



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

TODD R. JOHNSON, ESQUIRE, CHAIR  
JAMES F. MACKEY, III, VICE CHAIR  
PATRICK HOLLAND, CLERK  
MARK KRATMAN, MEMBER  
JAYNE E. WELLMAN, MEMBER

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**Notice of Meeting**  
**Executive Session**  
**August 8, 2023 at 6:00 p.m.**  
**Meeting Place: Town Hall, 1009 Main Street, Tewksbury, MA**  
**Todd R. Johnson, Esquire, Chair**

Mr. Todd Johnson, Esquire, Chair called the Select Board meeting to order at 6:37 p.m.

**Members present:** Mr. Todd Johnson, Esq., Chair, Mr. Patrick Holland, Clerk, and Mr. Mark Kratman, Board Member

Mr. Richard Montuori, Town Manager, and Mr. Steve Sadwick, Assistant Town Manager, were also present.

**Members absent:** Mr. James Mackey, III, Vice-Chair and Ms. Jayne Wellman, Board Member

Mr. Todd Johnson explained that the purpose of the executive session was to discuss the strategy session for negotiations over host community agreements and in his view, doing so in public would be detrimental to the town's interests. He therefore requested a motion to move into Executive Session.

**MOTION:** At approximately 6:45 p.m. Mr. Kratman made a motion to enter an Executive Session seconded by Mr. Holland.

A roll call vote was taken, which resulted as follows:

- Mr. Kratman Yes
- Mr. Holland Yes
- Mr. Johnson Yes

**MOTION CARRIED 3-0-0**

Mr. Sadwick led off with information in regard to changes in the CCC regulations on Host Community Agreements including comments on:

1. Tighten unreasonable conditions
2. HOA Fee's 3%
3. Sales Tax
4. Changes in Community Impact Fees

Discussion ensued about meeting with Town Council and attorneys for applicants separately in regard to agreements.

Mr. Johnson stated most impacts would involve traffic mitigation such as details and maybe an island on Dascomb Road.

Mr. Kratman concurred, we also might need traffic counts, signals and maybe a slowing lane. Mr. Kratman suggested hiring an outside counsel if Mr. Feeley could not handle.

Mr. Holland said to just hire outside counsel to review the final document if necessary.

Mr. Montuori will make arrangements for a meeting for both applicants & attorneys with Town Counsel separately.

**MOTION:** At approximately 6:50 p.m. Mr. Kratman made a motion to adjourn seconded by Mr. Holland.

A roll call vote was taken, which resulted as follows:

- Mr. Kratman Yes
- Mr. Holland Yes
- Mr. Johnson Yes

**MOTION CARRIED: 3- 0 - 0**

**Approved by the Select Board on September 12, 2023**