

# TOWN OF SOUTHBOROUGH



## Historical Commission

TOWN HOUSE - 17 COMMON STREET - SOUTHBOROUGH, MASSACHUSETTS 01772-1662  
PHONE (508) 485-0710 - FAX (508) 480-0161 - EMAIL: [historical@southboroughma.com](mailto:historical@southboroughma.com)

20 June 2018

To Whom It May Concern:

### **Be advised that the Southborough Historical Commission**

at its 20 June 2018 meeting has unanimously approved a motion to endorse and forward the attached formal complaint against Selectman Brian Shea to the Massachusetts State Ethics Commission.

Joseph Hubley, Chair	AYE	Kate Mattison, Vice-chair,	absent
Rebecca Deans Rowe, Member	AYE	Kate Battles, Member	AYE
Michael Weishan, Member	AYE		

Respectfully,

A handwritten signature in black ink that reads "Michael Weishan". The signature is fluid and cursive, with a long horizontal stroke at the end.

Michael Weishan, Member

# Ethics complaint against Brian Shea, Selectman of Southborough MA.

## BACKGROUND:

On 7 June 2018, The Southborough Board of Selectmen (BOS) met to consider, among other matters, the reappointment of Michael Weishan to the Southborough Historical Commission (SHC). This was a highly unusual BOS item, as requests for reappointment had previously been *pro forma*, given that the Historical Commission has had, and continues to have, long-standing open vacancies. Mr. Shea, in bringing this matter before the BOS, stated that he had objected to Mr. Weishan's re-appointment on the basis of "tone and tenor" of correspondence that Mr. Weishan had sent as a member of the Historical Commission. The correspondence in question (**See Exhibit E: Complete correspondence between SHC and St. Anne's Parish.**) involved the demolition permit for an historic home at 28 Boston Road that Mr. William Poutre had brought before the Southborough Historical Commission under the Town's new Demolition Delay By-Law — a bylaw which Mr. Shea had actively opposed. During his appearance before the SHC on 3 October 2016, Mr. Poutre claimed several times that there were no development plans for the property. A week later, members of the SHC discovered that not only had development plans been long in the works but that an ANR had actually been filed for the property. In addition, the SHC discovered that members of the parish of St. Anne's, in particular members of the parish Finance Council, were not mere abutters but rather active participants in this development plan, and had in fact agreed to sell Mr. Poutre 94 square feet of frontage in order to make the previously undevelopable 28 Boston Road 6-acre parcel buildable. Mr. Weishan, at the suggestion of the SHC, made several requests for clarification from the parish of St. Anne's, seeking to understand for the Commission whether or not there had been a provision to preserve the historic home on the property, which Deacon Paul had, in a conversation with Mr. Weishan, indicated to be the case. The SHC's repeated requests for information were all rebuffed. (**See Exhibit E: Complete correspondence between SHC and St. Anne's Parish.**) It is at this point that Mr. Brian Shea publicly inserted himself into the matter.

In a long preamble to the 7 June BOS meeting, Mr. Shea explained his involvement:

*MR. SHEA: Sure, so again at the end of our meeting last night when we discussed committee appointments, I'm the one that actually expressed hesitancy and reappointing Mr. Weishan and others on the on our board wanted the opportunity to invite Michael in and meet with him before any final vote was taken. So that's the the reason that we here and I just want to clarify a couple points and first at issue with me and in this particular committee appointment is correspondence that was shared with me by an abutter to property at 28 Boston Road, and it was correspondence with the abutter that is what's at issue with me. The 28th Boston Road property was the subject of a demolition delay as part of our town bylaws. The abutter to the property was contacted by Mr. Weishan and correspondence continued between the two, and it's going to come out the abutter that I reference are representatives of St. Anne's Church. And first I'd like it known that given my personal involvement with St. Anne's as a parishioner I*

*did contact the State Ethics Commission attorney-of-the day to discuss whether it would be necessary for me to recuse myself from tonight's discussion. I had a conversation with the attorney of the day at the end of which I was advised to file a 23 B 3 form with the town clerk's office which I have done, and I was also advised that it would be okay for me to participate in this agenda item tonight, so I will do so. And second I just want to be clear that it's the tone and the tenor of the correspondence that was shared with me that is it issued and a correspondence was perceived by the recipient as intimidating and threatening to the point at which the recipient questioned whether legal counsel would be required moving forward so I've been consistent in my term on this board that decisions of board and committee members should not be a reason for taking any action against that board or committee member. There was the case throughout the Bartolini matter. It was my position as our board discussed positions on citizen petition articles for the removal of elected and appointed officials a couple years ago, so my decision tonight - it's no way influenced by the facts of the matter between the Historical Commission and the owner of the property at 28 Boston Road. The action of the Historical Commission as a whole in reaching its decisions on that issue do not factor into my decision regarding reappointment of the one individual. While I will not use decisions made by board and committee Commission members as a reason for removing them not reappointing them, I do expect and this language that I'm reading now is exactly as I read it during the Bartolini decision that I expect that all citizens that come before boards and committees will be treated with fairness and respect even when confronted by residents or angry and resort to tones, tactic, tactics that are inappropriate, at all times board members town employees need to stay above it all - act respectfully. It's not always easy to do, but, in my opinion, it must be the standard. And in this case, in my opinion the correspondence that was issued did not meet that standard, and when confronted with that 18 months ago there was also no effort to apologize for that as well. So, again, it's the the tone of the correspondence that is 100% at issue. It's not the matter between the owners at 28 Boston Road and the church, I'm sorry, and Historical Commission that factored into my decision. Hopefully we can have a good civil dialogue tonight, and I'll turn it back over to you at this point [Mr. Shea turns to Mr. Kolenda] to see how you want to proceed. Other board members were interested in talking with Mr. Weishan. So I look forward to hearing that conversation.*

The full transcript of this meeting, as prepared from the televised record, is included as **Exhibit A**.

Mr. Shea's statements on the 23(b)(3) form are included as **Exhibit B**.

Mr. Shea's private correspondence with William Poutre, St Anne's parish *et alii* is included as **Exhibit C**. This correspondence was provided at the request of the SHC by Mark Purple, Administrator of the Town of Southborough; some of the matter is duplicative, as received.

