on Remote Participation

#### ATTACHMENTS:

	Type	File Name	Description
▣	Reference Material	Executive_Order_on_Remote_Participation.pdf	Reference



OFFICE OF THE GOVERNOR  
**COMMONWEALTH OF MASSACHUSETTS**  
STATE HOUSE • BOSTON, MA 02133  
(617) 725-4000

**CHARLES D. BAKER**  
GOVERNOR

**KARYN E. POLITO**  
LIEUTENANT GOVERNOR

**ORDER SUSPENDING CERTAIN PROVISIONS  
OF THE OPEN MEETING LAW, G. L. c. 30A, § 20**

**WHEREAS**, on March 10, 2020, I, Charles D. Baker, Governor of the Commonwealth of Massachusetts, acting pursuant to the powers provided by Chapter 639 of the Acts of 1950 and Section 2A of Chapter 17 of the General Laws, declared that there now exists in the Commonwealth of Massachusetts a state of emergency due to the outbreak of the 2019 novel Coronavirus ("COVID-19"); and

**WHEREAS**, many important functions of State and Local Government are executed by "public bodies," as that term is defined in G. L. c. 30A, § 18, in meetings that are open to the public, consistent with the requirements of law and sound public policy and in order to ensure active public engagement with, contribution to, and oversight of the functions of government; and

**WHEREAS**, both the Federal Centers for Disease Control and Prevention ("CDC") and the Massachusetts Department of Public Health ("DPH") have advised residents to take extra measures to put distance between themselves and other people to further reduce the risk of being exposed to COVID-19. Additionally, the CDC and DPH have advised high-risk individuals, including people over the age of 60, anyone with underlying health conditions or a weakened immune system, and pregnant women, to avoid large gatherings.

**WHEREAS**, sections 7, 8, and 8A of Chapter 639 of the Acts of 1950 authorize the Governor, during the effective period of a declared emergency, to exercise authority over public assemblages as necessary to protect the health and safety of persons; and

**WHEREAS**, low-cost telephone, social media, and other internet-based technologies are currently available that will permit the convening of a public body through virtual means and allow real-time public access to the activities of the public body; and

**WHEREAS** section 20 of chapter 30A and implementing regulations issued by the Attorney General currently authorize remote participation by members of a public body, subject to certain limitations;

**NOW THEREFORE**, I hereby order the following:

(1) A public body, as defined in section 18 of chapter 30A of the General Laws, is hereby relieved from the requirement of section 20 of chapter 30A that it conduct its meetings in a public place that is open and physically accessible to the public, provided that the public body makes provision to ensure public access to the deliberations of the public body for interested members of the public through adequate, alternative means.

Adequate, alternative means of public access shall mean measures that provide transparency and permit timely and effective public access to the deliberations of the public body. Such means may include, without limitation, providing public access through telephone, internet, or satellite enabled audio or video conferencing or any other technology that enables the public to clearly follow the proceedings of the public body while those activities are occurring. Where allowance for active, real-time participation by members of the public is a specific requirement of a general or special law or regulation, or a local ordinance or by-law, pursuant to which the proceeding is conducted, any alternative means of public access must provide for such participation.

A municipal public body that for reasons of economic hardship and despite best efforts is unable to provide alternative means of public access that will enable the public to follow the proceedings of the municipal public body as those activities are occurring in real time may instead post on its municipal website a full and complete transcript, recording, or other comprehensive record of the proceedings as soon as practicable upon conclusion of the proceedings. This paragraph shall not apply to proceedings that are conducted pursuant to a general or special law or regulation, or a local ordinance or by-law, that requires allowance for active participation by members of the public.

A public body must offer its selected alternative means of access to its proceedings without subscription, toll, or similar charge to the public.


(2) Public bodies are hereby authorized to allow remote participation by all members in any meeting of the public body. The requirement that a quorum of the body and the chair be physically present at a specified meeting location, as provided in G. L. c. 30A, § 20(d) and in 940 CMR 29.10(4)(b), is hereby suspended.

(3) A public body that elects to conduct its proceedings under the relief provided in sections (1) or (2) above shall ensure that any party entitled or required to appear before it shall be able to do so through remote means, as if the party were a member of the public body and participating remotely as provided in section (2).

(4) All other provisions of sections 18 to 25 of chapter 30A and the Attorney General's implementing regulations shall otherwise remain unchanged and fully applicable to the activities of public bodies.

This Order is effective immediately and shall remain in effect until rescinded or until the State of Emergency is terminated, whichever happens first.

Given in Boston at 6:40 PM this 12th day of  
March, two thousand and twenty.

A handwritten signature in dark ink, appearing to read "Charles D. Baker", written over a horizontal line.

CHARLES D. BAKER  
GOVERNOR  
Commonwealth of Massachusetts



## **Town of Arlington, Massachusetts**

---

### **Diamond Chamallas, Arlington's Eldest Living Resident**

#### **ATTACHMENTS:**

	Type	File Name	Description
▢	Reference Material	Diamond_Chamallas_106th_Birthday.pdf	Proclamation

## OFFICE OF THE SELECT BOARD

JOHN V. HURD, CHAIR  
JOSEPH A. CURRO, JR., VICE CHAIR  
DIANE M. MAHON  
STEPHEN W. DECOURCEY  
LENARD T. DIGGINS



730 MASSACHUSETTS AVENUE  
TELEPHONE  
781-316-3020  
781-316-3029 FAX

TOWN OF ARLINGTON  
MASSACHUSETTS 02476-4908

### PROCLAMATION

**WHEREAS:** Diamond Chamallas was born on November 7, 1914 in Lowell, Massachusetts to Stanley and Florence Tsamolas (original Greek spelling) who immigrated from Lagathia Greece. When Diamond and her 6 siblings started attending school the spelling of their last name was modernized to Chamallas for ease in pronunciation; and

**WHEREAS:** Diamond was Valedictorian of her graduating class from Lowell High School. As a result of the hard times of the era she was not able to pursue a college degree as she would have liked. Her brothers George and Chris came to Arlington having bought Martin's Diner on Mass. Ave. in Arlington Center after the end of WWII. This prompted the other siblings to follow them to Arlington. Diamond worked as a Sales Associate at Touraine's Ladies Clothing Store on Mass. Ave. in Arlington; and

