

MILLIS SELECT BOARD
MEETING MINUTES
Monday, March 2, 2026
Room 229 Veteran's Memorial Building

I. CALL TO ORDER

Chair Underhill called the meeting to order at 7:00 p.m. The following people were present. Chair Erin Underhill, Vice Chair Craig Schultze, Clerk Ellen Rosenfeld, Town Administrator Mike Guzinski and Assistant Town Administrator Karen Bouret DeMarzo.

II. UPCOMING EVENTS/ANNOUNCEMENTS

Chair Underhill wished an Olympian Hockey player, Matt Boldy, from Millis congratulations.

There is an opening in the Recreation Department. The Recreation Department provides the Millis Community with extracurricular, educational, and formational activities. It's a great opportunity to volunteer.

The Get Out and Play summer camps have openings. Monday through Thursday 9 a.m. to Noon from July 13, 2026, until August 6, 2026. Please contact the Recreation Department.

The Polar Plunge will be at the Fire Station on March 14 at 10 a.m. There will be a large shipping container full of water in the parking lot for a cold-water plunge to raise money for the Special Olympics. It's a great time.

The Council on Aging is having a live music event called Ireland to America with Roger Tinkle. His music is for all ages, on March 10, 2026, at 11 a.m. at the Council on Aging. There is a St. Patrick's Day luncheon in the Council on Aging on March 17, 2026, at 12:30 p.m.

III. SCHEDULED APPOINTMENT/HEARINGS

26-027 Vote to Open/Close Annual Town Meeting Warrant

Sel. Schultze said I move that the Board open the 5/4/26 Town Meeting Warrant for a period of two weeks, effective immediately and close by end of business on March 16, 2026. Sel. Rosenfeld seconded. Sel. Underhill said the motion has been moved and seconded, all in favor? All Ayes. The motion passed unanimously.

26-028 APPOINTMENTS

- **DPW Director**, Town Administrator Mike Guzinski noted that longtime D.P.W. Director Jim McKay is retiring after 20 years of service. The Town plans to hold a

retirement celebration for him in the coming weeks. Following an internal search, Mr. Guzinski recommended D.P. W. Supervisor Dave Rachmaciej for the position, citing his more than 10 years of supervisory experience, deep knowledge of the Town's infrastructure and operations, and the respect of D.P.W. staff. Mr. Guzinski asked the Board to ratify his appointment of Mr. Rachmaciej as D.P.W. Director for the Town of Millis.

Sel. Schultze moved that the Board ratify the Town Administrator's appointment of Dave Rachmaciej as a full-time D.P.W. Director effective immediately. Sel. Rosenfeld seconded. Sel. Underhill said the motion has been moved and seconded, all in favor? All Ayes. The motion passed unanimously.

- **D.P.W. Business Manager** Town Administrator Mike Guzinski stated that, following the D.P. W. Business Manager's retirement a few months ago, they are recommending Amanda Hamlin formerly a D.P.W. Director in Dudley for the position.

Sel. Schultze moved that the Board ratify the Town Administrator's appointment of Amanda Hamlin as a full time D.P.W. Business Manager pending a successful outcome of a CORI check and physical. Sel. Rosenfeld seconded. Sel. Underhill said the motion has been moved and seconded, all in favor? All Ayes. The motion passed unanimously.

- **D.P.W. Department Assistant**, The Town Administrator, Mike Guzinski said John Williams, who also worked at the D.P.W. as an assistant will be retiring in the next few weeks. He is recommending Theresea Parise, who has worked as an Assistant in the Building Department fill the opening.

Sel. Schultze moved that the Board ratify the Town Administrator's appointment of Theresa Parise as D.P.W. Assistant for 25 hours per week. Sel. Rosenfeld seconded. Sel. Underhill said the motion has been moved and seconded, all in favor? All Ayes. The motion passed unanimously.

- **Part Time D.P.W. Consultant** Town Administrator Mike Guzinski stated that with Jim McKay's retirement he is recommending the appointment of Jim McKay as a part-time D.P.W. Consultant.

Sel. Schultze moved that the Board ratify the Town Administrator's appointment of Jim McKay as a temporary part time D.P.W. Consultant up to 16 hours per week effective March 3, 2026, through June 30, 2026. Sel. Rosenfeld seconded. Sel. Underhill said the motion has been moved and seconded, all in favor? All Ayes. The motion passed unanimously.

- **Temporary Full Time Firefighter/Paramedic-** the Town Administrator told the Board about letter from the Fire Chief stating a need for a temporary full-time

firefighter/Paramedic, since there was a retirement on the force. This will reduce the stress on staff and reduce overtime costs. This was posted through Human Resources and from the list of candidates the Chief recommends John Schindler. Mr. Schindler is a dedicated member of the on-call department.

Sel. Schultze moved that the Board ratify the Town Administrator's appointment of John Schindler as a temporary full-time Firefighter/Paramedic, retroactive to February 28, 2026. Sel. Rosenfeld seconded. Sel. Underhill said the motion has been moved and seconded, all in favor? All Ayes. The motion passed unanimously.

