

Packet

May 20, 2024

7:00PM



TOWN OF WAYLAND

41 COCHITUATE ROAD
WAYLAND, MASSACHUSETTS 01778

MICHAEL F. MCCALL
TOWN MANAGER
TEL. (508) 358-3620
www.wayland.ma.us

SELECT BOARD

ANNE BRENSLEY
THOMAS J. FAY
DOUG LEVINE
CAROL B. MARTIN
WILLIAM D. WHITNEY

**REVISED AGENDA POSTED ON 05/17/24 AT 10:53 A.M.
PREVIOUS AGENDA POSTED ON 05/16/24 AT 3:26 P.M.**

SELECT BOARD

Monday, May 20, 2024

7:00pm

HYBRID

**Wayland Town Building, Council on Aging
41 Cochituate Road, Wayland, MA**

Agenda

Note: Items may not be discussed in the order listed or at the specific time estimated. Times are approximate. All topics may be subject to deliberation and vote

One may watch with the meeting link that can be found at <https://www.wayland.ma.us/public-body-meeting-information-virtual-inperson-and-hybrid>.

Pursuant to Chapter 2 of the Acts of 2023, this meeting will be conducted in person and via remote means, in accordance with applicable law. This meeting may be recorded which will be made available to the public on WayCAM as soon after the meeting as is practicable.

When required by law or allowed by the Chair, persons wishing to provide public comment or otherwise participate in the meeting, may do so by in person attendance, or by accessing the meeting remotely, as noted above. We request public comment be limited to two minutes per person.

- | | |
|---------|--|
| 7:00 pm | 1. Call to Order, Review Agenda for Public |
| 7:05 pm | 2. Announcements and Public Comment |
| 7:10 pm | 3. Liquor License Hearing on the application filed by Rex A. Galecia, for a transfer of liquor license from John Testa, Manager, Testa Restaurant Group LLC, DBA Giacomos, to Rex A. Galecia, JG Asset Group LLC, ABCC #04508-RS-1340, Annual All Alcoholic Liquor License for Giacomos, 14 Elissa Ave, Wayland, MA 01778.
a) Invite attendance by Rex A. Galecia and Attorney Tyler Henseler, Upton Connell & Devlin, LLP. |
| 7:40 pm | 4. Annual Town Meeting 2024: Follow up on Town Meeting, review next steps for articles, discuss time tables
a) Review logistics
b) Annual Town Meeting 2024 |

SELECT BOARD
Monday, May 20, 2024
7:00pm
Wayland Town Building, Council on Aging
41 Cochituate Road, Wayland, MA

- 8:00 pm 5. Discussion and review proposed June, July, and August Select Board Meeting Schedule.
- 8:10 pm 6. Town Manager's Report
a) Massachusetts Department of Transportation (MassDOT) Route 20 Paving Update
b) Equity Audit Update
c) Recap since last meeting
- 8:20 pm 7. Consent Calendar
a) Review and vote to approve listed items
b) Discuss, consider, and potentially act on items removed from Consent, if any
- 8:25 pm 8. Minutes
a) Review and approve minutes of May 6, May 13, and May 14, 2024 if available.
- 8:30 pm 9. Review Correspondence
- 8:35 pm 10. Select Board Members' reports and concerns
- 8:40 pm 11. Topics not reasonably anticipated by the Chair 48 hours in advance, if any.
- 8:45 pm** **12. Executive Session**
a) Pursuant to Massachusetts General Laws, Chapter 30A, Section 21 (a) (3) to discuss strategy with respect to litigation; the Board will discuss strategy with respect to Duane Galbi v. Michael Henley, et al., Middlesex Superior Court C.A. No. 2281CV02466.
b) Pursuant to Massachusetts General Laws, Chapter 30A, Section 21 (a) (7) to review and approve the executive minutes of May 13 and May 14, 2024 with the intent to hold said minutes.
- 8:45 pm - 9:05 pm** 13. Adjourn

SELECT BOARD
Monday, May 20, 2024
7:00pm
Wayland Town Building, Council on Aging
41 Cochituate Road, Wayland, MA

CONSENT CALENDAR

1. Vote the question of approving a One Day Liquor License for All Alcoholic Beverages to Wendy Bell for an event (Lovelane Special Needs Horseback Riding Program) at Duck Puddle Farm, 48 Lincoln Road, Wayland, MA 01778 on Saturday, September 14, 2024 from 4:00pm to 9:30pm.
2. Vote the question of approving an Entertainment License to Wendy Bell for an event (Lovelane Special Needs Horseback Riding Program) at Duck Puddle Farm, 48 Lincoln Road, Wayland, MA 01778 on Saturday, September 14, 2024 from 4:00pm to 9:30pm.
3. Vote the question of approving a Common Victualler License (Remodel current store) to Mark Pesce for Pick Three Donuts, LLC d/b/a Dunkin located at 15 East Plain Street, Wayland, MA 01778.
4. Vote the question of allowing Town Manager, Michael McCall to accept a grant from the U.S. Department of Housing and Urban Development (HUD) Capital Fund Program to be used for capital improvements at the Wayland Housing Authority (WHA) federal properties in the amount of \$351,136.
5. Vote the question of approving a sandwich board request by the Human Rights, Diversity, Equity, and Inclusion Committee (HRDEIC) for advertising the Wayland Multicultural Festival on June 2, 2024 at Wayland High School Field House during the dates of May 21 to May 26 at Fire Station Two in Cochituate, Town Center (Corner of Routes 20 and 27), Old Connecticut Path and Cochituate Road (Five Paths) and Route 20/Old Connecticut Path by Coach Grill.
6. Vote the question of approving Town Manager, Michael McCall, as signatory for approving the revised contract #: INTF5264P01223127069 from the Massachusetts Department of Public Health, Bureau of Infectious Disease and Laboratory Sciences for the Health Department that increases funding in the amount of \$382,156.00 for Fiscal Year 2025 – Fiscal Year 2026 to bring the revised total to \$1,110,781.00.
7. Vote the question of approving Town Manager, Michael McCall as signatory for approving the contract for Roadway Painting Services from Atlantic Pavement Markings., (of Prospect, CT) for a contract of three years in the amount of \$171,207.
8. Vote the question of approving Town Manager, Michael McCall as signatory for approving the contract for Wayland Middle School Asbestos Abatement and Replacement from CJM Services Inc., (of Norwood, MA) for a contract of six to eight weeks in the amount of \$216,157.

SELECT BOARD

Monday, May 20, 2024

7:00pm

Wayland Town Building, Council on Aging
41 Cochituate Road, Wayland, MA

9. Vote the question of approving Town Manager, Michael McCall as signatory for approving the contract for Old Stone's Bridge Stabilization Project from Cape Cod Builders Inc., (of Bourne, MA) for a contract of six to eight months in the amount of \$761,600.