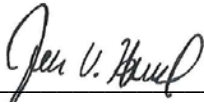

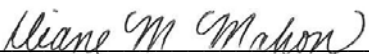
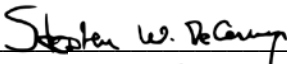

**WHEREAS:** In the late 1950s her brothers sold Martin's Diner and purchased Kendell Diner in Cambridge, partnering with their other two brothers Alex and Nick. Diamond became the hostess/waitress and her sister Catherine a waitress. In 1960, Diamond with her two remaining single siblings, Alex and Catherine, constructed a house that Diamond designed in the new development called Poet's Corner in Arlington where Diamond has lived for the past 60 years; and

**WHEREAS:** In Diamond's younger years she always enjoyed singing at the Greek Church, dancing at The Commodore Ballroom in Lowell and participating in the Young Democratic Party. She loved decorating her house and used to work in her yard cutting grass and trimming bushes up to her late 90s. She is blessed with 7 nieces and nephews, 10 great nieces and nephews and 14 great-great nieces and nephews; and

**WHEREAS:** On November 7, 2020, due to the restrictive COVID 19 Pandemic Guidelines, instead of a traditional birthday party, a festive drive-by parade was held for her birthday celebration which she loved. Happy 106<sup>th</sup> Birthday Diamond!




**NOW, THEREFORE, BE IT RESOLVED**, that we, the Members of the Select Board, in honor of Arlington's eldest living resident, proclaim November 7, 2020 Diamond Chamallas Day in the Town of Arlington to commemorate her 106<sup>th</sup> birthday. We are honored to wish her good health, happiness and prosperity on behalf of the past, present and future residents of the Town in celebration of this remarkable birthday.

<u></u>	<b>SELECT BOARD</b>
<u></u>	<b>OF THE</b>
<u></u>	<b>TOWN</b>
<u></u>	<b>OF</b>
<u></u>	<b>ARLINGTON</b>

A true record.

ATTEST:

By:   
Board Administrator



## **Town of Arlington, Massachusetts**

---

### **Minutes of Meetings: November 30, 2020 Joint Meeting with Arlington Housing Authority**

#### **ATTACHMENTS:**

	Type	File Name	Description
▣	Reference Material	11.30.2020_joint_draft_minutes.pdf	Joint Meeting Draft Minutes 11.30.2020



Select Board / Arlington Housing Authority  
Meeting Minutes

Date: November 30, 2020

Time: 6:00 PM

Location: Conducted by Remote Participation

Present: Mr. Hurd, Chair, Mr. Curro, Vice Chair, Mrs. Mahon, Mr. DeCoursey, Mr. Diggins

Present for Housing Authority: Nick Mitropoulos, Chair, Brian Connor, Gaar Talanian, Jo Anne Preston

Also Present: Mr. Chapdelaine, Mr. Heim, Ms. Maher, John Griffin, John Greco

1. Executive Order on Remote Participation

Mr. Hurd opened the meeting by explaining that due to the current State of Emergency, to lower the risk of the spread of COVID-19, the Town has been advised and directed by the Commonwealth to suspend public gatherings, and as such the Governor's orders suspends the requirement of the Open Meeting Law to have all meetings in a public and accessible location. Public bodies may meet entirely remotely as long as the public can access the meeting. The meeting reference materials and how to access the remote meeting are posted on the Town's website. The Chair asked participants that would like to speak, to use their full name rather than a nickname.

Mr. Hurd wanted to go over some business ground rules for effective and clear conduct of the meeting and to ensure accurate meeting minutes:

The Chair will introduce each speaker on the agenda, after they conclude their remarks; Mr. Hurd will ask each member of the Board for their remarks or a motion. Please wait until your name is called. Please remember to mute your phone or computer when you are not speaking and to speak clearly. For any response, please wait until the Chair yields to you and state your name before speaking. Anyone wishing to speak to someone must do so through the Chair.

2. Appointment: Arlington Housing Authority

John V. Hurd, Select Board, Chair

Nicholas Mitropoulos, Arlington Housing Authority

Mr. Hurd stated that the first order of business is amongst the Chairs take a nomination for one Chair to act as the Chair for this meeting. Mr. Mitropoulos stated that he nominates Mr. Hurd as chair for this meeting.

Mr. Mitropoulos nominated Mr. Hurd as chair of this meeting.

A roll call vote was taken on the motion by Mr. Heim.

Mr. Connor	yes
Ms. Preston	yes
Mr. Talanian	yes
Mr. Mitropoulos	yes
Mrs. Mahon:	yes
Mr. DeCoursey:	yes
Mr. Diggins:	yes
Mr. Curro:	yes
Mr. Hurd:	yes

SO VOTED (9-0)

Mr. Griffin stated that the power at the Cusack building has not yet been restored. Mr. Heim stated that this matter is within the joint Board's discretion. If the Board would like to proceed with nominations, discussion and vote they should do so. Mr. Heim stated that it would not be necessarily unlawful but would seem in the interest of fairness to not afford any of the candidates who can be present the ability to present their case. Mr. Heim stated that his recommendations are that if the Board wishes to proceed; they proceed with nominations and discussion without hearing from the nominees themselves. If the Board wishes to postpone the Board may also do that in its discretion.

Mr. Hurd stated that they would like to schedule this meeting as soon as possible and will work offline with Mr. Mitropoulos to schedule a future date. Mrs. Mahon asked when the two chairs are discussing a future date if we could start the meeting at 7:00p.m. if it is not a Town Meeting night. Mr. Connor questioned if it were possible for the two applicants not present to dial in on their telephone. Ms. Preston stated that she feels that would be a disadvantage.

Mr. Mitropolous moved to postpone the meeting due to the power outage.

A roll call vote was taken on the motion by Mr. Heim.

Mr. Connor	yes
Ms. Preston	yes
Mr. Talanian	yes
Mr. Mitropoulos	yes
Mrs. Mahon:	yes
Mr. DeCoursey:	yes
Mr. Diggins:	yes
Mr. Curro:	yes
Mr. Hurd:	yes

SO VOTED (9-0)

Mrs. Mahon moved to adjourn at 6:22p.m.