## COMPLAINT

This complaint alleges:

- 1) That in his filing of the 23(b)(3) form, Mr. Shea did knowingly understate the nature of his connection to St. Anne's parish, of which he is not merely "a parishioner," but a liturgical minister, so as not to be forced to recuse himself. **See Exhibit D: St. Anne's Parish Bulletin**
- 2) That Mr. Shea did knowingly understate his involvement in advancing the development project of 28 Boston Road in his filing of the 23(b)(3) form, so as not to be forced to recuse himself. **See Exhibit C: Shea's private correspondence, especially:**
  - a. C/10 and C/12, C/19 forwarded emails by Brian Shea to Mark Purple, on behalf of William Poutre
  - b. C/30 Letter to Mark Purple from Brian Shea, acknowledging probable bias
  - c. C/35 letter from Brian Shea to William Poutre, volunteering BOS assistance to a private concern
  - d. C/37 letter from Brian Shea to Mark Purple, detailing a private meeting Shea conducted with members of St. Anne's Parish, with Shea giving advice to the parish as chairman of the BOS.
- 3) That Mr. Shea did, as Chair and beyond, selectively withhold the complete correspondence between the SHC and St. Anne's, in order to bias the opinion of other BOS members against Mr. Weishan and the SHC. **See Exhibit E: Complete correspondence between SHC and St. Anne's Parish, as compared to Exhibit E-1 Correspondence as forwarded to BOS at the request of Brian Shea; also C/44**
- 4) That at the personal behest of Mr. Poutre, Mr. Shea as BOS Chair did attempt to have Mr. Weishan removed from the Historical Commission during a meeting between Mr. Shea, then selectman John Rooney, and SHC Chair Joseph Hubley on 7 December 2016. Mr. Hubley rebuffed this request. Mr. Shea then demanded an apology, which was also refused. Mr. Shea deliberately omitted all mention of this meeting in his filing of the 23(b)(3) form, so as not to be forced to recuse himself, though he directly alluded to the matter at the 6.7.18 BOS Meeting. **See Exhibit A, Transcript; Exhibit C: Shea's private correspondence, especially C/38**
- 5) That on 7/5/17 Mr. Shea attempted to use the powers of his office to influence the vote of Kate Battles, then also a member of St. Anne's parish and a new member of the SHC, in favor of Mr. Poutre, and omitted mention of this lobbying effort in his filing of the 23(b)(3) form, so as not to be forced to recuse himself. **See Exhibit F: Battles' confirmation of Shea's influence-call at the behest of William Poutre.**
- 6) That Mr. Shea deliberately misrepresented the continuing nature of his personal animus towards Mr. Weishan and the SHC throughout his term as Chair and beyond, instead cloaking his opposition as an objection to "tone and tenor," so as not to be forced to recuse himself. **See Exhibit C: Shea's private correspondence, especially C/50 and C/51**
- 7) That Mr. Shea, while representing himself as Chair of the Southborough Board of Selectmen and beyond, used his private email accounts throughout, rather than his official town email, making it impossible to verify the extent of his communications with private parties and other BOS members. In addition, he failed to cc. the BOS general

account on the Town server from his private accounts, as is policy. **To re-emphasis, any Shea communications that the SHC received through a formal document request to Town Administrator Mark Purple, were only those Brian Shea personally elected to forward to the Town as public record. The rest remain hidden, and outside of public view. We urge the Ethics Commission to compel Mr. Shea to provide his full email records for this period.** Mr Shea's serial private and personal communications with, and advocacy for, a developer and fellow-parishioner William Poutre, as well as for St. Anne's parish of which he is a member, are highly improper and most likely constitute a violation of the Open Meeting Law, among other violations.

Exhibit A/1

**Transcript of Board of Selectmen Meeting 6/7/2018**

MR. KOLENDA All right, and, Brian, we're gonna begin so good evening everyone. Welcome to the Board of Selectmen meeting for Thursday June 7th. All Selectmen are present except for Mr. Shifrin, who is on the phone with us tonight. Our first order of business is scheduled appointments. We may vote on these, and I wasn't here for the last meeting but I understand there was a an invitation made to Mr. Weishan of the Historical Commission who is here. If you would like to ... if you if you'd like to join us feel free. I think Mr. Shea, if you would like to lead us off on...

MR. SHEA Sure, so again at the end of our meeting last night when we discussed committee reappointments, I'm the one that actually expressed hesitancy and reappointing Mr. Weishan and others on the on our board wanted the opportunity to invite Michael in and meet with him before any final vote was taken. So that's the.. the reason that we here and I just want to clarify a couple points and first at issue with me in this particular committee appointment is correspondence that was shared with me by an abutter to property at 28 Boston Road, and it was the correspondence with the abutter that is what's at issue with me. The 28th Boston Road property was the subject of a demolition delay as part of our town bylaws. The abutter to the property was contacted by Mr. Weishan and correspondence continued between the two, and it's going to come out the abutter that I reference are representatives of St. Anne's Church. And first I'd like it known that given my personal involvement with St. Anne as a parishioner I did contact the State Ethics Commission attorney-of-the day to discuss whether it would be necessary for me to recuse myself from tonight's discussion. I had a conversation with the attorney of the day at the end of which I was advised to file a 23 B 3 form with the town clerk's office which I have done, and I was also advised that it would be okay for me to participate in this agenda item tonight, so I will do so. And second I just want to be clear that it's the tone and the tenor of the correspondence that was shared with me that is it issued and a correspondence was perceived by the recipient as intimidating and threatening to the point at which the recipient questioned whether legal counsel would be required moving forward so I've been consistent in my term on this board that decisions of board and committee members should not be a reason for taking any action against that board or committee member. There was the case throughout the Bartolini matter. It was my position as our board discussed positions on citizen petition articles for the removal of elected and appointed officials a couple years ago, so my decision tonight - it's no way influenced by the facts of the matter between the Historical Commission and the owner of the property at 28 Boston Road. The action of the Historical Commission as a whole in reaching its decisions on that issue do not factor into my decision regarding reappointment of the one individual. While I will not use decisions made by board and committee Commission members as a reason for removing them not reappointing them, I do expect and this language that I'm reading now is exactly as I read it during the Bartolini decision that I expect that all citizens that come before boards and committees will be treated with fairness and respect even when confronted by residents or angry and resort to tones, tactic, tactics that are inappropriate, at all times board members town employees need to stay above it all - act respectfully. It's not always easy to do, but, in my opinion, it must be the standard. And in this case, in my opinion the correspondence that was issued did not meet that standard, and when confronted with that 18 months ago there was also no effort to apologize for that as well. So, again, it's the the tone of the correspondence that is 100% at issue. It's not the matter between the owners at 28 Boston Road and the church, I'm sorry, and Historical Commission that factor into my decision. Hopefully we can have a good civil dialogue tonight, and I'll turn it back over to you at this point [Mr. Shea turns to Mr. Kolenda] to see how you want to proceed. Other board members were interested in talking with Mr. Weishan. So I look forward to hearing that conversation.

MR. KOLENDA All right. Thank you, Mr. Shea. Mr. Weishan, you're more than welcome to join us if you'd like. It's up to you. And I'm sure...

MR. WEISHAN I most certainly will.

MR. KOLENDA ...I'm sure, other members may have well, I know I will have questions, and others may as well.

MR. WEISHAN Great. Well, I may defer some of your questions to our Chairman, as we're also in session here in the Historical Commission.

MR. KOLENDA Okay, and just before you begin, as Mr. Shea said, you know this... the intent of this isn't to relitigate any decision that the Historical Commission has made, you know really any decision that this board has made. It's, it's about whether or not one individual is being reappointed. We have lots of individuals looking to be reappointed. Uh, you know it's not uncommon to ask people to come before us... [Crosstalk]

MR. WEISHAN I am the only one, am I not?