The Commonwealth of Massachusetts
Alcoholic Beverages Control Commission

For Reconsideration

LICENSING AUTHORITY CERTIFICATION

Wayland

City/Town

04508-RS-1340

ABCC License Number

TRANSACTION TYPE (Please check all relevant transactions):

The license applicant petitions the Licensing Authorities to approve the following transactions:

- New License
- Change of Location
- Change of Class (i.e. Annual / Seasonal)
- Change Corporate Structure (i.e. Corp / LLC)
- Transfer of License
- Alteration of Licensed Premises
- Change of License Type (i.e. club / restaurant)
- Pledge of Collateral (i.e. License/Stock)
- Change of Manager
- Change Corporate Name
- Change of Category (i.e. All Alcohol/Wine, Malt)
- Management/Operating Agreement
- Change of Officers/
Directors/LLC Managers
- Change of Ownership Interest
(LLC Members/ LLP Partners,
Trustees)
- Issuance/Transfer of Stock/New Stockholder
- Change of Hours
- Other
- Change of DBA

APPLICANT INFORMATION

Name of Licensee DBA

Street Address Zip Code

Manager

Granted under Special Legislation? Yes No

If Yes, Chapter

of the Acts of (year)

Type (i.e. restaurant, package store) Class (Annual or Seasonal) Category (i.e. Wines and Malts / All Alcohol)

DESCRIPTION OF PREMISES Complete description of the licensed premises

LOCAL LICENSING AUTHORITY INFORMATION

Application filed with the LLA: Date Time

Advertised Yes No Date Published Publication

Abutters Notified: Yes No Date of Notice

Date APPROVED by LLA Decision of the LLA

Additional remarks or conditions (E.g. Days and hours)

For Transfers ONLY:
Seller License Number: Seller Name:

The Local Licensing Authorities By:

Alcoholic Beverages Control Commission
Ralph Sacramone
Executive Director



TOWN OF WAYLAND

41 COCHITUATE ROAD
WAYLAND, MASSACHUSETTS 01778

MICHAEL F. MCCALL
TOWN MANAGER
TEL. (508) 358-3620
www.wayland.ma.us

SELECT BOARD

ANNE BRENSLEY
THOMAS J. FAY
ADAM G. GUTBEZAHL
CAROL B. MARTIN
WILLIAM D. WHITNEY

LEGAL NOTICE

Re: Application for Transfer of an Annual All Alcoholic Beverages License from Testa Restaurant Group, LLC, DBA Giacomos, from John Testa, Manager, to Rex A. Galecia, JG Asset Group, LLC., ABCC # 04508-RS-1340.

LEGAL NOTICE

Notice is hereby given that the Wayland Select Board will hold a Public Hearing on Monday, May 20, 2024 at 7:10 pm at the Wayland Town Building, 41 Cochituate Road, Wayland, MA 01778, on the application filed by Rex A. Galecia, for a transfer of liquor license from, John Testa, Manager, Testa Restaurant Group, LLC to Rex A. Galecia, JG Asset Group LLC, for ABCC # 04508-RS-1340, Annual All Alcoholic liquor License, for Giacomos, 14 Elissa Ave, Wayland, MA 01778.

Wayland Select Board
Town of Wayland

METROWEST DAILY NEWS

Govt Public Notices

Originally published at metrowestdailynews.com on 05/02/2024

Hearing Notice - Transfer of Liquor License

Notice is hereby given that the Wayland Select Board will hold a Public Hearing on Monday, May 20, 2024 at 7:10 pm at the Wayland Town Building, 41 Cochituate Road, Wayland, MA 01778, on the application filed by Rex A. Galecia, for a transfer of liquor license from, John Testa, Manager, Testa Restaurant Group, LLC to Rex A. Galecia, JG Asset Group LLC, for ABCC # 04508-RS-1340, Annual All Alcoholic liquor License, for Giacomos, 14 Elissa Ave, Wayland, MA 01778.

Wayland Select Board

Town of Wayland

Publication Dates

L00000000

UPTON CONNELL & DEVLIN, LLP

112 WATER STREET, SUITE 201
BOSTON, MASSACHUSETTS 02109
617-227-3277
FAX 617-227-3222

aupton@ucdlaw.com
thenseler@ucdlaw.com

RECEIVED

APR 19 2024

SELECT BOARD
TOWN OF WAYLAND

11:50am

Via Fedex Overnight Delivery

April 19, 2024

Attn: Jaily Bratica, Executive Assistant to Town Manager
Town of Wayland
41 Cochituate Road
Wayland, MA 01778

**RE: Transfer of Liquor License Application – JG Asset Group, LLC
14 Elissa Ave., Wayland MA 01778**

Dear Ms. Bratica:

Enclosed please find the following documents with regard to the above-referenced application:

- 1) Proof of payment to the ABCC in the amount of \$200;
- 2) DUA/DOR certificates from the Seller
- 3) ABCC Application to Transfer Liquor License, including;
 - a. Monetary Transmittal Form;
 - b. Application to Transfer license;
 - c. Applicant's Statement;
 - d. CORI Request Forms;
 - e. Corporate Vote;
- 4) Proof of US Citizenship for the manager of record;
- 5) Lease Agreement and Lease Assignment;
- 6) Asset Sale Agreement and Asset Sale Agreement Assignment;

Thank you very much for your time and cooperation. If you have any questions or need additional information, please feel free to call me at [REDACTED]

Sincerely yours;



Tyler Henseler



The Commonwealth of Massachusetts
 Alcoholic Beverages Control Commission
 95 Fourth Street, Suite 3, Chelsea, MA 02150-2358
 www.mass.gov/abcc

RETAIL ALCOHOLIC BEVERAGES LICENSE APPLICATION
 MONETARY TRANSMITTAL FORM

APPLICATION FOR A TRANSFER OF LICENSE

APPLICATION SHOULD BE COMPLETED ON-LINE, PRINTED, SIGNED, AND SUBMITTED TO THE LOCAL LICENSING AUTHORITY.

ECRT CODE: RETA

Please make \$200.00 payment here: [ABCC PAYMENT WEBSITE](#)

PAYMENT MUST DENOTE THE NAME OF THE LICENSEE CORPORATION, LLC, PARTNERSHIP, OR INDIVIDUAL AND INCLUDE THE PAYMENT RECEIPT

ABCC LICENSE NUMBER (IF AN EXISTING LICENSEE, CAN BE OBTAINED FROM THE CITY)

ENTITY/ LICENSEE NAME

ADDRESS

CITY/TOWN STATE ZIP CODE

For the following transactions (Check all that apply):