A roll call vote was taken on the motion by Mr. Heim.

Mr. Connor	yes
Ms. Preston	yes
Mr. Talanian	yes

Mr. Mitropoulos      yes  
Mrs. Mahon:          yes  
Mr. DeCoursey:      yes  
Mr. Diggins:          yes  
Mr. Curro:            yes  
Mr. Hurd:             yes

SO VOTED (9-0)

Next Scheduled Meeting of Select Board December 7, 2020

A true record attest

Ashley Maher  
Administrative Assistant

11/30/2020

Agenda Item	Document Used
1	Executive Order on Remote Participation
2	Memo from Town Counsel Vacancy Meeting Notice F. Badilla Resume M. Healy Resume W. Kennedy Resume M. King Resume C. McGinty Resume A. McInnes Resume R. Pontes Resume D. Rulon Resume J. Ward Resume



## **Town of Arlington, Massachusetts**

---

### **Minutes of Meetings: November 30, 2020**

#### **ATTACHMENTS:**

	Type	File Name	Description
▣	Reference Material	11.30.2020_draft_minutes.pdf	Draft Minutes 11.30.2020



## Select Board Meeting Minutes

Date: November 30, 2020

Time: 7:00 PM

Location: Conducted by Remote Participation

Present: Mr. Hurd, Chair, Mr. Curro, Vice Chair, Mrs. Mahon, Mr. DeCoursey, Mr. Diggins

Also Present: Mr. Chapdelaine, Mr. Heim, Ms. Maher

### 1. Executive Order on Remote Participation

Mr. Hurd opened the meeting by explaining that due to the current State of Emergency, to lower the risk of the spread of COVID-19, the Town has been advised and directed by the Commonwealth to suspend public gatherings, and as such the Governor's orders suspends the requirement of the Open Meeting Law to have all meetings in a public and accessible location. Public bodies may meet entirely remotely as long as the public can access the meeting. The meeting reference materials and how to access the remote meeting are posted on the Town's website. The Chair asked participants that would like to speak, to use their full name rather than a nickname.

Mr. Hurd wanted to go over some business ground rules for effective and clear conduct of the meeting and to ensure accurate meeting minutes:

The Chair will introduce each speaker on the agenda, after they conclude their remarks; Mr. Hurd will ask each member of the Board for their remarks or a motion. Please wait until your name is called. Please remember to mute your phone or computer when you are not speaking and to speak clearly. For any response, please wait until the Chair yields to you and state your name before speaking. Anyone wishing to speak to someone must do so through the Chair.

### **CONSENT AGENDA**

### 2. Minutes of Meetings: November 4, 2020; November 9, 2020; November 16, 2020

Mrs. Mahon moved approval.

A roll call vote was taken on the motion by Mr. Heim.

Mrs. Mahon:	yes
Mr. DeCoursey:	yes
Mr. Diggins:	yes
Mr. Curro:	yes
Mr. Hurd:	yes

SO VOTED (5-0)

## **PUBLIC HEARINGS**

### 3. 7:00 p.m.

a. Vote: MW RA Debt Shift

b. Discussion and Vote: Property Tax Classification - Tax Rate

Paul Tierney, Director of Assessments

Kevin Feeley, Chair, Board of Assessments

Mr. Tierney would like to thank the Board of Assessors as well as his office staff for all their hard work and support during the year. Mr. Tierney spoke in regards to the memo that was provided to the Board prior to the meeting. Mr. Tierney stated that they have the FY 2020 levy limit where they add 2.5%. They had new growth of \$850,163 which gives them a FY 2021 levy limit of \$126,766,962 to that they have the school debt exclusion and the water and sewer debt so the maximum total to be raised is \$138,212,969. Mr. Tierney explained that they are raising \$138,199,499 which will be divided by the total taxable assessed value that will give us our proposed tax rate of \$11.34 for \$1,000 dollars value. Mr. Tierney explained the minimum residential factor computation which will be used to determine the split rate if we so choose. If we adopt 1% and leave a flat rate, the rate will pose to be 11.34, if we adopt 5% split rate the tax rate will decrease under the residential to \$11.31 and increase on the commercial industrial and personal property to \$11.91 which in turn will increase the commercial industrial personal property taxes by \$283 and decrease the residential by \$16.25. Mr. Tierney stated that if we adopt a 20% residential exemption that will increase the tax rate for everybody to \$14.10, if we do 15% it will be \$13.37, 10% will be \$12.71 and 5% will be \$12.11. Mr. Tierney stated that not many communities in Massachusetts use this; it is usually just for cities and towns that have a lot of apartment buildings and summer homes. Mr. Tierney explained that the breakeven point will be \$801,315 where if we shifted it, you would not see any impact to your tax bill. Ms. O'Connor stated that they provide the Select Board with the information for the Select Board to make the determination as to whether they want to split tax rate or classification. Ms. O'Connor noted that the strength in this town continues to be the residential tax base is continuing and is strong and homes are selling over the asking price even during the pandemic.

The Board would like to thank the Board of Assessors as well as the Assessor's Department for their hard work. Mr. Curro noted that they usually do not do a split tax rate and feels this is not the year to do it. Mr. DeCoursey questioned if the Select Board votes on the factor and the Assessor's determine the tax rate. Mr. Heim stated that in substance that is correct. Mr. Heim stated that the Select Board is setting the factor which yields the rate. Mr. DeCoursey stated that this year included in the total levy we have water and sewer debt of \$3,691,454. Mr. DeCoursey noted that over the past year there was some discussion in regards to shifting the debt from the real estate tax bills onto the water bills. Mrs. Mahon questioned in the current state of the pandemic if they know of any current opportunities beyond the usual avenues for citizens to seek relief. Mr. Tierney stated that there will not be any other sort of resources for this year since assessments are retrospective and these assessments came out before the pandemic.

Mr. Curro moved approval to set the tax rate to \$11.34 with a residential factor of 1.



A roll call vote was taken on the motion by Mr. Heim.

