

**Select Board Regular Meeting**  
**Tuesday, February 21, 2023- 7:00 p.m.**  
**Longmeadow High School, Meeting Room A15**  
**535 Bliss Road, Longmeadow, MA**  
**Hybrid Meeting**

**Select Board Members Present:** Chair Josh Levine, Mark Gold, Dan Zwirko, Thomas Lachiusa.

**Staff Present:** Town Manager Lyn Simmons, Michael Barbieri, Corrin Meise-Munns.

**Also, Present** Walter Gunn, Rachel Fancy, Stephen Metz, Jason Tsitso.

Chair, Joshua Levine, called this meeting to order at 7:00 p.m. The meeting opened with the Pledge of Allegiance. LCTV was also utilized to broadcast and record the meeting.

Chair Levine confirmed that all members and persons anticipated on the agenda were present and could hear and be heard throughout the meeting. Ensuring public access does not ensure public participation unless law requires such participation. This meeting allowed for public comment. To view the full recording of the Select Board meeting, please click [here](#).

**Announcements**

**Special Town Election:** The Special Town Election will be held on Tuesday, March 7, 2023, at the Longmeadow Community House. Polls open at 7:00 a.m. and close at 8:00 p.m. The deadline to register to vote at the election, if you are not already registered to vote in Town, is February 25, 2023. For more information on the special election calendar and other important dates, please visit [www.longmeadowma.gov/elections](http://www.longmeadowma.gov/elections) **Cooley Brook:** The Town is hiring the Conway School of Landscape Design to develop conceptual designs for the ecological enhancement of Cooley Brook in Bliss and Laurel Parks. The Select Board is accepting applications for a Resident Advisor to serve on the Core Team that will advise the student group. If you are interested in providing your perspective on the restoring Cooley Brook, please submit your application online via the form linked on the Planning Department's webpage. No technical expertise is required. Applications are due March 10, and candidates should expect to be interviewed at the March 20 Select Board meeting. To apply, visit [www.longmeadowma.gov/CooleyBrook](http://www.longmeadowma.gov/CooleyBrook).

**Resident Comments – NONE**

**Select Board Comments**

Mr. Gold commented that he attended the Scantic Valley Health Trust Meeting (SVHRT) this past month where they voted on new rates for the calendar year. Mr. Gold reported that the rates would be going up two percent, which is good news for the Town's budget. Mr. Gold stated that this is a testimony to the value of SVRHT for the Town rather than anything else we may use. Mr. Gold then went on to thank the Longmeadow Police Department and Detective Bureau for helping to solve the bank robbery at Berkshire Bank. Mr. Gold spoke about the tax rate discussion and explained that although people are concerned that Longmeadow has the highest tax-rate in the Commonwealth, he reminded everyone that Longmeadow has the 50<sup>th</sup> highest average tax bill. Mr. Gold stated that what this really means is that we are holding our increase in taxes more reasonable than other Towns that do not have some of the constraints as Longmeadow. Mr. Gold

then spoke about the Mass Municipal Association Meeting that some members from the Select Board attended in late January. Mr. Gold explained that he attended a workshop on Electric Vehicle Charging and after spoke with one of the speakers where they discussed how our rates in Longmeadow for EV charging are not doing so well right now. Mr. Gold stated that the speaker offered to help and they understand that EV charging in Western Mass is a particular issue because of the tariffs for electrical vehicles and peak pricing from Eversource. Mr. Gold also attended a workshop on Municipal Energy Aggregation, which he explained is a great system that the Town can do a lot of work for residents by arranging to buy electricity where they offer a five or eight percent reduction in the generation part so the overall bill goes down. Mr. Gold explained that this allows the Town to purchase electricity for the whole community. Mr. Gold stated that this is a lot of work and not something that can be done right away, but is definitely worth looking into. Mr. Gold also spoke about the DEI Committee that the MMA has and got some names for people who can be great resources for our local DEI Committee. Lastly, Mr. Gold explained that during the Mass Select Board Association Meeting, 40 minutes were spent discussing the flag policies in Towns based on the Supreme Court ruling, and this is something that we have already addressed. Mr. Gold also suggested considering at our next meeting the extension of remote participation locally for attendees to public meetings. Mr. Levine also agreed with this and stated that it has been a huge benefit to us in many ways including when hiring new staff to have the opportunity to participate virtually. Mr. Levine also commented on EV charging and stated that he had reached out to Eversource to find out what the goal was for what they are planning in terms of rates. Mr. Lachiusa also spoke about the EV charging workshop and spoke of the importance of having adequate chargers and fair rates for charging. Mr. Lachiusa also mentioned electric lawnmowers and other appliances that could be considered in the future when there is more information available. Mr. Lachiusa also went to a workshop about community policing and there were some interested conversations about licensed social workers being on the staff to assist. Mr. Lachiusa explained that the social worker could be valuable to communities in many ways and be positive to staff also. Mr. Zwirko stated that he has had a lot of people reach out to him about the closure of the Baystate Urgent Care Center in Longmeadow. Mr. Zwirko explained that he is not sure if there is anything this Board can do, but wanted to report about it. Mr. Zwirko mentioned that he has been in contact with Baystate's Government Relations Director, and he mentioned that other communities are looking at privatization opportunities with other groups that are out there.