- | | | | |
|--|---|---|---|
| <input type="checkbox"/> New License | <input type="checkbox"/> Change of Location | <input type="checkbox"/> Change of Class (i.e. Annual / Seasonal) | <input type="checkbox"/> Change Corporate Structure (i.e. Corp / LLC) |
| <input checked="" type="checkbox"/> Transfer of License | <input type="checkbox"/> Alteration of Licensed Premises | <input type="checkbox"/> Change of License Type (i.e. club / restaurant) | <input type="checkbox"/> Pledge of Collateral (i.e. License/Stock) |
| <input type="checkbox"/> Change of Manager | <input type="checkbox"/> Change Corporate Name | <input type="checkbox"/> Change of Category (i.e. All Alcohol/Wine, Malt) | <input type="checkbox"/> Management/Operating Agreement |
| <input type="checkbox"/> Change of Officers/
Directors/LLC Managers | <input type="checkbox"/> Change of Ownership Interest
(LLC Members/ LLP Partners,
Trustees) | <input type="checkbox"/> Issuance/Transfer of Stock/New Stockholder | <input type="checkbox"/> Change of Hours |
| | <input type="checkbox"/> Other <input type="text"/> | | <input type="checkbox"/> Change of DBA |

THE LOCAL LICENSING AUTHORITY MUST SUBMIT THIS APPLICATION ONCE APPROVED VIA THE ePLACE PORTAL

Alcoholic Beverages Control Commission
 95 Fourth Street, Suite 3
 Chelsea, MA 02150-2358

Massachusetts Alcoholic Beverages Control Commission - Retail

95 Fourth Street, Suite 3, Chelsea, Massachusetts 02150

Phone (617) 727-3040

Your Information

▶ Payment

▶ Receipt

Payment Confirmation

YOUR PAYMENT HAS PROCESSED AND THIS IS YOUR RECEIPT

Your account has been billed for the following transaction. You will receive a receipt via email and via text message.



Transaction Processed Successfully.

INVOICE #: a535d8f9-2fa4-4fda-b456-5a786ae39ac5

Description	Applicant, License or Registration Number	Amount
FILING FEES-RETAIL	JG ASSET GROUP LLC	\$200.00
		\$200.00

Total Convenience Fee: **\$4.70**

Date Paid: **4/19/2024 10:56:00 AM EDT**

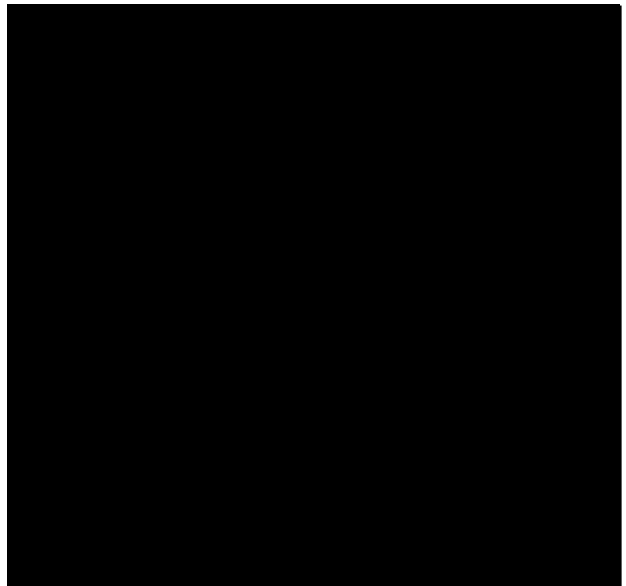
Total Amount Paid: **\$204.70**

Payment On Behalf Of

License Number or Business Name:
JG ASSET GROUP, LLC

Fee Type:
FILING FEES-RETAIL

Billing Information



Print Receipt

Make Another Payment

powered by nCourt

Privacy - Terms



CERTIFICATE OF GOOD STANDING AND/OR TAX COMPLIANCE



TESTA RESTAURANT GROUP LLC
14 ELISSA AVE
WAYLAND MA 01778-3155

000031

Why did I receive this notice?

The Commissioner of Revenue certifies that, as of the date of this certificate, TESTA RESTAURANT GROUP LLC is in compliance with its tax obligations under Chapter 62C of the Massachusetts General Laws.

This certificate doesn't certify that the taxpayer is compliant in taxes such as unemployment insurance administered by agencies other than the Department of Revenue, or taxes under any other provisions of law.

This is not a waiver of lien issued under Chapter 62C, section 52 of the Massachusetts General Laws.

What if I have questions?

If you have questions, call us at (617) 887-6400 or toll-free in Massachusetts at (800) 392-6089, Monday through Friday, 9:00 a.m. to 4:00 p.m..

Visit us online!

Visit mass.gov/dor to learn more about Massachusetts tax laws and DOR policies and procedures, including your Taxpayer Bill of Rights, and MassTaxConnect for easy access to your account:

- Review or update your account
- Contact us using e-message
- Sign up for e-billing to save paper
- Make payments or set up autopay

Edward W. Coyle, Jr., Chief
Collections Bureau



Certificate of Compliance

Date: March 22, 2024

Letter ID: L0001902963

Employer ID (FEIN): [REDACTED]

TESTA RESTAURANT GROUP LLC
14 ELISSA AVE
WAYLAND MA 01778-3155

Certificate ID: L0001902963

FEIN: [REDACTED]

The Department of Unemployment Assistance certifies that as of 21-Mar-2024, TESTA RESTAURANT GROUP LLC is current in all its obligations relating to contributions, payments in lieu of contributions, and the employer medical assistance contribution established in G.L.c.149,§189.

This certificate expires on 20-Apr-2024 .

Sincerely,

Katie Dishnica, Director
Department of Unemployment Assistance

Questions?
Revenue Enforcement Unit
Department of Unemployment Assistance
Email us: Revenue.Enforcement@detma.org
Call us: (617) 626-5750



Department of Unemployment Assistance
Commonwealth of Massachusetts
Executive Office of Labor & Workforce Development

IMPORTANT NOTICE

This document contains important information. Please have it translated immediately.

В данном документе содержится важная информация. Вам необходимо срочно сделать перевод документа.

Este documento contiene información importante. Por favor, consiga una traducción inmediatamente.

Docikman sa gen enfòmasyon enpòtan. Tanpri fè yon moun tradwi l touswit.

Questo documento contiene informazioni importanti. La preghiamo di tradurlo immediatamente.

Este documento contém informações importantes. Por favor, traduzi-lo imediatamente.

此文件含有重要信息。請立即找人翻譯。

본 문서에는 중요한 정보가 포함되어 있습니다. 본 문서를 즉시 번역하도록 하십시오.

Tài liệu này có chứa thông tin quan trọng. Vui lòng dịch tài liệu này ngay.

ເອກະສານສະບັບນີ້ມີຂໍ້ມູນສຳຄັນ. ກະລຸນາຳເອກະສານສະບັບນີ້ໄປແປທັນທີ.

ឯកសារនេះមានព័ត៌មានសំខាន់ៗ សូមបកប្រែវាឃ្លាងឆាប់រហ័ស។

Ce document contient des informations importantes. Veuillez le faire traduire au plus tôt.