Mrs. Mahon: yes  
Mr. DeCoursey: yes  
Mr. Diggins: yes  
Mr. Curro: yes  
Mr. Hurd: yes

SO VOTED (5-0)

Mr. Curro moved to set the debt shift to \$3,691,454

A roll call vote was taken on the motion by Mr. Heim.

Mrs. Mahon: yes  
Mr. DeCoursey: yes  
Mr. Diggins: yes  
Mr. Curro: yes  
Mr. Hurd: yes

SO VOTED (5-0)

### **APPOINTMENTS**

#### 4. Open Space Committee

Emily Nink (term to expire 6/30/2023)

Ms. Nink appeared before the Board to express her interest in serving on the Open Space Committee. Ms. Nink recently moved to Arlington in the summer and is excited in potentially participating and helping with the needs of the Open Space Committee. The Board thanked Ms. Nink for her interest in serving on this committee and look forward to hearing about her experiences.

Mr. Diggins moved approval.

A roll call vote was taken on the motion by Mr. Heim.

Mrs. Mahon: yes  
Mr. DeCoursey: yes  
Mr. Diggins: yes  
Mr. Curro: yes  
Mr. Hurd: yes

SO VOTED (5-0)

### **TRAFFIC RULES & ORDERS / OTHER BUSINESS**

#### 5. Discussion & Approval: MBTA Proposed Service Reductions

Adam W. Chapdelaine, Town Manager

Mr. Chapdelaine stated the recently the Board spoke in regards to an advocacy letter regarding the impact that the proposed MBTA cuts will have to Arlington. Mr. Chapdelaine stated that he along with a team consisting of Deputy Town Manager, Sandy Pooler, Director of Planning and Community Development, Jenny Raitt and Senior Transportation Planner, Daniel Amstutz drafted a letter that was read by the Board last week and then put together a revised letter that was uploaded to Novus and circulated to the Board today. Mr. Chapdelaine stated that the team consulted today with our State Senator and two state representatives about what they saw as a path for effective advocacy and the advice that was given was to state our case plainly and

directly and what our concerns were about potential losses of service from the T. They also expressed a willingness to sign on to a letter with the Board if the Board did endorse a letter. Mr. Chapdelaine suggests if it is approved he could sign along with the Board Chair and the 3 members of our delegation. Mr. Chapdelaine stated that in the letter it is an outline of our concerns about the cuts that are proposed to the headways in the 77 potential elimination of the 79 and the 350 are concerned with being labeled as an inner core community. Mr. Chapdelaine stated that throughout the letter you will see their concern about the impacts these proposed cuts will have on our long standing goals for shift people out of their cars into other modes of transit.

The Board thanked Mr. Chapdelaine along with the team that have worked on this memo and the revisions they have made and feels it is important for the Town to respond to this. Mr. Diggins stated that his concern is that he understands the need to advocate for Arlington but our argument is one that is going to be made by other municipalities. Mr. Diggins stated that the number of people using public transportation in other communities that have a larger population and the number of people who will be affected by it are higher. Mrs. Mahon would like to see some language included in the letter that states what our assessment is and if the MBTA chooses to go ahead with these cuts to the commuter service in Arlington that we present a factor of how much we are overpaying, how much the cut is and what the difference is. Mrs. Mahon stated that we seek through our delegation in the State House to modify Arlington's contribution to the MBTA to that amount. Mrs. Mahon stated that since Arlington makes such a big contribution to the MBTA that we ask our Senator and two representatives to hold a meeting with the general manager along with the Town Manager to talk in regards to how we cannot suffer these cuts or get a truer MBTA assessment for what Arlington should be paying. Mr. Chapdelaine stated that if the Board is okay with it they sent a letter to our legislative delegation 3-4 years ago, that specifically called out the contrast between Arlington's assessment and service and Quincy's. Mr. Chapdelaine stated that he could take that letter and add a line suggesting that our concern remains about this issue and if unresolved we will seek potential avenues for legislative relief if the Board is amendable to that. Mrs. Mahon asked if they can amend letter to include their comments in the beginning of the letter and perhaps discussing this issue at a future Board meeting.

Mr. DeCoursey moved to send letter and authorize the Chair along with Town Manager to sign letter along with the addition of the wording amended by Mr. Chapdelaine.

A roll call vote was taken on the motion by Mr. Heim.

Mrs. Mahon:	yes
Mr. DeCoursey:	yes
Mr. Diggins:	yes
Mr. Curro:	yes
Mr. Hurd:	yes

SO VOTED (5-0)

6. Discussion & Vote: Minuteman High School Athletic Complex Project Borrowing Notification

Adam W. Chapdelaine, Town Manager

Mr. Chapdelaine stated that the Board may recall when we entered into the revised regional agreement for Minuteman, rather than Town's via their Town Meeting needing to proactively approve borrowings the section in regards to borrowing was changed in the regional agreement to allow towns within 60 days of the Minuteman School Committee voting to borrow to have the Town call a Special Town Meeting to oppose that borrowing. This would then trigger the ability for the district to go to the district wide ballot question like occurred during the building project several years ago. Mr. Chapdelaine stated that the building is done but finalizing the athletic fields is not yet complete. With remaining funds from the project and other funding sources as are outlined in the presentation, Minuteman is not fully able to go forward with the project and is seeking to borrow an additional sum of money. Mr. Chapdelaine stated that they are also proposing to be able to offset future debt service associated with that borrowing with the revenue from renting out the facility. Mr. Chapdelaine explained if that did not work out the maximum amount that we would be impacted on would be \$77,000 in debt service. Mr. Chapdelaine stated that the Finance Committee supported this and they recommend that the Town does not stand in the way of this expenditure. Michael Ruderman, Minuteman School Committee Representative, stated that the Minuteman School Committee has looked at the money we have left over from the building project we have in excess of about five million dollars which they are going to devote that to athletic fields both because it increases the usefulness of the physical plant and it provides equity for their students as well as future possibilities for hosting community wide events.

Mr. Curro moved to approve the requested borrowing.

A roll call vote was taken on the motion by Mr. Heim.

Mrs. Mahon: yes

Mr. DeCoursey: yes

Mr. Diggins: yes

Mr. Curro: yes

Mr. Hurd: yes

SO VOTED (5-0)

**CORRESPONDENCE RECEIVED**

7. Traffic Concerns re: Intersection of Massachusetts Avenue and Bates Road  
Timur Kaya Yontar, 58 Bates Road

Mr. Curro moved receipt and to refer to TAC.

