



**BOARD OF SELECTMEN
TOWN OF TEWKSBURY
TOWN HALL, 1009 MAIN STREET
TEWKSBURY, MASSACHUSETTS 01876**

JAY KELLY, CHAIR
JAYNE E. WELLMAN, VICE CHAIR
MARK KRATMAN, CLERK
JAMES F. MACKEY, III
TODD JOHNSON, ESQ.

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April 5, 2022 – Meeting Minutes

The regular meeting was called to order by Mr. Jay Kelly, Chair at approximately 7:00 p.m. Also participating in the meeting were Ms. Jayne E. Wellman, Vice-Chair; Mr. Mark Kratman, Board Member, Mr. James F. Mackey, III, and, Mr. Todd Johnson, Esq.

Also present was Mr. Richard Montuori, Town Manager

REORGANIZATION OF THE BOARD

Chair

MOTION: Board Member Wellman made a motion to nominate Board Member Johnson as Chair of the Select Board. Board Member Mackey seconded the motion.

MOTION CARRIED 5 – 0 – 0.

Vice-Chair

MOTION: Board Member Kratman made a motion to nominate Board Member Mackey as Vice-Chair of the Select Board. Board Member Wellman seconded the motion.

MOTION CARRIED 5 – 0 – 0.

Clerk

MOTION: Board Member Kelly made a motion to nominate Board Member Kratman as Clerk of the Select Board. Board Member Wellman seconded the motion.

MOTION CARRIED 5 – 0 – 0.

SCHEDULED ITEMS

1. Bourque Family Foundation Race Application

Ms. Meagan Wood, Executive Director, Bourque Family Foundation, was present to represent the applicant. She said the race route had not changed but the safety protocols were changed on the race route to better ensure the safety of all.

MOTION: Board Member Mackey made a motion to approve the revised plan regarding the road race as submitted. Board Member Wellman seconded the motion.

MOTION CARRIED 5 – 0 – 0.

2. Tewksbury Habitat Build Presentation

Mr. Bruce Panilaitis, President of Tewksbury Habitat Build, addressed the Board and said Tewksbury Habitat Build bid on three RFPs for affordable housing projects in the town. He said the three projects were as follows:

- Florence Avenue – Proposed one single-family home to be completed in 2024.
- Rebecca Lane – Proposed two single-family homes to be completed in 2023/2024.
- Car Path Road – Proposed two single-family homes to be completed in 2023/2024 (Possible donor home to be moved onto the site.)

Mr. Panilaitis said possible reasons Tewksbury Habitat Build might return to the Board to utilize funds from the Affordable Housing Trust Fund included infrastructure costs and back taxes.

Board Member Mackey asked if Mr. Panilaitis felt the completion of five homes was reasonable in the two-year timeframe proposed. Mr. Panilaitis replied he felt it was reasonable.

Board Member Mackey said he would like to know what the financials were in terms of what was owed for back taxes and what the cost would be to the town.

Board Member Kelly said he felt the abutter's concerns and thoughts needed to be taken into consideration. Mr. Panilaitis replied they intended to have meetings with the abutters.

Chair Johnson asked for further information regarding the titles on the properties as well as the financial questions previously asked. Mr. Montuori replied he already started the title searches and would present the information at a future meeting. Mr. Panilaitis clarified that there were some questions regarding lot lines.

RESIDENT COMMENTS

There were none.

NEW BUSINESS

There was none.

TOWN MANAGER

There were none.

MINUTES

- March 8, 2022 (Regular Session)

MOTION: Board Member Mackey made a motion to approve the minutes from the March 8, 2022, as presented. Board Member Wellman seconded the motion.

MOTION CARRIED 4 – 0 – 1. (Abstained – Board Member Kratman)

Board Member Reports

Board Member Mackey

There were no reports to share.

Board Member Kelly

- The Reuse Committee would meet the following Thursday and focus on a town-wide survey.

Board Member Kratman

- Thanked the residents who came out to vote and added he was happy to be back on the Select Board.

Board Member Wellman

- The DEI Committee would be meeting on the following Thursday and reminded people to visit the Town's website and take the survey.

Chair Johnson

There were no reports to share.

At approximately 9:16 p.m. Board Member Wellman made a motion to adjourn. Board Member Mackey seconded the motion.

MOTION CARRIED 5 – 0 – 0

APPROVED BY BOARD OF SELECTMEN ON DECEMBER 6, 2022

Documents Presented and/or Discussed:

- Reorganization of the Select Board
- Bourque Family Foundation Race Application
- Tewksbury Habitat Build Presentation
- March 8, 2022, Meeting Minutes

Next Selectmen Meeting Date: April 25, 2022

Trish Gedziun
Recording Secretary