The Commonwealth of Massachusetts
 Alcoholic Beverages Control Commission
 95 Fourth Street, Suite 3, Chelsea, MA 02150-2358
 www.mass.gov/abcc

APPLICATION FOR A TRANSFER OF LICENSE

Municipality

1. TRANSACTION INFORMATION

- Transfer of License
- Alteration of Premises
- Change of Location
- Management/Operating Agreement
- Pledge of Inventory
- Pledge of License
- Pledge of Stock
- Other
- Change of Class
- Change of Category
- Change of License Type
 (§12 ONLY, e.g. "club" to "restaurant")

Please provide a narrative overview of the transaction(s) being applied for. On-premises applicants should also provide a description of the intended theme or concept of the business operation. Attach additional pages, if necessary.

The Applicant is purchasing "Giacomo's of Wayland", an Italian restaurant in Wayland, MA, and all of its business assets, including the liquor license, and is therefore applying for a transfer of the liquor license to be exercised at the same location, 14 Elissa Ave., W Wayland, MA 01778.

2. LICENSE CLASSIFICATION INFORMATION

ON/OFF-PREMISES	TYPE	CATEGORY	CLASS
On-Premises-12	§12 Restaurant	All Alcoholic Beverages	Annual

3. BUSINESS ENTITY INFORMATION

The entity that will be issued the license and have operational control of the premises.

Current or Seller's License Number FEIN

Entity Name

DBA Manager of Record

Street Address

Phone Email

Add'l Phone Website

4. DESCRIPTION OF PREMISES

Please provide a complete description of the premises to be licensed, including the number of floors, number of rooms on each floor, any outdoor areas to be included in the licensed area, and total square footage. If this application alters the current premises, provide the specific changes from the last approved description. You must also submit a floor plan.

Retail space located in shopping center building with approximately 3,259 square feet of area, including patio.

Total Sq. Footage	<input type="text" value="3,259"/>	Seating Capacity	<input type="text" value="2"/>	Occupancy Number	<input type="text" value="101 (81 Int. / 20 pa"/>
Number of Entrances	<input type="text" value="2"/>	Number of Exits	<input type="text" value="2"/>	Number of Floors	<input type="text" value="1"/>

APPLICATION FOR A TRANSFER OF LICENSE

5. CURRENT OFFICERS, STOCK OR OWNERSHIP INTEREST

Transferor Entity Name <input style="width:95%;" type="text" value="Testa Restaurant Group, LLC"/>	By what means is the license being transferred? <input style="width:95%;" type="text" value="Purchase"/>
--	--

List the individuals and entities of the current ownership. Attach additional pages if necessary utilizing the format below.

Name of Principal	Title/Position	Percentage of Ownership
<input style="width:95%;" type="text" value="John Testa"/>	<input style="width:95%;" type="text" value="Member/ Manager"/>	<input style="width:95%;" type="text" value="100%"/>
<input style="width:95%;" type="text"/>	<input style="width:95%;" type="text"/>	<input style="width:95%;" type="text"/>
<input style="width:95%;" type="text"/>	<input style="width:95%;" type="text"/>	<input style="width:95%;" type="text"/>
<input style="width:95%;" type="text"/>	<input style="width:95%;" type="text"/>	<input style="width:95%;" type="text"/>
<input style="width:95%;" type="text"/>	<input style="width:95%;" type="text"/>	<input style="width:95%;" type="text"/>

6. PROPOSED OFFICERS, STOCK OR OWNERSHIP INTEREST

List all individuals or entities that will have a direct or indirect, beneficial or financial interest in this license (E.g. Stockholders, Officers, Directors, LLC Managers, LLC Members, LLP Partners, Trustees etc.). Attach additional page(s) provided, if necessary, utilizing Addendum A.

- The individuals and titles listed in this section must be identical to those filed with the Massachusetts Secretary of State.
- The individuals identified in this section, as well as the proposed Manager of Record, must complete a CORI Release Form.
- Please note the following statutory requirements for Directors and LLC Managers:
On Premises (E.g. Restaurant/ Club/Hotel) Directors or LLC Managers - At least 50% must be US citizens;
Off Premises(Liquor Store) Directors or LLC Managers - All must be US citizens and a majority must be Massachusetts residents.
- If you are a Multi-Tiered Organization, please attach a flow chart identifying each corporate interest and the individual owners of each entity as well as the Articles of Organization for each corporate entity. Every individual must be identified in Addendum A.

Name of Principal <input style="width:95%;" type="text" value="Rex Galecia Jr."/>	Residential Address <input style="width:95%;" type="text"/>	SSN <input style="width:95%;" type="text"/>	DOB <input style="width:95%;" type="text" value="08/04/1992"/>
--	--	--	---

Title and or Position <input style="width:95%;" type="text" value="LLC Member / LLC Manager"/>	Percentage of Ownership <input style="width:95%;" type="text" value="70%"/>	Director/ LLC Manager <input checked="" type="radio"/> Yes <input type="radio"/> No	US Citizen <input checked="" type="radio"/> Yes <input type="radio"/> No	MA Resident <input checked="" type="radio"/> Yes <input type="radio"/> No
---	--	--	---	--

Name of Principal <input style="width:95%;" type="text" value="Jireh Lau"/>	Residential Address <input style="width:95%;" type="text"/>	SSN <input style="width:95%;" type="text"/>	DOB <input style="width:95%;" type="text" value="1/6/1995"/>
--	--	--	---

Title and or Position <input style="width:95%;" type="text" value="LLC Member"/>	Percentage of Ownership <input style="width:95%;" type="text" value="15%"/>	Director/ LLC Manager <input type="radio"/> Yes <input checked="" type="radio"/> No	US Citizen <input type="radio"/> Yes <input checked="" type="radio"/> No	MA Resident <input type="radio"/> Yes <input checked="" type="radio"/> No
---	--	--	---	--

Name of Principal <input style="width:95%;" type="text" value="Jeffrey Chan"/>	Residential Address <input style="width:95%;" type="text"/>	SSN <input style="width:95%;" type="text"/>	DOB <input style="width:95%;" type="text" value="5/6/1997"/>
---	--	--	---

Title and or Position <input style="width:95%;" type="text" value="LLC Member / LLC Manager"/>	Percentage of Ownership <input style="width:95%;" type="text" value="15%"/>	Director/ LLC Manager <input checked="" type="radio"/> Yes <input type="radio"/> No	US Citizen <input checked="" type="radio"/> Yes <input type="radio"/> No	MA Resident <input checked="" type="radio"/> Yes <input type="radio"/> No
---	--	--	---	--

Name of Principal <input style="width:95%;" type="text"/>	Residential Address <input style="width:95%;" type="text"/>	SSN <input style="width:95%;" type="text"/>	DOB <input style="width:95%;" type="text"/>
--	--	--	--

Title and or Position <input style="width:95%;" type="text"/>	Percentage of Ownership <input style="width:95%;" type="text"/>	Director/ LLC Manager <input type="radio"/> Yes <input type="radio"/> No	US Citizen <input type="radio"/> Yes <input type="radio"/> No	MA Resident <input type="radio"/> Yes <input type="radio"/> No
--	--	---	--	---