A roll call vote was taken on the motion by Mr. Heim.

Mrs. Mahon: yes

Mr. DeCoursey: yes

Mr. Diggins:       yes  
Mr. Curro:         yes  
Mr. Hurd:          yes

SO VOTED (5-0)

## **NEW BUSINESS**

Mr. Curro stated that we marked the second anniversary of their former colleague Mr. Greeley's passing. Mr. Curro raised the possibility of exploring a proper time and manor to memorialize his contributions. Mr. Greeley holds the record for length of service on the Select Board and is one that will be hard to match. Mr. Curro stated that he will not be running for his term that will be expiring in April. Mr. Curro stated that it has been a great honor to serve with them and is something that in the future they will discuss but wanted to make it official.

Mrs. Mahon stated that the Board will remain in session and will reconvene with the commencement of Special Town Meeting and will remain in session from 8:00 p.m. to 11:00 p.m.

Next Scheduled Meeting of Select Board December 7, 2020

A true record attest

Ashley Maher  
Administrative Assistant

11/30/2020

Agenda Item	Document Used
1	Executive Order on Remote Participation
2	Draft Minutes 11.4.2020 Draft Minutes 11.9.2020 Draft Minutes 11.16.2020
3	Draft Property Tax Classification 2021
4	E. Nink Reference
5	Letter to MBTA
6	Letter to Select Board re Debt Fiance Committee Memo Minuteman Town Review Presentation
7	Correspondence from T. Yontar



## Town of Arlington, Massachusetts

---

### Discussion: Future Select Board Meetings

#### ATTACHMENTS:

	Type	File Name	Description
▣	Reference Material	Jan_-_March_Calendar.pdf	January - March Calendar

# JANUARY 2021

Sunday	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday
					1 New Years Day	2
3	4	5	6	7	8	9
10	11	12	13	14	15	16
17	18 Martin Luther King Jr. Day	19	20	21	22	23
24	25	26	27	28	29 ATM Warrant Closes @ 12 Noon	30
31						

## FEBRUARY 2021

Sunday	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday
	1	2	3	4	5	6
7	8	9	10	11	12	13
14	15 President's Day	16	17	18	19	20
21	22	23	24	25	26	27
28						

## MARCH 2021

Sunday	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday
	1	2	3	4	5	6
7	8	9	10	11	12	13
14	15	16	17 St. Patricks Day	18	19	20
21	22	23	24	25	26	27
28 Passover	29	30	31			





## Town of Arlington, Massachusetts

---

### Traffic Concerns re: Westminster Avenue, Downing Square and Lowell Street Areas

#### Summary:

Becca Charlier-Matthews, 265 Lowell Street

#### ATTACHMENTS:

	Type	File Name	Description
▢	Reference Material	B._Matthews_CR.pdf	B. Matthews CR

from: **Becca C-M** [beccacm@gmail.com](mailto:beccacm@gmail.com)

date:11/23/2020 07:48 AM

to:[mkrepelka@town.arlington.ma.us](mailto:mkrepelka@town.arlington.ma.us)

cc:**Lenard Diggins** <[ldiggins@gmail.com](mailto:ldiggins@gmail.com)>, **Susan Doctrow** [sdoctrowarltm@gmail.com](mailto:sdoctrowarltm@gmail.com)

My name is Becca Charlier-Matthews of 265 Lowell St. I and my undersigned neighbors are writing to request that the Arlington Select Board and Transportation Advisory Committee study the issue of pedestrian and traffic safety in the Westminster Avenue, Downing Square, and Lowell Street areas.

Following a fatal crash on Westminster in 2007, the TAC made several reports and recommendations to address speeding and traffic safety in these areas. Some of the recommended improvements in these reports, including a 4 way stop and road banking/curbing on Westminster and a marked pedestrian crossing on Lowell St., were installed and likely improved safety, but other TAC recommendations were not addressed. (More recently, Lexington made intersection changes at Westminster–Lowell - as recommended by the Arlington TAC - and we believe these also were beneficial and may impact the results of any new traffic study on Westminster.) We have also discovered that previous to the 2007 crash, there was another fatal accident in Oct 1999 involving a pedestrian crossing Lowell St near the reservoir, though we can find little detail about the town's response to this accident. We hope that more can be done to improve safety for everyone using these streets.

Speeding along Westminster Avenue and Lowell Street is a continuing neighborhood concern and navigating the 6-way intersection at Downing Square is difficult and dangerous for both pedestrians and auto traffic. We know that significant work was performed already at Downing Square, including pedestrian bump-outs and changing on-street parking. However, we are concerned that the 34 new apartments under construction at Downing Square may exacerbate the problems at this intersection.

I'm requesting that the board and/or TAC revisit these past reports and, taking into account the changes in the area since the prior TAC studies, make new recommendations for improving pedestrian safety and decreasing speeding.

Thank you for your consideration

Becca Charlier-Matthews and Kristopher Kosmatka, 265 Lowell St.

Elizabeth Kostojohn 51 Westminster Ave

Carly Campbell 50 Westmoreland Ave

Mira Whiting 23 Lowell St Place

Andrea Cauty 3 Westmoreland Ave

Chris Hurley 69 Orient Ave

Gene Diaz 79 Crescent Hill Ave

Alice Lim and Bill Lester 141 Lowell St

Sue Doctrow 99 Westminster

Katie Young 202 Lowell St

Jill Ehrenzweig 154 Lowell St  
Gustavo Pardo and Christina Halfpenny - 123 Westminster Ave  
Tisha Stima 10 Montague St  
Chris and Alex Rowell - 88 Westminster Ave  
Kristen McMaken-Marsh 39 Westmoreland  
Doug and Susan Crevensten 151 Westmister St  
Sam Stambler 78 Madison Ave  
Susan Plant 257 Lowell St  
Cori Smith 49 Orient Ave  
Regine Tillmans 111 Westmoreland Ave  
Jessica and Owen Callaghan 4 Westmoreland Ave



## Town of Arlington, Massachusetts

---

### Speed Limit Enforcement in Crosby Street Neighborhood

#### Summary:

Laura Fuller, 219 Crosby Street

#### ATTACHMENTS:

	Type	File Name	Description
▢	Reference Material	L._Fuller_CR.pdf	L. Fuller CR

Laura Fuller  
219 Crosby Street  
Arlington, MA 02474

**November 23, 2020**

**Arlington Select Board**

John Hurd, Chair  
Joseph Curro, Vice Chair  
Diane Mahon  
Stephen DeCoursey  
Lenard Diggins

CC: Adam Chapdelaine, Town Manager  
Daniel Amstutz, Senior Transportation Planner

Dear Arlington Select Board,

Today, I am writing to you with the endorsement of several residents from the Crosby Street neighborhood (signed below with email addresses), to ask for your assistance with speed limit enforcement on the far end of Crosby Street.