### **Town Manager's Report**

Wolf Swamp Athletic Fields Bids are due next week for construction of the flags and dugouts (CPA funding) with construction to be completed in April. The bleachers were ordered and will be delivered by the end of the month (ARPA funding). Painting the installation of ADA toilets will be done inside the Edgerly building. Additional ADA portable toilet units will be added outside in the spring. A storage unit will be ordered to go on the edge of the driveway to store equipment. A large tree fell in this area so DPW has a chainsaw training schedule in April that will clean up this tree while receiving training. Then the storage unit can be ordered and delivered. Benches and tables (ADA) have been ordered and delivered and will be installed closer toward spring. A bid for maintenance of the field is out right now to cover mowing, irrigation, and fertilizer etc... this first year. Job openings for Facilities Attendants have been advertised. Excitement is growing for use this spring season.

WestComm The Architect and Project Manager have been selected and have been onsite at Salter College. They are taking measurements and preparing final design documents that can then be put out to bid for construction. At the current location in the Chicopee Police Department, WestComm cannot add any more communities. However, WestComm is planning a regional meeting with local officials to inform them on the

benefits of joining WestComm. This meeting is scheduled for March. The onboarding process for a community can be lengthy so we plan to keep those conversations going while we work on the building construction so we could be ready to accept new communities when the building opens.

A. Department Monthly Reports – January (*All Department Monthly Reports for January can be found in the Select Board Agenda Packet linked under “documents” at the end of these minutes*)

Mr. Levine questioned if the maintenance of the field for Wolf Swamp is outsourced for the first year, is the plan to bring it in completely in house for the second year. Ms. Simmons responded by saying that it depends on how the first year goes and some other capacity situations at the DPW. For the first year, we felt that it was important to have an outside company just solely be responsible for this. Mr. Gold questioned what the rationale was for the request for monitors at Wolf Swamp Fields. Ms. Simmons stated that a while back, there were positions similar to this at Bliss Park, and this is to clean the bathrooms, maintain the concession stands, trash cleanup, etc. This is a pilot year to see how it goes, and we want to make sure things are being looked after properly and being maintained. They will also be checking permits to make sure appropriate parties designated for field use are present. Mr. Gold also mentioned that he saw in one of the reports the topic of the raised crosswalk at Williams and Grassy Gutter, and questioned if there is any other information on this or if we need to wait and see what the DPW determines. Ms. Simmons stated that MassDOT notified the Town that the raised crosswalk does not meet the standards and that they would like us to fix it. The DPW is looking into the possible fixes while making sure that safety is still a priority. Mr. Gold also spoke about the hiring of the Code Enforcement officers that was voted at the last Town Meeting and it was good to read in the Building Dept. report that they are active and working hard to enforce bylaws. Mr. Levine questioned if we have been fielding more calls now or if more complaints are coming in. Ms. Simmons stated that they are fielding a lot more calls, but would not say that complaints have increased. The biggest benefit is that they have been very proactive, Ms. Simmons explained. They provide education before complaints come in and are advising people of non-compliance when it occurs as well.

### **Old Business**

A. Approval of Meeting Minutes

Mr. Gold made the motion to approve the Select Board February 6, 2023 Regular Meeting Minutes subject to the corrections sent. Mr. Zwirko seconded the motion. The motion passed by a vote of 3-0. (Lachiusa – Abstain)

### **Public Hearings**

A. No Malt Extract, LLC, d/b/a One Way Brewing Liquor License Amendment Application – Alteration of Premises

Mr. Gold made the motion to enter the Public Hearing at 7:30 p.m. Mr. Lachiusa seconded the motion. The motion passed unanimously by a vote of 4-0.