APPLICATION FOR A TRANSFER OF LICENSE

6. PROPOSED OFFICERS, STOCK OR OWNERSHIP INTEREST (Continued...)

Name of Principal	Residential Address	SSN	DOB
<input style="width:100%;" type="text"/>	<input style="width:100%;" type="text"/>	<input style="width:100%;" type="text"/>	<input style="width:100%;" type="text"/>
Title and or Position	Percentage of Ownership	Director/ LLC Manager	US Citizen
<input style="width:100%;" type="text"/>	<input style="width:100%;" type="text"/>	<input type="radio"/> Yes <input type="radio"/> No	<input type="radio"/> Yes <input type="radio"/> No
			MA Resident
			<input type="radio"/> Yes <input type="radio"/> No

Name of Principal	Residential Address	SSN	DOB
<input style="width:100%;" type="text"/>	<input style="width:100%;" type="text"/>	<input style="width:100%;" type="text"/>	<input style="width:100%;" type="text"/>
Title and or Position	Percentage of Ownership	Director/ LLC Manager	US Citizen
<input style="width:100%;" type="text"/>	<input style="width:100%;" type="text"/>	<input type="radio"/> Yes <input type="radio"/> No	<input type="radio"/> Yes <input type="radio"/> No
			MA Resident
			<input type="radio"/> Yes <input type="radio"/> No

Name of Principal	Residential Address	SSN	DOB
<input style="width:100%;" type="text"/>	<input style="width:100%;" type="text"/>	<input style="width:100%;" type="text"/>	<input style="width:100%;" type="text"/>
Title and or Position	Percentage of Ownership	Director/ LLC Manager	US Citizen
<input style="width:100%;" type="text"/>	<input style="width:100%;" type="text"/>	<input type="radio"/> Yes <input type="radio"/> No	<input type="radio"/> Yes <input type="radio"/> No
			MA Resident
			<input type="radio"/> Yes <input type="radio"/> No

Additional pages attached? Yes No

CRIMINAL HISTORY

Has any individual listed in question 6, and applicable attachments, ever been convicted of a State, Federal or Military Crime? If yes, attach an affidavit providing the details of any and all convictions. Yes No

6A. INTEREST IN AN ALCOHOLIC BEVERAGES LICENSE
 Does any individual or entity identified in question 6, and applicable attachments, have any direct or indirect, beneficial or financial interest in any other license to sell alcoholic beverages? Yes No If yes, list in table below. Attach additional pages, if necessary, utilizing the table format below.

Name	License Type	License Name	Municipality
Jeffrey Chan	Section 12 All Alcohol	Misaki Acquisition Group, LLC	Barnstable, MA
Rex Galecia Jr.	Section 12 All Alcohol	Misaki Acquisition Group, LLC	Barnstable, MA

6B. PREVIOUSLY HELD INTEREST IN AN ALCOHOLIC BEVERAGES LICENSE
 Has any individual or entity identified in question 6, and applicable attachments, ever held a direct or indirect, beneficial or financial interest in a license to sell alcoholic beverages, which is not presently held? Yes No
 If yes, list in table below. Attach additional pages, if necessary, utilizing the table format below.

Name	License Type	License Name	

APPLICATION FOR A TRANSFER OF LICENSE

6C. DISCLOSURE OF LICENSE DISCIPLINARY ACTION

Have any of the disclosed licenses listed in question 6A or 6B ever been suspended, revoked or cancelled?
Yes No If yes, list in table below. Attach additional pages, if necessary, utilizing the table format below.

Date of Action	Name of License	City	Reason for suspension, revocation or cancellation

7. CORPORATE STRUCTURE

Entity Legal Structure Date of Incorporation

State of Incorporation Is the Corporation publicly traded? Yes No

8. OCCUPANCY OF PREMISES

Please complete all fields in this section. Please provide proof of legal occupancy of the premises.

- If the applicant entity owns the premises, a deed is required.
- If leasing or renting the premises, a signed copy of the lease is required.
- If the lease is contingent on the approval of this license, and a signed lease is not available, a copy of the unsigned lease and a letter of intent to lease, signed by the applicant and the landlord, is required.
- If the real estate and business are owned by the same individuals listed in question 6, either individually or through separate business entities, a signed copy of a lease between the two entities is required.

Please indicate by what means the applicant will occupy the premises

Landlord Name

Landlord Phone

Landlord Email

Landlord Address

Lease Beginning Date

Rent per Month

Lease Ending Date

Rent per Year

Will the Landlord receive revenue based on percentage of alcohol sales? Yes No

9. APPLICATION CONTACT

The application contact is the person who the licensing authorities should contact regarding this application.

Name:

Phone:

Title:

Email:

APPLICATION FOR A TRANSFER OF LICENSE

10. FINANCIAL DISCLOSURE

A. Purchase Price for Real Estate	
B. Purchase Price for Business Assets	\$390,000.00
C. Other* (Please specify)	
D. Total Cost	\$390,000.00

*Other: (i.e. Costs associated with License Transaction including but not limited to: Property price, Business Assets, Renovations costs, Construction costs, Initial Start-up costs, Inventory costs, or specify other costs):"

SOURCE OF CASH CONTRIBUTION

Please provide documentation of available funds. (E.g. Bank or other Financial institution Statements, Bank Letter, etc.)

Name of Contributor	Amount of Contribution
Jeffrey Chan	\$19,500.00
Total	\$19,500.00

SOURCE OF FINANCING

Please provide signed financing documentation.

Name of Lender	Amount	Type of Financing	Is the lender a licensee pursuant to M.G.L. Ch. 138.
Incredible Bank	\$351,000.00	Loan	<input type="radio"/> Yes <input checked="" type="radio"/> No
Testa Restaurant Group, LLC	\$19,500.00	Seller Financing	<input type="radio"/> Yes <input type="radio"/> No
			<input type="radio"/> Yes <input type="radio"/> No
			<input type="radio"/> Yes <input type="radio"/> No

FINANCIAL INFORMATION

Provide a detailed explanation of the form(s) and source(s) of funding for the cost identified above.

Jeffrey Chan is contributing \$19,500.00 in cash (5% of the purchase price) and the rest is being financed by: the Seller, Testa Restaurant Group, LLC, in the amount of \$19,500 (5% of purchase price) of seller financing; and the remaining \$351,000.00 (90% of purchase price) by Incredible Bank in the form of a Small Business Association Loan.

11. PLEDGE INFORMATION

Please provide signed pledge documentation.

Are you seeking approval for a pledge? Yes No

Please indicate what you are seeking to pledge (check all that apply) License Stock Inventory

To whom is the pledge being made?

12. MANAGER APPLICATION

A. MANAGER INFORMATION

The individual that has been appointed to manage and control the licensed business and premises.

Proposed Manager Name Date of Birth SSN

Residential Address

Email Phone

Please indicate how many hours per week you intend to be on the licensed premises

B. CITIZENSHIP/BACKGROUND INFORMATION

Are you a U.S. Citizen? Yes No *Manager must be a U.S. Citizen
 If yes, attach one of the following as proof of citizenship US Passport, Voter's Certificate, Birth Certificate or Naturalization Papers.
 Have you ever been convicted of a state, federal, or military crime? Yes No
 If yes, fill out the table below and attach an affidavit providing the details of any and all convictions. Attach additional pages, if necessary, utilizing the format below.