On October 29, 2020, I wrote an email to Adam Chapdelaine, Town Manager, asking for his assistance in this issue. As a result of that email, on Friday, November 13, 2020, Lindsay Sweeney (Langley Road), Laura and Matt Tikonoff (Falmouth Road), and I had a virtual meeting with Daniel Amstutz, Senior Transportation Planner for the Town of Arlington. Mr. Amstutz suggested that we write to the Arlington Select Board to ask that the Transportation Advisory Committee look into traffic calming measures on Crosby Street. This is why we are writing today.

Our concern is the area of Crosby Street from College Avenue to the end, where Crosby meets Old Mystic Street (Precinct 13). I have included a map with this portion of our neighborhood and the addresses of those signing this letter highlighted. Crosby Street at this end, is treated like a through-street by many drivers and commercial vehicles (landscapers, builders, delivery trucks, etc.) entering Arlington from Winchester and Woburn. Cars and trucks accelerate up the hill from Old Mystic Street, or down the hill from Hutchinson, and keep driving at a good speed (~40 MPH or greater) past Falmouth Road, Upland Road and down the hill past College Avenue. There are no signs indicating the 25 MPH speed limit, nor are there stop signs on the road that would force drivers to slow down at the many intersections on or near Crosby Street. Let me emphasize that the issue is not the amount of cars and trucks on Crosby Street, it is the speed that many of them take on the wide road.

Our neighborhood is changing dramatically. I have lived in this house at the end of Crosby Street for over 15 years. When we moved in, most of my neighbors were older residents or families with grown children or kids in college. In the past few years, many of those houses have sold, and several new homes have been built. Now there are many more young children in the neighborhood.

Some of these kids are learning to ride bicycles, others are learning to walk, and there are many that play in their driveways or yards with siblings and family. Now, with the Covid-19 pandemic, more children are at home during the school days. The playing outside continues, and there is a much greater concern about the speed of the traffic on Crosby Street. These vehicles are traveling too fast to see the children playing, people on bicycles, or neighbors walking. We would like something done to alleviate the speed issue before there is an accident.

Our understanding is that the town-wide speed limit is now 25 Miles per Hour, including the far end of Crosby Street. We would ask that the Transportation Advisory Committee study the traffic speed and determine appropriate measures to ensure this neighborhood is safe for all. This may include:

1. Greater police presence on Crosby Street from College Avenue to the end at Old Mystic Street, specifically throughout the days when the weather is good and young children will be playing outside.
2. A speed feedback sign, placed at the island at the intersection of Falmouth Road and Crosby Street.
3. One or two signs indicating the 25 MPH speed limit on Crosby Street, to be placed between Old Mystic Street and Upland Road.
4. Stop signs on Crosby Street at College Avenue, to slow traffic in both directions.
5. Stop sign on Hutchinson Road at Old Mystic, to slow traffic on Old Mystic as it approaches Crosby Street.
6. Moving the Stop Sign on Falmouth Road as it approaches Crosby Street to the island at Falmouth Road's intersection with Crosby Street. Currently, this Stop Sign is too far from the intersection to allow drivers to see oncoming traffic.

I appreciate any assistance you can provide. Please feel free to contact any of us if you need additional information.

Thank you,

Laura Fuller (TMM13)  
219 Crosby Street  
[laura.fuller3@gmail.com](mailto:laura.fuller3@gmail.com)  
(617) 501-6505

Lindsay Sweeney  
24 Langley Road  
[lindsay\\_sweeney4@yahoo.com](mailto:lindsay_sweeney4@yahoo.com)  
857-891-6450

Herb Sweeney  
24 Langley Road  
[herbsweeney4@comcast.net](mailto:herbsweeney4@comcast.net)  
857-998-7141

Chris Carlsmith  
219 Crosby Street  
[chris.carlsmith@gmail.com](mailto:chris.carlsmith@gmail.com)  
(617) 605-6116

Heather DeGregorio  
1 Adamian Park  
[hydegregorio@gmail.com](mailto:hydegregorio@gmail.com)  
617-797-2768

Liz Monnin-Browder  
46 Old Mystic Street  
[liz.monninbrowder@gmail.com](mailto:liz.monninbrowder@gmail.com)

Hannah Boyaggi  
61 Old Mystic Street  
[hboyaggi@gmail.com](mailto:hboyaggi@gmail.com)  
(860) 614-9787

Jeff DeGregorio  
1 Adamian Park  
[jhdegregorio@gmail.com](mailto:jhdegregorio@gmail.com)  
617-797-5438

Will Monnin-Browder  
46 Old Mystic Street  
[will.monninbrowder@gmail.com](mailto:will.monninbrowder@gmail.com)  
(617) 216-7514

Patrick Boyaggi  
61 Old Mystic St.  
[pboyaggi@gmail.com](mailto:pboyaggi@gmail.com)  
617.447.5805

Heather Skye Stewart  
2 Upland Rd W  
[skyes\\_33@yahoo.com](mailto:skyes_33@yahoo.com)  
781-777-1850

Stephen Sanzo  
2 Upland Rd W  
[ssanzo@yahoo.com](mailto:ssanzo@yahoo.com)  
781-777-1850

Emily Butler  
170 Crosby Street  
[emilyejbutler@gmail.com](mailto:emilyejbutler@gmail.com)  
781-325-5049