- **On Call Firefighter/EMT** – The Town Administrator spoke of the Chief's request for an On Call Firefighter Recruit. Zachary Zonfrelli was recommended, who is a Millis resident and a strong family history in Millis. He asks the Board to ratify his appointment of Zachary Zonfrelli as an On Call Firefighter Paramedic pending a satisfactory outcome of a CORI check and standard office physical and drug test.

Sel. Schultze said so moved. Sel. Rosenfeld seconded. Sel. Underhill said the motion has been moved and seconded, all in favor? All Ayes. The motion passed unanimously.

- **Principal Assistant Building Department**, because of the vacancy left in the Building Department, the Town Administrator is recommending the appointment of Steven Bianchi as a part-time Principal Assistant for the Building Department for 8 hours per week.

Sel. Schultze said so moved. Sel. Rosenfeld seconded. Sel. Underhill said the motion has been moved and seconded, all in favor? All Ayes. The motion passed unanimously.

- **On Call Snow Contractor** – The Assistant Town Administrator, Karen Bouret DeMarzo told the Board about our custodian, Robbie Boone, who helped significantly with plowing at the last huge snowstorm. She asked the Board to appoint Mr. Boone as an On Call Snow Contractor retroactive to February 22, 2026.

Sel. Schultze said so moved. Sel. Rosenfeld seconded. Sel. Underhill said the motion has been moved and seconded, all in favor? All Ayes. The motion passed unanimously.

26-029 Hearing: Application for Change of Officers & Change of Stock Interest for Swami Ne Sang Corporation, DBA Liquor World License.

Sel. Schultze moved that the Board open the hearing to consider an application for the change of officers and change of stock interest for Swami Ne Sang Corporation DBA Liquor. Sel. Underhill seconded. Sel. Underhill said the motion has been moved and

seconded, all in favor? All Ayes. The motion passed unanimously. Sel. Rosenfeld was recused from the vote because the applicant is a tenet of hers.

The Assistant Town Administrator told the Board that this is the same company just asking to update, who's in charge of the company who owns shares. As stated in Mass Laws Chapter 138 any changes in company officers must be officially reported and approved by the Town. This notice of changes has been advertised in the newspaper, and the abutters have been notified. The attorney for Swami Ne Sans Corporation, Matthew Porter thanked the Board for their time and help.

Sel. Schultze moved that the Board close the hearing to consider the application for change of officers and change of stock interest in Swami Ne Sans Corporation. Sel. Underhill seconded. Sel. Underhill said the motion has been moved and seconded, all in favor? All Ayes. The motion passed unanimously. Sel. Rosenfeld was recused from the vote because the applicant is a tenet of hers.

Sel. Schultze moved that the Board acting as local license authority approve the application for change of officers and change of stock interest for Swami Ne Sang Corporation, DBA Liquor World. Underhill seconded. Sel. Underhill said the motion has been moved and seconded, all in favor? All Ayes. The motion passed unanimously.

26-030 Review/Approval of Application for Common Victualler License for Nirvana

John Halamaka, the new owner of Nirvana Tea House and Cafe, announced plans to reopen the business in March with a grand opening on March 26th, pending final inspections.

Sel. Schultze moved that the Board approve the application for a Common Victualler License for Nirvana Tea House located at 969 Main Street pending a successful final inspection by the Board of Health and the Building Department. Sel. Rosenfeld seconded. Sel. Underhill said the motion has been moved and seconded, all in favor? All Ayes. The motion passed unanimously.

26-031 Select Housing Production Plan Advisory Committee Member

The Town's Economic Developer and Housing Planner, Bob Weiss told the Board about a \$72,000 Grant for Housing. The MAPC (Metropolitan Area Planning Council) is a group of nine members, he is asking the Board for a volunteer to join the Group. Sel. Rosenfeld volunteered to become a member.

26-032 Consider Town-Owned Parcels for Potential Land Transfer to Millis Housing Authority.

Mary- Ellen D'Espinosa, one of the Commissioners on the Housing Authority and Javier Gutierrez from MAPC (Metro Area Planning Council) came to speak about the need for affordable housing units in Millis. The meeting focused on discussing affordable housing needs in Millis. The presenters explained that they are seeking to transfer town-owned parcels to the Housing Authority to construct truly affordable housing units based on residents' ability to pay (30% of gross adjusted income), rather than the current standard of 80% of area median income. They highlighted the high demand for income-based housing in Millis, noting that over 70% of newly housed renters have been Millis residents, and that only 4% of householders in Millis are under the age of 35, indicating young adults are being forced to leave due to housing costs.

Sel. Schultze moved that the Board place an Article on 5/4/26 Town Meeting Warrant for the purpose of transferring land to the Millis Housing Authority with the parcel to be decided on the March 23 meeting of the Select Board. Sel. Rosenfeld seconded. Sel. Underhill said the motion has been moved and seconded, all in favor? All Ayes. The motion passed unanimously.