Date	Municipality	Charge	Disposition

C. EMPLOYMENT INFORMATION

Please provide your employment history. Attach additional pages, if necessary, utilizing the format below.

Start Date	End Date	Position	Employer	Supervisor Name
Feb 2023	July 2023	Exec. Sous Chef	Ramsay's Kitchen	Thomas Park
April 2019	Feb 2023	Exec. Sous Chef	Zuma	Helmy Saadon
Nov. 2016	Feb 2018	Sous Chef	Eataly	Dan Bezzinotti

D. PRIOR DISCIPLINARY ACTION

Have you held a beneficial or financial interest in, or been the manager of, a license to sell alcoholic beverages that was subject to disciplinary action? Yes No If yes, please fill out the table. Attach additional pages, if necessary,utilizing the format below.

Date of Action	Name of License	State	City	Reason for suspension, revocation or cancellation

I hereby swear under the pains and penalties of perjury that the information I have provided in this application is true and accurate:

Manager's Signature Date

13. MANAGEMENT AGREEMENT

Are you requesting approval to utilize a management company through a management agreement?
 If yes, please fill out section 13.

Yes No

Please provide a narrative overview of the Management Agreement. Attach additional pages, if necessary.

IMPORTANT NOTE: A management agreement is where a licensee authorizes a third party to control the daily operations of the license premises, while retaining ultimate control over the license, through a written contract. *This does not pertain to a liquor license manager that is employed directly by the entity.*

13A. MANAGEMENT ENTITY

List all proposed individuals or entities that will have a direct or indirect, beneficial or financial interest in the management Entity (E.g. Stockholders, Officers, Directors, LLC Managers, LLP Partners, Trustees etc.).

Entity Name	Address	Phone
<input style="width: 95%;" type="text"/>	<input style="width: 95%;" type="text"/>	<input style="width: 95%;" type="text"/>

Name of Principal	Residential Address	SSN	DOB
<input style="width: 95%;" type="text"/>	<input style="width: 95%;" type="text"/>	<input style="width: 95%;" type="text"/>	<input style="width: 95%;" type="text"/>

Title and or Position	Percentage of Ownership	Director	US Citizen	MA Resident
<input style="width: 95%;" type="text"/>	<input style="width: 95%;" type="text"/>	<input type="radio"/> Yes <input type="radio"/> No	<input type="radio"/> Yes <input type="radio"/> No	<input type="radio"/> Yes <input type="radio"/> No

Name of Principal	Residential Address	SSN	DOB
<input style="width: 95%;" type="text"/>	<input style="width: 95%;" type="text"/>	<input style="width: 95%;" type="text"/>	<input style="width: 95%;" type="text"/>

Title and or Position	Percentage of Ownership	Director	US Citizen	MA Resident
<input style="width: 95%;" type="text"/>	<input style="width: 95%;" type="text"/>	<input type="radio"/> Yes <input type="radio"/> No	<input type="radio"/> Yes <input type="radio"/> No	<input type="radio"/> Yes <input type="radio"/> No

Name of Principal	Residential Address	SSN	DOB
<input style="width: 95%;" type="text"/>	<input style="width: 95%;" type="text"/>	<input style="width: 95%;" type="text"/>	<input style="width: 95%;" type="text"/>

Title and or Position	Percentage of Ownership	Director	US Citizen	MA Resident
<input style="width: 95%;" type="text"/>	<input style="width: 95%;" type="text"/>	<input type="radio"/> Yes <input type="radio"/> No	<input type="radio"/> Yes <input type="radio"/> No	<input type="radio"/> Yes <input type="radio"/> No

Name of Principal	Residential Address	SSN	DOB
<input style="width: 95%;" type="text"/>	<input style="width: 95%;" type="text"/>	<input style="width: 95%;" type="text"/>	<input style="width: 95%;" type="text"/>

Title and or Position	Percentage of Ownership	Director	US Citizen	MA Resident
<input style="width: 95%;" type="text"/>	<input style="width: 95%;" type="text"/>	<input type="radio"/> Yes <input type="radio"/> No	<input type="radio"/> Yes <input type="radio"/> No	<input type="radio"/> Yes <input type="radio"/> No

CRIMINAL HISTORY

Has any individual identified above ever been convicted of a State, Federal or Military Crime?

Yes No

If yes, attach an affidavit providing the details of any and all convictions.

13B. EXISTING MANAGEMENT AGREEMENTS AND INTEREST IN AN ALCOHOLIC BEVERAGES

LICENSE

Does any individual or entity identified in question 13A, and applicable attachments, have any direct or indirect, beneficial or financial interest in any other license to sell alcoholic beverages; and or have an active management agreement with any other licensees?

Yes No If yes, list in table below. Attach additional pages, if necessary, utilizing the table format below.

Name	License Type	License Name	Municipality

13C. PREVIOUSLY HELD INTEREST IN AN ALCOHOLIC BEVERAGES LICENSE

Has any individual or entity identified in question 13A, and applicable attachments, ever held a direct or indirect, beneficial or financial interest in a license to sell alcoholic beverages, which is not presently held?

Yes No If yes, list in table below. Attach additional pages, if necessary, utilizing the table format below.

Name	License Type	License Name	Municipality

13D. PREVIOUSLY HELD MANAGEMENT AGREEMENT

Has any individual or entity identified in question 13A, and applicable attachments, ever held a management agreement with any other Massachusetts licensee?

Yes No If yes, list in table below. Attach additional pages, if necessary, utilizing the table format below.

Licensee Name	License Type	Municipality	Date(s) of Agreement

13E. DISCLOSURE OF LICENSE DISCIPLINARY ACTION

Have any of the disclosed licenses listed in question section 13B, 13C, 13D ever been suspended, revoked or cancelled?

Yes No If yes, list in table below. Attach additional pages, if necessary, utilizing the table format below.

Date of Action	Name of License	City	Reason for suspension, revocation or cancellation

13F. TERMS OF AGREEMENT

- a. Does the agreement provide for termination by the licensee? Yes No
- b. Will the licensee retain control of the business finances? Yes No
- c. Does the management entity handle the payroll for the business? Yes No

d. Management Term Begin Date e. Management Term End Date

f. How will the management company be compensated by the licensee? (check all that apply)

- \$ per month/year (indicate amount)
- % of alcohol sales (indicate percentage)
- % of overall sales (indicate percentage)
- other (please explain)

ABCC Licensee Officer/LLC Manager

Signature:
 Title:
 Date:

Management Agreement Entity Officer/LLC Manager

Signature:
 Title:
 Date:

APPLICANT'S STATEMENT

I, Jeffrey Chan the: sole proprietor; partner; corporate principal; LLC/LLP manager
Authorized Signatory

of Giacomo's Acquisition Group, LLC
Name of the Entity/Corporation

hereby submit this application (hereinafter the "Application"), to the local licensing authority (the "LLA") and the Alcoholic Beverages Control Commission (the "ABCC" and together with the LLA collectively the "Licensing Authorities") for approval.