Jason Tsitso, Manager of One Way Brewing was present to discuss his pending application for an alteration of premises for their liquor license. Mr. Tsitso explained that they are looking to add a patio outside adjacent to the building and have went through the Planning Board process as well to get the approvals on that end. Mr. Levine asked Ms. Meise-Munns to explain what went in front of the Planning Board and what the outcome was. Ms. Meise-Munns explained that there was a site-design review waiver request that Mr. Tsitso put through and the Planning Board sent notifications to abutters as part of the process. The waiver was to install a temporary shipping container and the Planning Board voted to approve the waiver on February 6. Mr. Levine questioned if there were any stipulations in the lease agreement for this type of project. Mr. Tistso

stated that when they signed the lease they asked to have the opportunity to create a patio outside if they ever got to that point. It is in the original lease and they received a letter in support from the property owner on the matter, Mr., Tsitso explained. Mr. Levine questioned how One Way Brewing would be enforcing age limits on the patio. Mr. Tsitso stated that they would use the same process as for inside the building of carding everyone, that is purchasing beer, and checking to make sure everyone is of age. Mr. Gold stated that this is the first liquor license modification request he has seen that the proposed location is not contiguous with the store. Mr. Gold explained that there is another store in between One Way Brewing and the proposed patio, and questioned how he plans to manage this. Mr. Tsitso stated that the goal is to manage this in different ways. When the shipping container bar is not open, a server will be transporting and serving beer to the customer outside, and when it is open, all beer served outside will remain in the closed area. Mr. Gold suggested a sign that stated, "Beer cannot be removed from this designated area." Mr. Tsitso stated that they would definitely have these signs out and it is in their best interest to make sure everyone abides by the rules. Mr. Levine questioned if there will be tap-lines outside. Mr. Tsitso explained that yes there would be, and believes that shipping container is the best approach for safety and security. Mr. Lachiusa questioned how the transactions would take place with this set up. Mr. Tsitso explained that there would be no cash outside for safety reasons and everything will be on a card swipe machine. There will be procedures in place for cash transactions to take place inside. Mr. Zwirko commented that this is a great product and nice place to go and looks forward to the expansion. Mr. Levine reminded Mr. Tsitso to provide an updated copy of the lease and proof of funds statement prior to the ABCC submission.

Mr. Gold made the motion to close the Public Hearing at p.m. Mr. Lachiusa seconded the motion. The motion passed unanimously by a vote of 4-0.

Mr. Levine questioned if everything was all set with the application. Mr. Barbieri explained the proof of financials and requested a copy of the lease if it has been updated since the last time it was filed. Mr. Tsitso will send this in to the office along with the letter of support from the property owner.

Mr. Gold made the motion to approve the Liquor License Amendment Application for expansion of the serving site for One Way Brewing contingent upon requirements of the Planning Board and instillation of signs. Mr. Zwirko seconded the motion. The motion passed unanimously by a vote of 4-0.

## **Old Business Continued**

### **B. Proposed Stormwater General Bylaw Changes**

Ms. Meise-Munns was present to discuss the proposed stormwater general bylaw changes ahead of the Town Meeting Warrant in the spring. Ms. Meise-Munns stated that she has been working on this since June and took the opportunity to address the major points that were taken away since the last two conversations about the topic with the Board. Ms. Meise-Munns summarized a memo that can be found in the Select Board agenda packet, linked under "documents" at the end of these minutes, and went into detail about some of the changes to content in the proposed bylaw changes. You can also view the full conversation [here \(45:00 – 1:01:00\)](#). Mr. Levine questioned if the Planning Board has had their hearing on the zoning bylaw portion yet. Ms. Meise-Munns explained that this would be held on March 1. Mr. Lachiusa commented about the chemical disaster in Ohio and questioned if there is anything we need to learn from this to add into our stormwater bylaw. Ms. Meise-Munns stated that she does not believe that this bylaw nor the others that are being recommended to combine into one will be governing development into stormwater discharge and does not think they apply to emergency scenarios. Ms. Meise-Munns stated that we have received our Hazard Mitigation update grant and are in the process of contracting with a consultant that will address some of these concerns with a core team led by the Emergency Management Director and Town Engineer. Mr. Gold stated

that he believes it is worth it to add these items to the Annual Town Meeting warrant for this spring. Mr. Levine agreed and stated that there is nothing he believes we need to change at this point with the content.