MR. KOLENDA So, you are the one although...

MR. WEISHAN Yes. You know, I, we all we looked at everyone on the board ... on the sheet and and yes you were asked.... [Crosstalk]

MR. WEISHAN I'm the only one here. [Laughing]

MR. WEISHAN I'm the only one here

MR. KOLENDA Welcome.

MR. KOLENDA You were invited to come.

MR. WEISHAN Thank you. I have a prepared statement I'd like to read. Better without glasses, I think. Thank you for asking me here this evening. I understand from the reading of the last selectmen's minutes and obviously from your comments now, that some of you particularly, Mr. Shea, disagree with the tone and timbre of the Commission's communications with St. Anne's, of which I was the author. I don't want to get into the specifics of that matter this evening as it was a long, complicated, and fraught with problems, and was in fact part of the reason that two of our Commission members later decided to resign simply because they didn't want to spend time in such a contentious atmosphere. Let me just make two points. While some of you, one of you, may object to my tone, my word choice, or phraseology no one can question the veracity of the content, or the legitimacy of the questions the Historical Commission raised over the destruction of a 120-year -old house and the construction of a development on a previously undevelopable parcel in an extremely historically sensitive area of Southborough. However to the degree that my phrasing or word choice detracted from what is really [emphasized] important the destruction of this valuable piece of historical property, I humbly apologize, because that means I have failed. If my wording obfuscated the issues, or worse, has become the issue, then we as a commission have failed, and this is entirely my fault. Since this contentious application, we have all received training from Town Council as to how to better handle these difficult situations. We as a commission have revised our applicant materials to better explain the rules and requirements of the Commission, and the Commission is hoping to secure secretarial help so that in the future no one member ever again has to ride public point on such a volatile issue. I also see from the minutes of the selectmen meeting that Mrs. Phaneuf was curious to know as to why I wanted another term on the Southborough Historical Commission. That's a very good question, Mrs. Phaneuf, and one that I have asked myself repeatedly. The

fact is, I was drafted, and the members of my Commission and members of the public have repeatedly asked me to serve another term. If reappointed this will be my fifth. I don't know if the current board recalls that I spent two terms on the Historical Commission in the 1990s. And my work there you can still see every time you go down route 9, for when a developer tried to tear down, or did tear down, the Mary Finn farmhouse (Mary Finn of Mary Finn school Fame) and build a Wendy's, I helped lead the fight to make sure that this didn't happen again, and the fact that you can see at least some trees along Route 9, and that it doesn't look like Westborough or Framingham, is owed in part to me. In my second iteration, I have been instrumental in saving the Burnett House, and continue to work towards the completion of the process. I was the force behind the demolition delay bylaw, which a number of you vociferously opposed, but yet was supported by over two-thirds of our voters, as well as being the proposer of the adaptive reuse bylaw, which also passed with wide support. This is time-consuming work and thankless work, as I'm sure you well know, especially for me in an already crowded schedule. In addition to the Southborough Historical Society, which I head, I also run the Franklin Delano Roosevelt Foundation at Harvard, in addition to my business practice. But the fact of the matter is that my fellow commission members have asked, begged, pleaded, cajoled, and practically threatened [chuckle] me to stay, and so I've acquiesced as there is no one else with my experience set to do this work. Even if we appoint a new board member, we still have vacancies, and are always in danger of slipping under quorum. Some of you may remember that the Historical Commission was actually without a quorum for almost a year and a half fairly recently. I feel that my commitment to the Historical Commission is worthwhile/ and because of the fact that there are vacancies and no one else to fill them, I have offered my services. I'm not willing to take the risk that we not have a quorum. and therefore request reappointment. Thank you.

MR. KOLENDA Questions for Mr. Weishan...

MRS. PHANEUF Thank you for reading that into the record. You've apologized publicly here to this board in to the public. Did you take the time to apologize to the adjacent abutter to the 28 Boston Road property?

MR. WEISHAN I did not apologize to the abutter nor did the board apologize, the Commission, apologize because we did not feel that an apology was required. Mr. Shea and I believe Mr. Rooney had a conversation with our chair Joe Hubley and at that time he point-blank refused to demand that, you know, demand that apology. Again, this is a little strange speaking about this when the full extent of the matter is not well known, but I I think we were justified in doing what we did. As I say, I'm sorry if the wording was considered by some too harsh. That's why I turned out not to be a diplomat, which is what I was actually trying to do. [Laughing softly.]

MRS. PHANEUF So you would, now that you apologized publicly, you would send them a letter of apology?

MR. WEISHAN I would still appreciate the answers to the Historical Commission's questions, which we never received, and if I'm proven wrong in those questions, then I would be happy to apologize. Yes.

MRS. PHANEUF I haven't seen the questions.

MR. WEISHAN No one's seen the questions because this has not become a matter of public record. That is part of the issue. [Laughing] I'm being held into accountable to an affair that has not been really discussed. So, you know, again, I believe we have the full correspondence set [Looking to Historical Commission Chair, Mr. Hubley] that we can send.



MRS PHANEUF No, that's alright. What I'm, I think what I'm driving at here is the property owner of the property that was under the demolition bylaw was before you, not the adjacent piece of property which got into the framework of the discussion, which I don't understand why, because both parties can choose to do what they wish with their properties, and the house is freestanding, so it's unfortunate that we're here, but I'm asking you to apologize to the adjacent party. You've done it now, I think you could do it. [Smiling]

MR. WEISHAN I, in fairness I cannot apologize to the adjacent party, which is St. Anne's parish, until I understand what exactly were the answers to these questions. I think there were legitimate questions. They were authorized questions by the Historical Commission. They were never answered. They have to do with why a small parcel of land was transferred to a parish insider, and which sub... circumvented the zoning laws of the town of Southborough. Now, I think if you see the full set of communications....

MRS. PHANEUF I, well I read your communications, but...

MR. WEISHAN Yes, and we prepared them with a full set which I'm not quite sure has ever really been transmitted to the Board of Selectmen. We simply attempted to ask them what had happened, and I had conversations with St. Anne's which were very amicable, in fact, about exactly what was happening, and I was requested by the chair and by the board to make these communications. [Chuckling] I... it's not as if I went rogue here in any sort of way.

MRS. PHANEUF Well then, I'm requesting that you apologize to Saint Anne's since you mentioned it now for the tone of your letters.

MR. WEISHAN I apologize the St. Anne's for the tone of my letters.

MRS. PHANEUF In writing. Thank you.

MR. WEISHAN Any other questions?

MRS. PHANEUF Will you do that?

MR. WEISHAN I'll certainly consider it. I will do it. [EMPHASIS]

MR. KOLENDA Ms. Braccio.

MS. BRACCIO Okay. I have questions and comments. Based on what Mrs. Phaneuf just said, I just wrote down a question. What an abutter decides to do with their property, in my opinion, is not up to any board or commission or committee in this town to question. In this case, we're saying St. Anne's. We've set it out there. However, or whatever they decide to do with their property, it is their own property. As I own my own property, and I certainly wouldn't want someone questioning what I'm doing with my property if it has nothing to do, again, my understanding is your concern was with the homeowner... [Crosstalk]

MR. WEISHAN If I...