I do hereby declare under the pains and penalties of perjury that I have personal knowledge of the information submitted in the Application, and as such affirm that all statements and representations therein are true to the best of my knowledge and belief. I further submit the following to be true and accurate:

- (1) I understand that each representation in this Application is material to the Licensing Authorities' decision on the Application and that the Licensing Authorities will rely on each and every answer in the Application and accompanying documents in reaching its decision;
- (2) I state that the location and description of the proposed licensed premises are in compliance with state and local laws and regulations;
- (3) I understand that while the Application is pending, I must notify the Licensing Authorities of any change in the information submitted therein. I understand that failure to give such notice to the Licensing Authorities may result in disapproval of the Application;
- (4) I understand that upon approval of the Application, I must notify the Licensing Authorities of any change in the ownership as approved by the Licensing Authorities. I understand that failure to give such notice to the Licensing Authorities may result in sanctions including revocation of any license for which this Application is submitted;
- (5) I understand that the licensee will be bound by the statements and representations made in the Application, including, but not limited to the identity of persons with an ownership or financial interest in the license;
- (6) I understand that all statements and representations made become conditions of the license;
- (7) I understand that any physical alterations to or changes to the size of the area used for the sale, delivery, storage, or consumption of alcoholic beverages, must be reported to the Licensing Authorities and may require the prior approval of the Licensing Authorities;
- (8) I understand that the licensee's failure to operate the licensed premises in accordance with the statements and representations made in the Application may result in sanctions, including the revocation of any license for which the Application was submitted; and
- (9) I understand that any false statement or misrepresentation will constitute cause for disapproval of the Application or sanctions including revocation of any license for which this Application is submitted.
- (10) I confirm that the applicant corporation and each individual listed in the ownership section of the application is in good standing with the Massachusetts Department of Revenue and has complied with all laws of the Commonwealth relating to taxes, reporting of employees and contractors, and withholding and remitting of child support.

Signature:



Date:

4/19/2024

Title:

LLC Manager

CORPORATE VOTE

The Board of Directors or LLC Managers of
Entity Name

duly voted to apply to the Licensing Authority of and the
City/Town
Commonwealth of Massachusetts Alcoholic Beverages Control Commission on
Date of Meeting

For the following transactions (Check all that apply):

- | | | | |
|--|---|---|---|
| <input type="checkbox"/> New License | <input type="checkbox"/> Change of Location | <input type="checkbox"/> Change of Class (i.e. Annual / Seasonal) | <input type="checkbox"/> Change Corporate Structure (i.e. Corp / LLC) |
| <input checked="" type="checkbox"/> Transfer of License | <input type="checkbox"/> Alteration of Licensed Premises | <input type="checkbox"/> Change of License Type (i.e. club / restaurant) | <input type="checkbox"/> Pledge of Collateral (i.e. License/Stock) |
| <input type="checkbox"/> Change of Manager | <input type="checkbox"/> Change Corporate Name | <input type="checkbox"/> Change of Category (i.e. All Alcohol/Wine, Malt) | <input type="checkbox"/> Management/Operating Agreement |
| <input type="checkbox"/> Change of Officers/
Directors/LLC Managers | <input type="checkbox"/> Change of Ownership Interest
(LLC Members/ LLP Partners,
Trustees) | <input type="checkbox"/> Issuance/Transfer of Stock/New Stockholder | <input type="checkbox"/> Change of Hours |
| | | <input type="checkbox"/> Other <input type="text"/> | <input type="checkbox"/> Change of DBA |

“VOTED: To authorize
Name of Person

to sign the application submitted and to execute on the Entity's behalf, any necessary papers and do all things required to have the application granted.”

“VOTED: To appoint
Name of Liquor License Manager

as its manager of record, and hereby grant him or her with full authority and control of the premises described in the license and authority and control of the conduct of all business therein as the licensee itself could in any way have and exercise if it were a natural person residing in the Commonwealth of Massachusetts.”

A true copy attest,



Corporate Officer /LLC Manager Signature

Jeffrey Chan

(Print Name)

For Corporations ONLY

A true copy attest,

Corporation Clerk's Signature

(Print Name)

ARTICLES OF INCORPORATION

Secretary of the Commonwealth of Massachusetts

William Francis Galvin

Business Entity Summary

ID Number: 001786224

[Request certificate](#)

[New search](#)

Summary for: JG ASSET GROUP LLC

The exact name of the Domestic Limited Liability Company (LLC): JG ASSET GROUP LLC

Entity type: Domestic Limited Liability Company (LLC)

Identification Number: 001786224

Date of Organization in Massachusetts: 04-18-2024
Date of Revival:

Last date certain:

The location or address where the records are maintained (A PO box is not a valid location or address):

Address: 22 BOSTON WHARF ROAD 7TH FLOOR

City or town, State, Zip code, BOSTON, MA 02210 USA

Country:

The name and address of the Resident Agent:

Name: JEFFREY CHAN

Address: 22 BOSTON WHARF ROAD 7TH FLOOR

City or town, State, Zip code, BOSTON, MA 02210 USA

Country:

The name and business address of each Manager:

Title	Individual name	Address
MANAGER	JEFFREY CHAN	22 BOSTON WHARF ROAD BOSTON, MA 02210 USA USA
MANAGER	REX GALECIA JR.	22 BOSTON WHARF ROAD BOSTON, MA 02210 USA USA

In addition to the manager(s), the name and business address of the person(s) authorized to execute documents to be filed with the Corporations Division:

Title	Individual name	Address

The name and business address of the person(s) authorized to execute, acknowledge, deliver, and record any recordable instrument purporting to affect an interest in real property:

Title	Individual name	Address
REAL PROPERTY	REX GALECIA JR.	22 BOSTON WHARF ROAD BOSTON, MA 02210 USA USA
REAL PROPERTY	JEFFREY CHAN	22 BOSTON WHARF ROAD BOSTON, MA 02210 USA USA

Consent
 Confidential Data
 Merger Allowed
 Manufacturing

View filings for this business entity:

- ALL FILINGS
- Annual Report
- Annual Report - Professional
- Articles of Entity Conversion
- Certificate of Amendment
- Certificate of Cancellation

View filings

Comments or notes associated with this business entity:

New search

TOWN OF WAYLAND

Massachusetts

TOWN MANAGER

Michael McCall
Town Building
41 Cochituate Road
Wayland, Massachusetts 01778
www.wayland.ma.us



SELECT BOARD

Anne Brensley
Thomas J. Fay
Adam G. Gutbezahl
Carol B. Martin
William D. Whitney

DRAFT Meeting Minutes
Select Board Meeting
Monday, May 13, 2024 at 6:15 p.m.
Wayland High School Field House
264 Old Connecticut Path, Wayland, MA 01778

Present: Thomas J. Fay, Carol B. Martin, William D. Whitney, Adam G. Gutbezahl (6:25pm)

Absent: A. Brensley

Personnel present: Town Manager Michael McCall,

A1. Call to Order, Review Agenda for Public: At 6:17 p.m., pursuant to Chapter 2 of the Acts of 2023, W. Whitney called the meeting of the Select Board to order when a quorum was present. W. Whitney announced that the meeting would be conducted in person. W. Whitney reviewed the agenda and announced each Board member by full name. He noted Town Manager Michael McCall was also present.