Ben Butler  
170 Crosby Street  
[butler\\_bw@hotmail.com](mailto:butler_bw@hotmail.com)  
339-222-9836

Laura Tikonoff  
69 Falmouth Rd  
[laura.tikonoff@gmail.com](mailto:laura.tikonoff@gmail.com)  
617-680-7150

Matt Tikonoff  
69 Falmouth Rd  
[mwtikonoff@gmail.com](mailto:mwtikonoff@gmail.com)  
617-686-9980

Ryan Carpenter  
214 Crosby St.  
[Ryan.m.carpenter@gmail.com](mailto:Ryan.m.carpenter@gmail.com)  
908.377.2623

Lauren Carpenter  
214 Crosby St.  
[laurenpcarpenter@gmail.com](mailto:laurenpcarpenter@gmail.com)  
857-523-9528

Jessica Walters  
77 Falmouth Road  
[stehlikj@gmail.com](mailto:stehlikj@gmail.com)  
313-598-1222

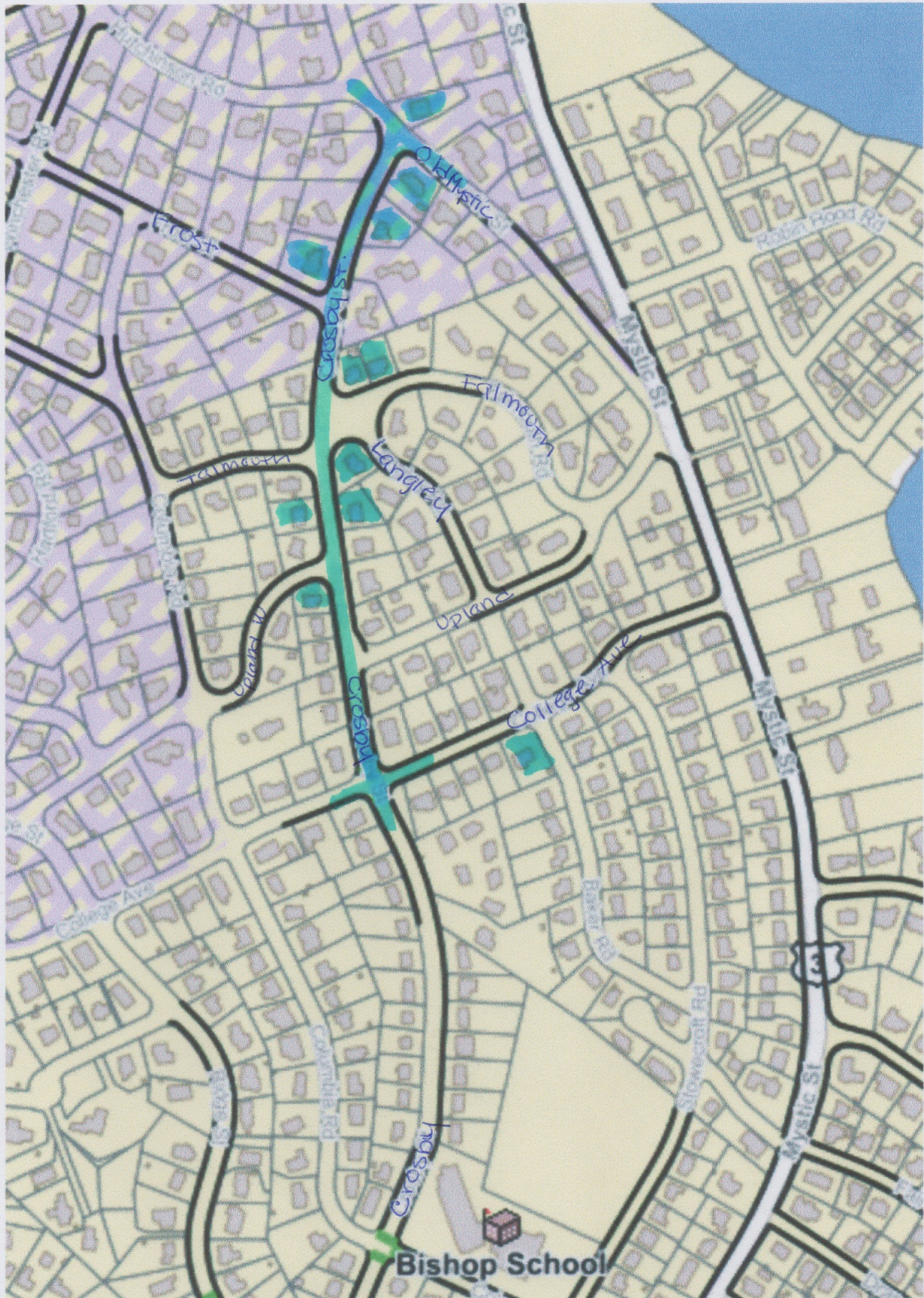
Dan Walters  
77 Falmouth Road  
[dtwalter@gmail.com](mailto:dtwalter@gmail.com)  
313-550-7648

Marilyn Sullivan  
167 Crosby Street  
[sullivanmac@gmail.com](mailto:sullivanmac@gmail.com)  
781-646-6622

Richard Sullivan  
167 Crosby Street  
[sullivanrichie@gmail.com](mailto:sullivanrichie@gmail.com)  
781-646-6622



Crosby St. from Old Mystic St. to Bishop School



Area of Concern + signers of letter (11/23/20)





## Town of Arlington, Massachusetts

---

### Harold Brothers HVAC Bid re: Arlington High School Project

#### ATTACHMENTS:

	Type	File Name	Description
▣	Reference Material	CR_Arlington_High_School_Response_Letter.pdf	CR Harold Brothers



November 30, 2020

By Email ([achapdelaine@town.arlington.ma.us](mailto:achapdelaine@town.arlington.ma.us))  
and First Class Mail

Adam W. Chapdelaine  
Town of Arlington  
Office of Town Manager  
730 Massachusetts Avenue  
Arlington, MA 02476

RE: Harold Brothers HVAC Bid – Arlington High School Project

Dear Mr. Chapdelaine:

This correspondence is in response to your letter of November 25, 2020 in which you advised us that Harold Brothers Mechanical Contractors bid to perform the HVAC work on the Arlington High School Project was rejected despite representing the low bid by \$385,600, a substantial sum that we are quite sure the Town could put to good use elsewhere in its school budget.