MS. BRACCIO I don't want to get into a big discussion on this ...

MR. WEISHAN No, I don't want to get into a big discussion either but if, I'd like to answer your question. The mitigating factor here, and that what is not particularly clear, is that our remit would never normally extend to abutter unless misrepresentations were made to the Commission.

MS. BRACCIO I don't want to go down that road.

MR. WEISHAN Okay. Well that's the answer as to why we were in contact with the abutter.

MS. BRACCIO That's the point. The point is the church decided and made a decision and that was their decision to make and not to be questioned by any Board of how you chose to dispose of any of your property or not. That's just a point I'm trying to make. I found very big concern with that. What you choose to do with your property is your own right to do. Whether you found it inconsistent or not, it's, it's their right as a property owner, so I'm just going to leave that point out there.

MR. KOLENDA I'd like to know if Mr. Weishan agrees with that statement you just made. I do. I don't know if you do? [Directed at Mr. Weishan].

MR. WEISHAN I absolutely agree...

MR. KOLENDA Do property owners have rights?

MR. WEISHAN Mr. Kolenda. Seriously? [Smiling]

MR. KOLENDA Seriously.

MR. WEISHAN Of course property owners have rights, and I think I've been...

MR. KOLENDA Even in the demolition delay by law that you've...

MR. WEISHAN Well, it's a demolition delay [emphasis] by law.

MR. KOLENDA Mm hm... MR. WEISHAN It's not a demolition prohibition [emphasis] by law...

MR. KOLENDA Mm hm...

MR. WEISHAN And I hope we're not here to retry the demolition delay by law.

MS. BRACCIO? No.

MR. WEISHAN Okay.

MR. KOLENDA We'll save that for town meeting.

MR. WEISHAN Hahahaha. Yes I'm sure. Yes, I absolutely agree with this, and I will go back to the fact, again, that's the only reason we were in communication with St. Anne's was to clarify mis statements made by the applicant. And I know, I'm sorry, I can't... I normally we would not even even have any know who the abutters are, but this was a very particular case and you know I, I don't you know I I can't imagine it happening again, but I what can I tell you? This was a question in front of every one of our commission members. I'm not the author of this inquiry.

MS. BRACCIO Well, that leads me to a second question. I read through the emails that were forwarded to us and in the email you said that you were speaking personally as a member of the

Commission. Now tonight you're saying you were representing the Commission. I went back through the minutes from August through December, and I didn't see anywhere in there where any one person was voted on or designated to be the spokesman for the Commission. And again, that's a question, that's public record. Anybody could go back and check, and I did go back online and see the minutes, so my question is was there a vote taken by your board, your Commission, excuse me I don't mean to say board, by your commission that put one person as the designated person to speak to the abutter?

MR. WEISHAN I think Mr. Hubley has to answer that question.

MS. BRACCIO It's just, again, I went through your minutes, so I'd like to know, that's all.

MR. HUBLEY Vote: no. Discussion: yes.

MS. BRACCIO: In a public meeting?

MR. KOLENDA So, just, the answer was vote no, public yes.

MR. HUBLEY Yes.

MS. BRACCIO Okay, and, again, Michael I think everyone sitting on this board appreciates the commitment and the contributions you've done. I have hold you in huge regard, and I think that the concern for me was the tone, and I just I want to go back to something before I even was elected to this board, that I actually fought the Selectmen on a promise or a commitment that was made in 2010 to me, and if I veer away from that belief that I fought for just because of someone who I know and respect, then I'm no better than could the concern I had, and I still believe in the promise as strongly today as I did is that message, and I would just like to repeat and I quote what the message was to me based on an issue that I had with the tone that was taken as well. And I was assured by the board in their message that courtesy respect and open dialogue or prerequisites for continued membership on any board and that there's no room for compromise on this condition. A basic principle of our town philosophy is to encourage volunteerism and participation. Anything that is done to a fringe on these ideals will not be tolerated, end quote. I take that to heart very seriously, because I was on the other end. Also, I gave, I've given a lot of thought into this meeting today as well and I weighed your responses to the board that you had the two correspondences that we had with you. I was a little concerned. We didn't have to reappoint you, but we respectfully gave you the opportunity to come and speak to us. That's what we wanted to do based on our respect for you. I was put off at the tone and the attempt to put conditions on the discussions as to what would be read into record and what we would do, trying to direct us in our decision. I was concerned about that. I'll be honest with you. Also a little concerning again was in the second note and again this kind of goes back to the first thing that I'd said that when you sent the second note saying you could make it, which we greatly appreciated, you also said...

MR. WEISHAN And actually canceled my own board meeting to be..

MS. BRACCIO And I, again, it's appreciated. I think this is important to all of us, Michael. I think this is a very important discussion, but in it that you you said that you was you responded that you were directed to speak for the Commission, and again I went back through minutes and I didn't see where any public discussions were had by the Commission. Again, it's just a concern for me when we're trying to be transparent we're trying to be open, if we're saying there's a discussion, I would have liked to have been privy or of least seen it, and the public been privy and seen it, anyway. For me...

MR. WEISHAN If I may, I just...

MS. BRACCIO Absolutely, please

MR. WEISHAN ...that's this may be my last comment as a historical commission member, but that's one of the reasons that we intend to seek a raise of budget because we have no secretarial help, and since this was something that Town Council had advised us when we met with him in December, since we are now adjudicators of these bylaws and have responsibilities, we actually need some help. We are citizen volunteers and not official record keepers. So, to the extent that there may be lacunae in these records, I would urge that you allow us some secretarial help for the future, because obviously we need it.

MS. BRACCIO Point well-taken, and again my only point with that is if there were discussions had by the board and the board reached a decision you should, they should have been public discussions and I couldn't see where they were. That was my concern. I mean at the end of the day we're all volunteers. All of us, many, that are sitting in this room tonight we're all volunteers and we all have the best interests of the town at heart, and I don't think anybody's disputing that with you Michael at all. I think it's just sometimes the tone that we take... unfortunately, we're accountable for our tone, and in dealing with the public we have a...we require of the public when they come to meetings and to speak a public decorum policy, and we should expect the exact same from our boards, commissions, and committee members as well and when a member of the public feels threatened, or whatever obviously we have to take that into account. And I think that's why we're here, and that's why you're here. We're having an open discussion on this and I think is a perfect way in finding a solution, if there is a solution. So, I mean, I do have concerns but I'm certainly willing to hear more of what everybody else has to say before any decisions are made. So, thank you.

MR. KOLENDA Mr. Shifrin, do you have questions for Mr. Weishan?