IV. OPEN SESSION ITEMS

26-033 Vote to Refer Zoning Bylaw Amendments to address Battery Storage and Data Storage Centers to Planning Board for Public Hearing

Town Administrator Mike Guzinski referenced a letter from Planning Board Chair Rich Nichols stating that, at its February 10, 2026, meeting, the Planning Board reviewed proposed Zoning Bylaw amendments presented by Nicole Riley of the Zoning Bylaw Review Subcommittee. The amendments address the zoning of battery energy storage systems and data centers. The Planning Board is working with Town Counsel to review and finalize the proposals and will hold a public hearing on the amendments for possible inclusion as an article at the April 7, 2026, meeting.

Sel. Schultze I move that the Board refer the proposed amendment to the Zoning bylaw Section 2 definitions and Section 5 Table 1 regulations for Public Hearings with the Planning Board on Tuesday, April 7, 2026. Sel. Rosenfeld seconded. Sel. Underhill said the motion has been moved and seconded, all in favor? All Ayes. The motion passed unanimously.

26-034 Review/Approval of Intermunicipal Agreement with Medway for Public Health Nursing Services

The Town Administrator said since the resignation of the Town Nurse, we have attempted without success to fill this very important position. We have been in communication with neighboring towns to see if there is a chance to share services for a Regional Town Nurse.

The only response we have had is from Medway. The Towns' Board of Health Director John McVie has worked with Medway to attain 30 hours per week. 15 Hours to Medway 15 hours to Millis. The Town Administrator has asked that the Board approve and authorize him to sign an Intermunicipal Agreement with the Town of Medway to share a Town Nurse for a term starting July 2026 until June 30, 2029.

Sel. Schultze said so moved. Sel. Rosenfeld seconded. Sel. Underhill said the motion has been moved and seconded, all in favor? All Ayes. The motion passed unanimously.

26-035 Review Progress on FY26 Select Board Goals and Discuss Potential New Goals

Sel. Underhill read a list of the Select Board's accomplishment for the past year.

- Millis Middle/High School Renovation
- Construction of a second PAS Water Treatment facility for Well # 3
- Sel. Rosenfeld conducted extensive restoration of the Lansing Millis Train Station
- Investment in extensive multi year town wide paving program
- Established a new Human Resources Department
- Initiated the process to petition the State Legislature to approve a special Act at Fall Town Meeting that provides property tax exemptions for seniors who meet certain criteria
- Acceptance of new Zoning Bylaws necessary to meet requirements for the State mandated MBTA Zoning and ADU Laws
- Negotiated a new five-year Cable License with FIOS at the same rate.
- Legislative Earmark to hire a consultant to work closely with Medway to successfully complete the 2nd phase of study examining the needs and services for the Senior Population of both towns.
- Utilized a State Grant to expand the Municipal Fiber Optic Network in town.
- Received Town Meeting authorization to sell over 90 Town Owned properties of which there is no foreseeable municipal use.
- Expanded the use of Online Permitting and Municipal Departments.
- Planning process for initiating a Pilot Public Transportation Program
- Successfully negotiated an approved Collective Bargaining Agreement with all Municipal Unions
- Approved a three-year employment Contract with the Town Administrator, Fire Chief and Library Director.
- Initiated a Municipal Moment as a regular Agenda item.

These are all listed on the Select Board page on the Town's Website.

Goals for the Select Board

- Money for the Tri County Reserve
- Set up a meeting about new soccer fields

- Affordable Housing
- Digitization of all old files in storage
- Look into upgrading Sewer Capacity
- Museum in Lansing Train Station
- Additional Staff for D.P. W.
- American Legion Building
- Mailbox Damage Policy

26-036 Select Board Liaison Update

Sel. Schultze attended School Building Committee where the paying of bills was discussed. Also, he attended the Capital Planning Committee meeting where they discussed budget items. Sel. Rosenfeld attended the Energy Committee Meeting showing some new guidelines for new construction. She also attended the Charles River Pollution Meeting. Sel. Underhill went to the Cemetery Committee Meeting.

26-037 Review/Approval of Water Sewer Commitment

Town Administrator told the Board he is asking that the Board approve and sign the water sewer commitment for January 2026 for a total of \$1619.15.

Sel. Schultze said so moved. Se. Rosenfeld seconded. Sel. Underhill said the motion has been moved and seconded, all in favor? All Ayes. The motion passed unanimously.

The Town Administrator told the Board is asking that the Board approve and sign the Water/Sewer Commitment for February 2026 for a total of \$8424.

Sel. Schultze said so moved. Sel. Rosenfeld seconded. Sel. Underhill said the motion has been moved and seconded, all in favor? All Ayes. The motion passed unanimously.

26-038 Review/Approval of DRAFT Minutes

- 1/12/26
- 2/2/26

Sel. Schultze said I move that the Board approve the minutes of the Select Board Meetings from 1/2/26 and 2/2/26 as written Sel. Rosenfeld seconded. Sel. Underhill said the motion has been moved and seconded, all in favor? All Ayes. The motion passed unanimously.

V. Executive Session

Sel. Schultze said I am moving that the Board enter Executive Session to discuss the strategy and preparations for the contract negotiations with Union AFSCME Council 93 and only return to open session for the purpose of adjourning the meeting. Sel. Rosenfeld seconded. Sel Underhill polled the Board. All Ayes. The motion passed unanimously. -Respectfully submitted by Janet Nahass