### **New Business**

#### **A. Max Burger Longmeadow, LLC – Liquor License Amendment Application**

Attorney Rachel Fancy from Fitzgerald Law was present to represent Max Burger for this amendment application. Ms. Fancy explained that about a year ago the Board approved a change in ownership structure where Max Hospitality took over the ownership of Max Burger. Ms. Fancy explained that Max Hospitality does not have a manager and it is a solo member LLC and are the sole member of Max Burger Longmeadow, LLC. Essentially this application will clean up the information and documents on file with the ABCC to update that there is no LLC manager for Max Burger, but instead a sole member, which is Max Hospitality, Ms. Fancy stated. She went on to explain that the license manager will remain the same and that there is no operational change.

Mr. Gold made the motion to approve Liquor License Amendment Application for Max Burger, LLC for a change in officers. Mr. Lachiusa seconded the motion. The motion passed unanimously by a vote of 4-0.

#### **B. Capital Planning Committee – FY2024 Capital Plan Recommendation**

Dr. Stephen Metz, Chair of the Capital Planning Committee, attended to present the committee's FY2024 Capital Plan recommendation. Dr. Metz submitted the recommendation overview and an outlined addendum of the proposed allocations. Dr. Metz explained that the Capital Budget totals \$2,357,296, as submitted by the Town Manager. He explained that the committee has received comments from the Town Manager as well as the Director of Public Works, Fire Department Chief, and various Town residents. Dr. Metz explained that the first criteria the committee looks at is if law or regulation mandates the request. Then the committee will look at if it addresses a safety issue, does it improve the quality of life for residents, and does it improve aesthetics. Dr. Metz went into the details of the report and a lengthy discussion followed about the content of the recommendations. Mr. Gold questioned Dr. Metz on what basis the committee considered \$25,000 for additional project development costs and why this was removed from the capital plan recommendations. Dr. Metz stated that project development before the submission of preliminary requests has risen significantly. Dr. Metz believes that the initial request from the Town Manager was to have a separate category for administration and project development. Dr. Metz stated that the committee decided to change the designation because they believe administrative costs should be part of the operational expenses. Mr. Gold asked Ms. Simmons what her initial request was. Ms. Simmons explained that DPW had submitted a separate request and line item for engineering funding for \$225,000. Ms. Simmons went on to say that in the capital plan that she prepared, she could not afford to include the entire amount, so she recommended \$100,000 in a new line-item called General Administration and Engineering Funding under "Facilities." The Capital Planning Committee felt that this should be consolidated with project development funding, but did not agree with the same amount she suggested. Their recommendation was to consolidate engineering funding and reduce those lines by \$25,000, Ms. Simmons explained. Mr. Gold questioned how administrative costs were defined and broken out and how \$25,000, came about. This was an attempt to separate the categories, Dr. Metz stated, and explained that this amount was an estimate that sounded reasonable. Mr. Levine spoke about the unallocated funds and wondered what the purpose of this was. Dr. Metz explained that could be allocated to sidewalks if deemed necessary, which is what was done in the past. Mr. Gold explained that typically, we accept the report and then we vote on a capital plan at the next meeting. Mr. Levine agreed with this approach.

#### **C. Discussion on Draft Letter to Governor and Administration RE: Eversource Western Mass Natural Gas**

### Reliability Project

Mr. Levine requested that anyone who has suggested changes to the letter to please send them to Ms. Simmons and then we will send in the letter as soon as it is completed. The letter is concerning the pipeline project proposed by Eversource and would be sent to the Governor and new administration to make them aware of everything that has taken place already and the ongoing work.

### D. Discussion on Special Meetings for FY2024 Budget

The Board agreed to hold a Special Meeting to host departments for budget meetings and discussions on Monday, March 13, 2023. Some other dates of importance: March 6 – Town Manager budget presentation and first look at the warrant. The Finance Committee will also attend this meeting. Then the Board will meet with departments on March 13. Following this, the Select Board will vote on the budget at part of the warrant on March 20, and the Finance Committee will follow with a Public Hearing on the budget on March 22.

### E. Set Special Town Election Warrant

Mr. Gold made the motion to set the Special Town Election Warrant for March 7, 2023 at the Longmeadow Community House, for the election of one Select Board member for term ending June 2023.. Mr. Zwirko seconded the motion. The motion passed unanimously by a vote of 4-0.

**Correspondence** (All Correspondence material can be found in the SB agenda packet linked under “documents” at the end of these minutes)

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### Adjourn

Mr. Lachiusa made the motion to adjourn the Select Board Regular Meeting at 8:40 p.m. Mr. Gold seconded the motion. The motion passed unanimously by a vote of 4-0.

### Documents

[Select Board February 21 2023 Regular Meeting Agenda Packet](#)

Respectfully submitted,

Michael Barbieri