Mr. SHIFRIN [speakerphone] So, this isn't really a question, but I just want to add that my reservation or hesitation to reappoint comes from the again tone and almost like interference in the transaction that was going on and later on blog post about Deerfoot Road, and I don't necessarily agree with everything this board does. I don't necessarily agree with everything Town Meeting does. But I have the utmost respect for the process that we go through, and for the people that you know volunteer and take the time to go to the meeting. And although you're certainly qualified for the position, no doubt, I just can't be appointing someone that seems to think because of the importance of the subject matter to you, and maybe to many people in town, if the decision doesn't seem to be going your way, it just seems like there's a lack of respect when that happens. And that's where my concern comes in. Thank you.

MR. KOLENDA Thank you, Mr. Shifrin.

MR. WEISHAN Regarding 135 Deerfoot Road one of the many hats I wear is the president of the Southborough Historical Society. It's a private organization. I happen to be the president. We are an advocacy group for historic preservation. I called out three of you for not voting to send this to Town Meeting. I disagree with you. You disagree with me. That's the way it is. But we are respectful and I respect you and I actually have great admiration for all of you even though I disagree with you heartily on many issues. We are all here to serve, but in terms of 135 Deerfoot Road that is my role as the president of the Historical Society is to call a spade a spade when I see a threat to preservation in Southborough. So unfortunately I'm called upon to wear these two hats, and that was a separate issue. Again regarding you know Mr. Shifrin's comments I do take this very seriously. I take historic preservation hugely seriously, and so if sometimes my ardor is a little much I apologize, but the fact of

the matter is we are losing our historic fabric at an immense rate, and that we need all hands on deck to try to preserve it.

MR. KOLENDA So are you referring to the blog posting of shame on Misters Kolenda, Shea, and Ms. Phaneuf?

MR. WEISHAN Yes, I am, as was Mr. Shifrin.

MR. KOLENDA Yeah. And are you referring to the other posting where you said not only have these three decided on their own volition to doom [emphasis from speaker] one of the last remaining historic farm properties in town, but in a single vote they have [emphasis and turning to Mr. Weishan] raised our taxes, crowded our classrooms, and increased infrastructure congestion. So we did that in one full [sic] swoop..in one vote?

MR. WEISHAN Yes.

MR. KOLENDA ...all that all of that has now occurred...

MR. WEISHAN Yes.

MR. KOLENDA ...with that one vote

MR. WEISHAN Yes.

MR. KOLENDA You, okay, you believe that?

MR. WEISHAN Yes, and I do, and I'd like to explain why. That property is now going to have between six and eight homes on it. Each one of those homes is going to cost under two million dollars which is the threshold at which they start to actually pay taxes into the system to defray their educational costs. So each one of those new houses is going to wind up costing the taxpayers of Southborough money in perpetuity, because of educational costs, not to mention increases in congestion, not to mention increased demand on services for police, for fire, new road plowing.

MR. KOLENDA How many homes?

MR. WEISHAN I've, we just talked to Brendon, and I believe he was between six and eight

MR. KOLENDA Six homes is gonna cause a significant increase in congestion on our roadways? Six homes.

MR. WEISHAN Six homes here. Six homes there.

MR. KOLENDA Gonna crowd our classrooms?

MR. WEISHAN Yes, that's approximately 12 new... 12 new students.

MR KOLENDA 12 students.

MR. WEISHAN And this is one development of many.

MR. KOLENDA So my point is, Mr. Weishan, I also am concerned about the combativeness that you seem to have towards the board that appoints you. So you're asking for us to reappoint you, but you shame us in, which your which is your right...[slight laughter]

MR. WEISHAN [Laughter]

MR. KOLENDA ...on social media...

MR. WEISHAN As you are trying to shame me now.

MR. KOLENDA What you do is... I am not... I'm just using your own words.

MR. WEISHAN Well, well, so

MR. KOLENDA What I'm looking for... [Crosstalk]

MR. WEISHAN I think our president would call this a witch hunt.

MR. KOLENDA What I'm looking for is people who understand that okay yes you have a you have a role. The Commission has an outstanding role to help preserve their our town's history. We don't have an open checkbook. So what you may want to do is run for a seat over here,, because you know you'll see things differently when you're when you have to sit over here we have bills to pay. You know we cannot buy every failing barn or historic piece of property in town.

MR. WEISHAN I understand that.

MR. KOLENDA It's not possible. It's not feasible.

MR. WEISHAN This was a strategic...

MR. KOLENDA And when you say things like this and, which are, it absolutely, you've left out the fact that our own Town Council advised us, against this our own building commissioner said that that property had to be razed to the ground...you left that out.

MR. WEISHAN Mr. Kolenda, every board and committee and Commission recommended to the Board of Selectmen to send this to Town Meeting

MR. KOLENDA Yes. Yes.

MR. WEISHAN It was not sent to Town Meeting. and that's what I was responding to.

MR. KOLENDA And that is our job, because of the very fact that I, and you've left those pieces out. So I get concerned about the combativeness and the one-sidedness, is that, you know what I asked you and I know you would say yes that the property owners have rights, of course, yes they do. But I get concerned about people on volunteer boards or commissions that only see things one way well and when you talk about leading the fight and the force behind it's the combativeness that I think is a challenge for me. So do I think you're an amazing individual on historical preservation? Absolutely. I've read your blogs. I've seen it. You're good... you're really good at this stuff. I get concerned about the citizens who have to then interact with you when there's.. it's too much. You can actually...I think you can be too much.

MR. WEISHAN Let me just be able to respond

MR. KOLENDA You have to be able to see the other side.

MS. PHANEUF Can I...can I...respond to something? First, one, I didn't see the blog, but thank you for mentioning my name. When this was starting to blow up 28 Boston Road I called an emergency meeting of the affordable housing trust committee with a chairman of the Historical Commission with the owner of the property to continue the discussion. We're in the middle of reselling another unit. We didn't have the immediate funds. We're looking for delays. We also found out what it would cost for the structural repairs of the building. So we were still working on it, and I don't know if you knew that that meeting even happened. But there was an emergency...

MR. WEISHAN That meeting was at my suggestion.

MS. PHANEUF But it happened.

MR. WEISHAN Yes, I know that. But this was also nine months down the process

MS. PHANEUF But this is saying that we are working together. Maybe not as fast as some, but we are looking at other alternatives also and we're being cooperative.

MR. WEISHAN Well you know to that point...

MS. PHANEUF But I'm not going to debate that...its not even.

MR. WEISHAN No, no, I just that point, but I just want to, in terms of cooperation this is the one out of all the demolition delay permits that we've had this is the only one that we have had problems with. The only one. And in fact most of them we've passed and said fine go do what you need to do. We have no authority here. We don't need to interfere here. For the few that have come up in front of us, I'm thinking of a property on East Main Street where we're working with the owner he asked permission to tear down the house our one request was that he worked with us to improve the facade of the design and he's agreed to do that and we've said that if he will do that then we will let him out early of the nine months because that is our option to do. We are a lot we can allow owners out if they we decide for whatever reason that they don't need to spend the few time there. We have sent a letter to Brendon Homes saying that we agree that given the state of the structure and their desire to subdivide that property in the way that they are that the home is probably not salvageable. However the barn is. It's a mortise and tenon barn. It's built like Lego logs. You can take it apart in the same way that it was put together except in reverse order and we've asked them to work with us to potentially relocate that barn and we're exploring possibilities that perhaps at Chestnut Hill or other locations because it is a phenomenal structure. You know this issue aside, we, I, our Commission has been working assiduously with owners property owners quietly and without issue at all since this came to the fore and as a matter of fact a number of properties that would otherwise been torn down have been saved because of this demolition delay by law where their owners have decided to renovate them instead. And with this adaptive reuse coming that's even a bigger, a bigger incentive. You know I again I am sorry that this has been so contentious. this was never my intention I don't like this level of strife it is thankless work it's very hard it's hard on you it's hard on me, it's hard on my commission members. this is very stressful for us. so however I would urge you to look at our track record. it's pretty good.