A2. Public Comment: There was none.

A3: Annual Town Meeting 2024 (ATM): Discussion of ATM topics, including but limited to: review, discuss and possible vote on articles previously deferred to ATM, motions, handouts, and address any items related to ATM. W. Whitney advised the Board that the Planning Board has issued its reports regarding the two Petitioner articles: #27- Amend Zoning Bylaw to Add Retail Self-Storage as Additional Commercial Use in a n New Business B Zone Subdistrict B-1.and # 28 - Solar Compact Development for Wayland that involve zoning changes. He asked if the Board would like to revisit its position on either article. After a brief discussion, it was the sense of the board to defer until May 14th when the full board would be present.

W. Whitney read the proposed amendment the Petitioner of Article 27, has advised the Moderator will be presented at ATM seeking to defer the article to the Select Board for further study. He asked if the Board would like to take a position on the proposed motion. After a brief discussion, it was the sense of the board to defer until the May 14th meeting when the full board would be present.

W. Whitney advised the Board that he had been advised that the petitioner of Article 28, Solar Compact planned to request the article be removed and asked if the board would like to take a position on this action. It was the sense of the board that any action would be deferred until May 14th when the full Board was present.

A4. Topics not reasonably anticipated by the Chair 48 hours in advance, if any: There were none.

A5. Executive Session: At 6:26 p.m., W. Whitney moved, seconded by T. Fay, that the Select Board enter Executive Session:

- a) Pursuant to Massachusetts General Laws, Chapter 30A, Section 21 (a) (3) to conduct strategy with respect to litigation, the Board will discuss strategy with respect to the National Opioid Litigation Consortium.
- b) Pursuant to Massachusetts General Laws, Chapter 30A, Section 21 (a) (7) to review and approve the executive session minutes of April 29, 2024 with the intent to hold said minutes.

W. Whitney declared that a public discussion of these matters may have detrimental effect on the litigating, negotiating or bargaining position of the Town. Roll Call Vote: YEA: T. Fay, A. Gutbezahl, C. Martin, and W. Whitney. NAY: None. ABSENT: A. Brensley. ABSTAIN: None. Approved 4-0-0. W. Whitney invited attendance by Town Manager, M. McCall. W. Whitney announced that the Board would adjourn from Executive Session in approximately 10 minutes to join Annual Town Meeting.

DRAFT

TOWN OF WAYLAND

Massachusetts

TOWN MANAGER

Michael McCall
Town Building
41 Cochituate Road
Wayland, Massachusetts 01778
www.wayland.ma.us



SELECT BOARD

Anne Brensley
Thomas J. Fay
Adam G. Gutbezahl
Carol B. Martin
William D. Whitney

DRAFT Meeting Minutes
Select Board Meeting
Tuesday, May 14, 2024 at 6:20 p.m.
Wayland High School Field House
264 Old Connecticut Path, Wayland, MA 01778

Present: Anne Brensley, Thomas J. Fay, Adam G. Gutbezahl (joined the meeting at 6:30 p.m.), Carol B. Martin and William D. Whitney.

Personnel present: Town Manager Michael McCall,

A1. Call to Order, Review Agenda for the Public: At 6:20 p.m. Chair W. Whitney called the meeting of the Select Board to order as a quorum was present. He then reviewed the agenda for members of the public.

A2. Annual Town Meeting 2024 (ATM): Discussion of ATM topics, including but not limited to: review, discuss and possible vote on articles previously deferred to the Annual Town Meeting (ATM), motions, handouts, and address any items related to ATM: W. Whitney suggested that the Board discuss whether it wished to take positions, and, if so, what positions it wished to take, on: 1) an expected motion to refer Article 26, Amend Zoning Bylaws and Town Map - MBTA Communities Multi-Family Housing to the Select Board for further study and report, 2) a substitute motion under Article 27, Amend Zoning Bylaw to Add Retail Self-Storage as a Commercial Use in a New Business B Zone Subdistrict B-1, and 3) Article 27 as printed in the warrant.

With respect of Article 26, T. Fay reminded the Board that it previously had vote to support this article 5-0. He felt that moving forward with the vote at this time (as opposed to having further study) was indicated. A. Brensley said that she felt that the Town Meeting should have the opportunity to vote on the substance of the MBTA Zoning article. C. Martin agreed, as did W. Whitney. T. Fay moved that the Select Board vote to endorse the expected motion to refer Article 26 to the Select Board for further study and a report. The motion was seconded by C. Martin. On a vote of 0-4, the motion to endorse the substitute motion for referral of Article 27 to the Select Board for further study was not approved.

With regard to Article 27, T. Fay indicated that there had been ample opportunity for public discussion on the proposal to add retail self-storage as a permitted use in a Business-B district, including two public hearings and a number of public forums. A. Brensley concurred, as did C. Martin and W. Whitney. T. Fay then moved that the Select Board vote to endorse a substitute motion to refer Article 27 to the Select Board for further study. The motion was seconded by C. Martin. On a vote of 0-4, the motion did not pass.

The Board then discussed whether it wished to revisit its earlier vote on the main motion of Art. 27 should it be introduced. It was consensus of the board that it wished to do so. C. Martin moved that the board endorse Art. 27 as printed in the warrant should a motion be made to adopt it be made. W. Whitney seconded the motion. On a vote of 1-4, the motion did not pass.

A. Gutbezahl indicated his feeling that the Board need not announce the results of the votes to the Town Meeting, but that we should respond should a question be asked as to whether and how the Board voted on a particular motion.

A3. Topics not reasonably anticipated by the Chair 48 hours in advance, if any: M. McCall requested that the Board meet briefly in Executive Session to discuss an urgent matter with respect to ongoing litigation that had arisen within the past 24 hours. W. Whitney moved that the Select Board enter into Executive Session pursuant to Massachusetts General Laws, Chapter 30A, Section (a) (3) to conduct strategy with respect to the National Opioid Litigation Consortium. The motion was seconded by T. Fay. W. Whitney declared that a public discussion of these matters may have a detrimental effect on the litigating, negotiating or bargaining position of the Town. Roll call vote: YEA: A. Brensley, T. Fay, A. Gutbezahl, C. Martin, W. Whitney. NAY: None. ABSENT: None.

A4. Adjournment: W. Whitney announced that the Board would not reconvene in open session and that no other public business would be conducted at the meeting. At 6:37 p.m., the Board entered into Executive Session, and would adjourn from Executive Session.

DRAFT