We understand that the basis for the rejection was the “omissions of the OSHA violations in multiple submissions [being] a cause for concern regarding the accuracy and veracity of important workplace safety information.” First, Harold Brothers did not intentionally omit OSHA information and as recognized in the bid documents our OSHA history is a matter of public record that is available online. The fact is that we are proud of our record of compliance on work-place safety and we respectfully request that you reconsider your position.

As reflected in our Statement of Qualifications and Update Statements, Harold Brothers has performed dozens of major projects, many on public school buildings, and has had hundreds of employees working on these projects. In 2019 alone our workers logged over half a million hours and in 2018 we were just short of that with 497,617 hours. This year is tracking to reflect similar figures although COVID slowed us down earlier in the year. Against this extraordinary level of performance, we have had *two* OSHA violations about which we have provided you all relevant documentation. As you know, in neither event was an employee injured as a result of a work-place safety issue. In the first, the employee had a pre-existing condition that led to a heart-attack and in the second the employee did not follow proper procedures for handling certain tools despite having received appropriate instruction in that regard. These two incidents must be viewed in the context of Harold Brothers having performed more than 1 Million man-hours of work.

Our commitment to safety is further reflected in our establishment of Harold Brothers Training Institute, LLC (“HBTI”), a privately held Mechanical and Safety Training Center in Weymouth, Massachusetts. Although initially started as a private training center for the employees of Harold Brothers Mechanical Contractors, we have opened their training center to the local licensed plumbers and apprentices in the South Shore area and have provided workplace safety training to literally thousands of people. HBTI is an approved provider for Massachusetts Mandatory Continuing Education for plumbers and also provides OSHA Outreach 10-hour and 30-hour Construction Safety Programs. HBTI is run by Harold Brothers’ Director of Safety and Training, Gerald Fusco, a lifelong plumbing and safety instructor.

In short, it is hard to conceive of a company more committed to worker safety than we are. We invite you to visit our shop, meet Mr. Fusco, and investigate fully our commitment to safety. As the Town’s day-today manager, making a decision to forgo \$385,400 of savings for the Town in light of the forging seems imprudent. We believe that it is in both the Town’s and your best interest to look at this issue more thoroughly as part of the due diligence process and we are confident that if you do so you will satisfy yourself that Harold Brothers is the lowest responsible bidder and should be selected for this contract.

Sincerely,

*Patrick D. Harold*

Patrick Harold  
President

cc:

Marie Krepelka ([mkrepelka@town.arlington.ma.us](mailto:mkrepelka@town.arlington.ma.us)), Administrator, Select Board  
James Burrows ([Jim.Burrows@skanska.com](mailto:Jim.Burrows@skanska.com)) - Skansa USA Building



## Town of Arlington, Massachusetts

---

### Town Manager Vacation Buy Back Memorandum

#### Summary:

Adam W. Chapdelaine, Town Manager

#### ATTACHMENTS:

	Type	File Name	Description
▢	Reference Material	Town_Manager_Vac_BuyBack_2020.pdf	TM Vacation Buy Back



**Town of Arlington  
Office of the Town Manager**

Adam W. Chapdelaine  
Town Manager

730 Massachusetts Avenue  
Arlington MA 02476-4908  
Phone (781) 316-3010  
Fax (781) 316-3019  
E-mail: [achapdelaine@town.arlington.ma.us](mailto:achapdelaine@town.arlington.ma.us)  
Website: [www.arlingtonma.gov](http://www.arlingtonma.gov)

**To:** Members of the Select Board

**From:** Adam W. Chapdelaine, Town Manager

**CC:** Ida Cody, Comptroller, Caryn Malloy, Human Resources Director

**RE:** Town Manager Vacation "Buy Back"

**Date:** December 3, 2020

---

Pursuant to Section 3A (included below) of the terms of my employment agreement with the Board, I am writing to inform the Board of my intention to request the "buy back" of ten (10) unused vacation days from calendar year 2020.

If you have any questions in regard to this matter, please do not hesitate to contact me.

**3. Vacation, Sick Leave, and Long Term Disability**

**A. Vacation Leave.**

Mr. Chapdelaine shall earn twenty-two (22) vacation days per calendar year. Mr. Chapdelaine's vacation accrual shall be prorated for service of less than one full calendar year. Mr. Chapdelaine, at his option, may elect to have the Town "buy back" up to and including ten (10) accrued unused vacation days per calendar year provided that Mr. Chapdelaine gives the Board written notice that he will be requesting such buyback. This buyback will be subject to all legally required withholdings. Vacation that is not used and that has not been bought back shall not be carried over into a subsequent calendar year.



---

## **Town of Arlington, Massachusetts**

**NEW BUSINESS**



## Town of Arlington, Massachusetts

---

### Next Scheduled Meeting of Select Board December 21, 2020

#### Summary:

You are invited to a Zoom webinar.

When: Dec 7, 2020 07:15 PM Eastern Time (US and Canada)

Topic: Select Board Meeting

Register in advance for this webinar:

[https://town-arlington-ma-us.zoom.us/webinar/register/WN\\_8TPYryKfSPWWmaeuIZo5xg](https://town-arlington-ma-us.zoom.us/webinar/register/WN_8TPYryKfSPWWmaeuIZo5xg)

After registering, you will receive a confirmation email containing information about joining the webinar.

**\*Notice to the Public on meeting privacy\*** In the interests of preventing abuse of videoconferencing technology (i.e. Zoom Bombing) all participants, including members of the public, wishing to engage via the Zoom App must register for *each meeting* and will notice multi-step authentication protocols. Please allow additional time to join the meeting. Further, members of the public who wish to participate without providing their name may still do so by telephone dial-in information provided above.

Members of the public are asked to send written comment to [amaher@town.arlington.ma.us](mailto:amaher@town.arlington.ma.us) by December 7, 2020 at 3:00 p.m.

Documents regarding agenda items will be made available via Novus Agenda and the Town's Website.

<https://www.mass.gov/doc/open-meeting-law-order-march-12-2020/download>