MS. PHANEUF The tone has to change, Michael.

MR. WEISHAN I don't intend to ever write anything again. [laughing] and we're not, we're getting a secretary, and we're not writing anything again. As I said, we have changed entirely our policies. You also have to understand that you guys sent us off, and I don't mean you personally, but we never had a chance to sit down with Town Council until this past December to even learn how to deal with these laws. Most boards and commissions are given training well in advance, and this was something that came fairly late in the game after, again, this had occurred. That we were able to sit down with Aldo for a full day and learn about the rules and regulations of becoming a board. This is new to us. So you know, to the degree that we've erred, I again, I apologize. Again I take full responsibility for this. I wrote these letters. It was me. This however was the thoughts and feelings of the Commission, but I wrote them, so if I need to fall on my sword for this, I will.

MS. BRACCIO Michael, can I ask, you keep mentioning that policies were changed. Can you just touch on that briefly? Not a big long explanation

MR. WEISHAN No, policy...

MS. BRACCIO So we understand when you say...

MR. WEISHAN We voted yes..., when was it? Yesterday? Yesterday that's you know we've had so many meetings lately we voted yesterday that we will run these communications all through the chair and that we will not do what we had previously done which is essentially assign people as point people and often that point person was me to do a lot of these issues, and that we have were actively in conversations today with Vanessa Hale about figuring out what this would cost and to actually get secretarial help so that we can formalize this process. Again... the... this won't... whether I'm here or not, this particular iteration won't happen again.

MR. KOLENDA Any final questions for Mr. Weishan? Mr. Poutre, do you want to... you have some comments? Thank you, Mr. Weishan.

MR. WEISHAN Thank you. and Mr. Shifrin just let us know if you have anything as well, sir, please.

MR. SHIFRIN [inaudible]

MR. KOLENDA Thank you. Sir...

MR. POUTRE Good evening and welcome for thank you for the the opportunity to speak in front of you. My name is Bill Poutre and I was the owner of 28 Boston Road, and the petitioner for that..that project. I'm here tonight to provide my insight and just to recap my interactions with Mr. Weishan as a member of the Historical Commission and ask the town, ask the board to not reappoint Mr. Weishan. As you may recall. I requested a demolition permit for 28 Boston Road. Per the town bylaw, I met with the members of the historic Commission for the purpose of explaining my wishes for the six acre parcel. I explained my goal was to donate land to St. Anne's parish, to donate an additional 55 percent of the land to be permanently protected as open space, with regards to the structure my goal is to ask for a demolition permit, and to determine the structural integrity of the house to see if it could be utilized in a planned development. It was later determined that the structural integrity of the house was compromised, and it would be best for the project to continue with demolition. After many discussions I was asked to comply with the bylaw, although the Commission could not provide accurate records as to the age of the house, nor of any historical significance. Regardless I complied with the finding, which cost me several thousand dollars, but I'm not here to talk about the finding. My project was ultimately approved unanimously by the



Planning Board and the land was in fact donated to the church as originally planned, and more than three acres were permanently designated and protected in as open space. In November of 2016 Mr. Weishan and sent an email to the leaders of my church, St. Anne's, accusing me of lying on several occasions. And if you haven't seen the emails, I have them. They are more than tone. They are more than tenor. He accused me of lying. After he accused me of lying, he then accused Deacon Paul of lying, and threatened the church that he was going to take a response from them and put it for the public record and invite the press. Again I have it all here for you. While Mr. Weishan sent the email stating he was doing so personally, the signature line was from the town of Southborough. If you look at the bottom of the signature lines from the town of Southborough. Mr. Weishan knew I had an agreement with the church, and this slander, attempted intimidation and tortious interference led me to be solicited by two separate attorneys stating that I had a significant case against him and the town. Despite my frustration and anger, I was certainly not going to sue the town that I love. Several members of this board approached me after these events apologizing on behalf of the town for the unacceptable behavior. I was told that he was asked to apologize, which he refused to do. In fact at the next Historical Commission meeting, which I recorded, Mr. Weishan stated quote "I know you tried to get me off the board. Ha ha. Still here." I have that recording and two witnesses were with me. if that's something you want to see. Two witnesses from the real estate firm who attended. This clearly shows, in my opinion, that he was not going to comply with the board's wishes to apologize, and actually mocked them by saying "haha still here." Today we all understand and agree that government behaving badly is simply not acceptable. As an elected or appointed official, you commit to serve your town, your state, your country, in a respectful and honorable way, and understanding that ultimately you represent the people. We cannot allow any elected or appointed to disrespect its residents, its churches. or the town, and we cannot allow any elected or appointed official to create financial liability to the town or its people. We also know, as we have seen in this town, it's very difficult once you appoint or elect somebody to have that person removed. I asked this without a horse in the race, as this is the only property I have developed in the town. I ask this as a concerned citizen to make sure that nobody else is treated the way I was treated. In summary I urge you to read not reappoint Mr. Weishan. I have all the documented information stated above for you to see if you haven't seen it. So if anyone hasn't seen these emails, and think it's only tenor and tone, and not threats, and not calling somebody a liar, I'm willing to provide those to you. Many people in my church have already seen them. And I'm willing to make...put them as part of the record.

MR. KOLENDA Thank you, Mr. Poutre.

MS. PHANEUF [inaudible]

MR. KOLENDA Well, yes. We did receive a letter from the chair and we all have that. If there's anything that in deference to the chair, if he wants to say anything in addition, we do have that and the Commission would like to see Michael reappointed.

MS. PHANEUF Do we have all of the emails, though?

MR. POUTRE Sure.

MR. KOLENDA He said he would make those available if needed.

MR. POUTRE Do you want them now, or do you...

MS. PHANEUF I would like to see...briefly run through them.

MR. KOLENDA Thank you, sir. [Board members pass printed copies of emails delivered by Mr. Poutre.] Mr. Shifrin, in just a moment we're gonna go ahead and vote on, I think this is the only, Mr. Weishan is correct, the only one that we had some questions on. I think does any board member have any other questions on any other board or community member that wants to be reappointed? Okay. I'll wait for Ms. Phaneuf. Okay. All right. I will make a motion that we move to remove Mr. Weishan's name from the reappointment list. That we not reappointment. Is there a second?

MR. SHEA Second.

