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**MINUTES OF REGULAR SESSION – September 12, 2022**  
**ROOM 03 – TOWN HALL**  
**6:00 PM**

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PRESENT: Chairman Thomas J. O'Loughlin and Select Board members Michael K. Walsh and Paul A. Mazzuchelli and Town Administrator Richard A. Villani.

1. Mr. Mazzuchelli moved, seconded by Mr. Walsh: To sign the warrant, UNANIMOUS.
2. Mr. Mazzuchelli moved, seconded by Mr. Walsh: To approve the Regular Session Minutes of August 22, 2022 as submitted. UNANIMOUS.
3. Mr. Mazzuchelli moved, seconded by Mr. Walsh: To approve the Executive Session Minutes of August 22, 2022 as submitted. UNANIMOUS.
4. Invitation to Speak – Jamie Wheelock questioned the request by a developer to discontinue a portion of Old Cedar Street. He stated it will be detrimental to residents who access the trail as well as those who hike and bike in the area. He asked the Board not to advance the proposed Article to Discontinue on the Special Town Meeting Warrant. Kevin Keenan, a Milford resident and President of the New England Bike Association told the Board the Milford Upper Charles Trail gets a lot of use. People use Old Cedar Street for overflow parking. They come to the area to ride mountain bikes.
5. The Board held a Public Hearing for a petition from Massachusetts Electric Company d/b/a National Grid and Verizon New England, Inc. to replace and relocate pole 28, twenty-five feet northwest of its present location, and to remove tree guy from 74 Purchase Street. The old location does not work due to a customer's retaining wall. Al Galvin, representing National Grid, explained that a resident needs to remove a tree in his yard. John Coffee, who resides at 74 Purchase Street, asked for the location of the new pole as he is concerned it will be in the middle of his property line. Mr. O'Loughlin asked Mr. Galvin to speak with Mr. Coffee to keep him informed on the pole relocation. Mr. Mazzuchelli moved, seconded by Mr. Walsh: To approve the petition for the relocation of the pole with the condition that National Grid consult with Mr. Coffee before the pole is relocated. UNANIMOUS.
6. The Board met with the Town Administrator, Finance Director, David Consigli, Chair of the Trustees of the Geriatric Authority of Milford, Barbara Auger, Trustee of the Geriatric

Authority of Milford and Town Counsel Gerry Moody to discuss proposed Articles for a Special Town Meeting. The Town Administrator recommended the Board schedule the Special Town Meeting to be held on Monday, November 14, 2022 at 7 PM. The purpose of the Special Town Meeting would be to discuss the future of the Countryside Health Care facility on Asylum Street. Mr. O'Loughlin said the Town has invested funds in the facility. Mr. Consigli said the facility has been a community facility for over 100 years. Significant improvements have been made to the facility. Covid forced the shutdown of the Rehab facility for 2 years. This drastically reduced revenue. Further, the Trustees are having trouble hiring employees, especially nurses, and have had to rely on Agency nursing at an increased cost. He said the facility is moving in the right direction. Town Counsel Moody advised the Board these Articles should be discussed at a separate Special Town Meeting. The first article seeks funding from the Town to continue operations at the facility. If the first article does not pass, the second Article, seeks permission to sell the facility to a skilled nursing facility. The third Article seeks funding needed to cease operations of the facility. Finance Director Taylor said he believes the Town would need to fund \$2.5 million annually for the next year to continue operating the facility. If the situation improves, it could be less. Barbara Auger noted the Trustees built a budget with a census and the budget revenue and census are ahead of projections. The issue is on the expense side and the difficulty in recruiting labor. Mr. Walsh said "we are looking for compassion" and the matter should be "brought to Town Meeting." Mr. O'Loughlin moved, seconded by Mr. Mazzuchelli: To schedule a Special Town Meeting for November 14, 2022 to address any Articles relating to Countryside Health Care of Milford. UNANIMOUS.

7. The Board reviewed a Petition filed with the Planning Board by Quentin Nowland and Michael Lynch seeking the discontinuance and relocation of Old Cedar Street. They are requesting two (2) Articles be placed on the October 24th Special Town Meeting Warrant. The Planning Board has made a favorable recommendation to place the Articles on the Town Meeting Warrant. Developer, Quentin Nowland, Neil Bingham, his attorney and Mark Allen, his engineer were present at the Hearing. Attorney Bingham said, in response to the comments made at the Invitation to Speak, they will "tweak" the easement as there was always a plan to grant the easement to allow continuation of access to the Milford Upper Charles Trail. The owners seek to use the property as a Self-Storage Facility and this use will have a "low impact" on the area. Engineer Allen said there will be cross Easements between the Plaza and Wendy's Restaurant. Mr. O'Loughlin asked for the owners to consider building out parking for hikers and bikers. Engineer Allen said parking is "on the table." Mr. Nowland said he is open to providing parking. Mr. Walsh said he would move the Articles forward to Town Meeting. Mr. O'Loughlin said he recommended the owner speak with Town Counsel and Kevin Keenan. Mr. O'Loughlin moved, seconded by Mr. Mazzuchelli: To approve placing the Articles on the October 24, 2022 Special Town Meeting Warrant, with approval of the Articles by Town Counsel Moody. UNANIMOUS.

8. ADMINISTRATOR'S REPORT – September 12, 2022 – NONE.
9. Mr. Mazzuchelli informed the Board that the Task Force and Board of Health are addressing the issues at the property at 56 Lawrence Street. They are also addressing the issue of rodents in Town.
10. Mr. O'Loughlin and Mr. Mazzuchelli said they were contacted by Paul Morin regarding issues with overgrown trees at Prospect Heights. They asked the Town Administrator to contact the Tree Warden and request he inspect the trees.
11. The Board acknowledged a donation of a gift of bottled water to the Milford Police Department from Lowes Store of Milford.
12. The Board reviewed a Memo from the Town Administrator regarding a request from ENE Systems, Inc. for a waiver of permit fees for the HVAC System Project at the Youth Center. The Board also reviewed a Memo from Building Commissioner, John Erickson, recommending the Board waive fees for Permits on Town owned properties and buildings for all permits issued by the Department of Inspections. Mr. Mazzuchelli moved, seconded by Mr. Walsh: To waive permit fees for the HVAC System Project at the Youth Center. UNANIMOUS. Mr. Mazzuchelli moved, seconded by Mr. Walsh: To waive permit fees for Permits on Town owned properties and buildings for all permits issued by the Department of Inspections. UNANIMOUS.
13. Mr. Mazzuchelli moved, seconded by Mr. Walsh: To adjourn the Select Board meeting at 7:26 PM, UNANIMOUS. ROLL CALL VOTE: Chairman Thomas J. O'Loughlin, Selectmen Michael K. Walsh and Paul A. Mazzuchelli all vote in the affirmative to go into Executive Session to meet with Town Counsel, re: Water Department Employee's Union. The Board will not be returning to Open Session.

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Richard A. Villani  
Minutes Recorder

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Thomas J. O'Loughlin, Esq., Chair

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Michael K. Walsh

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Paul A. Mazzuchelli