MR. KOLENDA Any further discussion?

MR. SHIFRIN [speakerphone] Can you just restate the motion, Dan. I couldn't hear.

MR. KOLENDA Brian, the motion was that we remove Mr. Weishan's name from the list of people who wish to be reappointed and that we not reappoint him as a member of the Historical Commission. It was seconded by Mr. Shea, and now if we have any further discussions we'll do that.

MR. SHIFRIN [speakerphone] Okay.

MR. KOLENDA Oh ... no further discussion we'll do a roll call vote. Yes ma'am. AUDIENCE MEMBER [inaudible]

MR. KOLENDA No, no, it's it's a board... it's a board... it's a board choice.

AUDIENCE MEMBER [inaudible]

MR. KOLENDA It's, oh I'm sorry. No ma'am. It's a board... these are board...we do have the... In deference to Mr. Hubley, if he had something in addition that he wanted to state as chairman, we're more than happy to hear from him, of course. So, Mr. Shifrin, we're in discussion. The the motion's been made and seconded, but Mr. Hubley has some comments. Mr. Hubley.

MR. HUBLEY Joe Hubley, Chairman of the Historical Commission. We've all sent emails that we regret. I understand that. It's a different world we live in today, and I'm sure Michael regrets that email. As chairman, I don't like to see this kind of tension between an applicant and the Commission. I disagree when Mr. Poutre's comments about certain things that took place and transpired, especially at our first meeting. I don't think I want to get into the entire case here because we all... we don't have time for that, and I'm and I'm sure you don't want to sit through that, however, I think that his comments were just as well pointed. I feel that the comments from the board are little little stiff. I've been in this town a long, long time and I've never recalled someone... so much has been put on the hot seat for comments that were made either on a blog or an email that he regrets sending. He did apologize. I hope that the board takes that into consideration. We have established that communications goes through the chair. The communications that we review as a commission, so that things like this don't happen. We were inexperienced when we first started. This was a very difficult applicant process for this particular property, and I'm sure Bill would agree with me. And I and I don't want to go through that again. So we had training. Michael attended the training. He's a... a great asset to this commission and this town. He's done a lot of work for the 84 Main Street preservation restriction, which we need to manage. I don't see where the the the punishment fits the crime here. It's... it's I think it's, I think the board is taking a...an email though that many of us have sent we've all regretted sending those emails, but I don't think this warrants a non- reappointment. Again, Michael, has done a lot of work for this town, a lot of work for the Commission, and done some very wonderful things and I would not want to see him not reappointed to

the Commission. I ask that the board maybe consider a trial period, so to speak, a time that if there's without incident he'll be reappointed or reappoint him for a specific term. I don't I don't believe again that he should be removed, so I ask the board to consider that before you go vote something that may have long-term consequences, and none of us want to see that. Thank you.

MR. KOLENDA Thank you, Mr. Hubley. Ms. Phaneuf.

MS. PHANEUF If I could ask the chair to withdraw that motion and make another motion for reappointment so that we could have further discussion...

MR. KOLENDA I'm happy to withdraw the motion....

MR. HUBLEY Oh, that Chair. [laughter]

MS. PHANEUF I'll make a motion to consider Mr. Weishan for reappointment to the Historical Commission. Needs a second.

MS. BRACCIO Second. For discussion.

MS. PHANEUF For discussion purposes. Uhm, what Mr. Hubley just said was something I think we should consider, however, I do want to make the make a point here. There has been discussions in the past with former ZBA members at the time of reappointment, such as we're having tonight, which are uncomfortable and that reappointment didn't happen. So it has happened, and we don't like it and we don't like being over here. If reappointment is considered, I think it should be a probational reappointment, that the individual writes a letter to the abutting property owners before the appointment takes effect, this board sees that apology and we will revisit it in six months. Mr. Weishan was willing to apologize, apologize in writing I mean he didn't have to say that this evening that he's going to do that. Will you write a letter of apology to St. Anne's parish? This board will review it.

MR. WEISHAN I've already said that I would write a letter of apology for my tone and tenor to St. Anne's parish.

MS. PHANEUF And to the property owner as well. For the tone.

MR. WEISHAN For the tone.

MS. PHANEUF And that the appointment would be probational as suggested by the chair of your committee for a period, and that you have no further contact with a property owner at 28 Boston Post Road, or St. Anne's Church in regards to this property.

MR. WEISHAN I haven't had any since. Going forward I certainly don't intend to.

MS. PHANEUF No, but you won't, going forward, either.

MR. WEISHAN I certainly don't intend to.

MS. PHANEUF Okay.[inaudible] those conditions.

MR. KOLENDA Okay, so my motion was withdrawn so we could have further discussion. Ms. Phaneuf made one. It was seconded. It will, it would require a third vote, which I'm not willing to give, but, so, it would either come from Mr. Shifrin, or Mr. Shea.

MR. SHEA Assuming Ms. Braccio is in favor of...

MR. KOLENDA Assuming Ms. Braccio is also in favor of Ms. Phaneuf's motion. That's a good point.

MR. KOLENDA It was seconded for discussion but it was no vote. That's correct.

MS. BRACCIO I do see merit in what Mrs. Phaneuf said. With changed policies and a probationary period, I would be open that... that but I would obviously like to hear what the balance of the board position on this is as well.

MR. KOLENDA My position remains [inaudible]

MR. SHIFRIN [speakerphone] [inaudible] chime in?

MR. KOLENDA Yep, go ahead Mr. Shifrin.

MR. SHIFRIN I mean, respectfully, I think that that is a very overly complicated potential solution. In my mind, it is not about the emails specifically and apologies written or not, it's about this idea that I think Mr. Weishan still has today that either as a historical commission member or preservation member or chair, that is the role or responsibility to take this, I don't know [inaudible] cause or call a spade a spade approach that I just I don't agree with. You know, not every issue or matter, even if it's important, is going to be a win. Sometimes it's a loss, and you move on to the next issue and that to me what the problem is. I would suggest Dan's motion, and maybe the answer is just a brief, after several years of service, maybe just a brief break. And you know after someone else fills the spot and another spot comes up, maybe we can have this discussion again. But the idea that there's a probationary period and communications have to be filtered and there's no contact with property owners after that.. I just think is a little weird. Thank you.

MR. KOLENDA Thank you, Mr. Shifrin. Do I understand you are a no vote?

MR. SHIFRIN I would be a no vote to the probationary motion.

MR. KOLENDA Okay. Thank you, Mr. Shifrin. So motions been made. It's been seconded. Mr. Shifrin is a no vote, Mr. Kolenda is a no vote. Mr. Shea?

MR. SHEA Mr Shea is a no vote.

MR. KOLENDA

So the motion fails. We can, we if you want to vote you two as well, I mean it does fail, but you don't have to if you don't want to.

MS. BRACCIO and MS. PHANEUF [inaudible]

MR. KOLENDA Okay. All right so the motion I'll reinstitute my original motion to remove Mr. Weishan's name from the list of those who are asking to be reappointed and that he not be reappointed to the historical commission. Is there a second second?

MR. SHEA Second.

MR. KOLENDA All in favor. Roll call vote.

Kolenda, aye.

MR. SHEA Shea, aye.

MR. KOLENDA Mr. Shifrin.

MR. SHIFRIN Shifrin, yes.

MR. KOLENDA Ms. Braccio.

MS. BRACCIO aye

MR. KOLENDA Ms. Phaneuf

MS. PHANEUF aye

MR. KOLENDA Motion carries 5-0.

Exhibit B/1


DISCLOSURE OF APPEARANCE OF CONFLICT OF INTEREST  
AS REQUIRED BY G. L. c. 268A, § 23(b)(3)

RECEIVED  
TOWN CLERK'S OFFICE

2018 JUN -7 1 P 4: 29

SOUTHBOROUGH, MA

PUBLIC EMPLOYEE INFORMATION	
Name of public employee:	Brian E. Shea
Title or Position:	Selectman
Agency/Department:	Board of Selectmen
Agency address:	17 Common Street Southborough, MA 01772
Office Phone:	508-485-0710
Office E-mail:	bshea@southboroughma.com
	<p>In my capacity as a state, county or municipal employee, I am expected to take certain actions in the performance of my official duties. Under the circumstances, a reasonable person could conclude that a person or organization could unduly enjoy my favor or improperly influence me when I perform my official duties, or that I am likely to act or fail to act as a result of kinship, rank, position or undue influence of a party or person.</p> <p>I am filing this disclosure to disclose the facts about this relationship or affiliation and to dispel the appearance of a conflict of interest.</p>
APPEARANCE OF FAVORITISM OR INFLUENCE	
Describe the issue that is coming before you for action or decision.	Reappointment of Michael Weishan, Historical Commission
What responsibility do you have for taking action or making a decision?	I am a member of appointing Board (Board of Selectmen)
Explain your relationship or affiliation to the person or organization.	I am a member of St. Anne's Parish; Mr. Weishan had correspondence with St. Anne's regarding a deal between St. Anne Parish and property at 28 Boston Road. The property at 28 Boston Road was the subject of a demolition delay dispute between the owner of the property at 28 Boston Road, and the Historical Commission.
How do your official actions or decision matter to the person or organization?	My actions with respect to reappointment to the Historical Commission are not influenced by the deal between the owner of the property at 28 Boston Road and St. Anne Parish.

<b>Optional:</b> Additional facts – e.g., why there is a low risk of undue favoritism or improper influence.	I was not involved as a member of the parish with the deal between the church (ultimately the diocese of Worcester) and the owner at 28 Boston Road. I was shown correspondence by Mr. Weishan to church members after the deal was complete. I reviewed this matter with the State Ethics Commission Attorney of the Day, who advised that I complete this form, and that I would not be required to recuse myself from the reappointment.
<b>If you cannot confirm this statement, you should recuse yourself.</b>	<b>WRITE AN X TO CONFIRM THE STATEMENT BELOW.</b> <input checked="" type="checkbox"/> Taking into account the facts that I have disclosed above, I feel that I can perform my official duties objectively and fairly.
Employee signature:	
Date:	June 7, 2018

Attach additional pages if necessary.

Not elected to your public position – file with your appointing authority.

Elected state or county employees – file with the State Ethics Commission.

Members of the General Court – file with the House or Senate clerk or the State Ethics Commission.

Elected municipal employee – file with the City Clerk or Town Clerk.

Elected regional school committee member – file with the clerk or secretary of the committee.

Exhibit C/1

**Mark Purple**

---

**From:** Brian Shea <bshea1772@yahoo.com>  
**Sent:** Friday, November 11, 2016 12:54 PM  
**To:** Mark Purple  
**Subject:** Fw: Fwd: Historical Commission Decision re 28 Boston Rd

----- Forwarded Message -----

**From:** William Poutre <Bill@primefinancialllc.com>  
**To:** "bshea1772@yahoo.com" <bshea1772@yahoo.com>  
**Sent:** Friday, November 11, 2016 12:18 PM  
**Subject:** Fwd: Historical Commission Decision re 28 Boston Rd

Response from Town Clerk stating no decision was filed with his office within 20 days of the Historical Commission Meeting

Sent from my iPhone

Begin forwarded message:

**From:** Jim Hegarty <[jhegarty@southboroughma.com](mailto:jhegarty@southboroughma.com)>  
**Date:** October 27, 2016 at 5:13:27 PM EDT  
**To:** William Poutre <[Bill@primefinancialllc.com](mailto:Bill@primefinancialllc.com)>  
**Subject:** RE: Historical Commission Decision re 28 Boston Rd

Hello,

This email is sent pursuant to your Public Records Request dated 10/27/2016 seeking a copy of a Historical Commission Demolition Permit Decision re 28 Boston Road made at a 10/3/16 meeting. That document was not filed with the Town Clerk.

Jim

James F. Hegarty  
Southborough Town Clerk

[jhegarty@southboroughma.com](mailto:jhegarty@southboroughma.com)  
P: (508) 485-0710 x 3007  
F: (508) 480-0161



C/2

# TOWN OF SOUTHBOROUGH



## Historical Commission

TOWN HOUSE - 17 COMMON STREET - SOUTHBOROUGH, MASSACHUSETTS 01772-1662  
PHONE (508) 485-0710 - FAX (508) 480-0161 - EMAIL: [historical@southboroughma.com](mailto:historical@southboroughma.com)

October 19, 2016

To: William Poutre, Owner  
Cc.: Mark Robidoux, Building Commissioner  
RE: 28 Boston Road, Demolition of Single Family Home and Garage.

Dear Mr. Poutre,

On behalf of the Historical Commission and in compliance with By-Law Guidelines (attached below) the Commission has formulated an action plan for 28 Boston Road.

**PLAN:**

Before any demolition permit can be issued, you will need to demonstrate the following:

1) No other buyer can now be found for the property at or above the price you paid for it who is willing to preserve the structure.

And/or:

2) That the structure is compromised to such a degree that it is unable to be renovated *in situ*. Please note that "unable to be renovated" does not mean that you are unable to renovate it, but rather that the structure is unable to be renovated for structural reasons. To that end, we would require a report from a certified structural engineer stating it. The Commission reserves its right to require (at your expense) a second opinion from an engineering firm of our choosing. However, given the fact that the property was occupied until your purchase, it would seem unlikely that this line of argument would be viable.

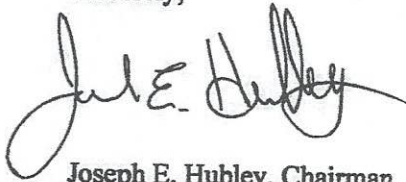
Please be aware that if the Commission feels that you have not worked with us in good faith to resolve the above issues, our recommendation to the Building Commissioner may

C/3

be that the permit be declined, at which point you would be free to re-apply, with similar conditions to the above.

We will be placing 28 Boston Road on the Commission agenda for our next meeting (will advise once date is set) and we highly suggest you attend with whatever plans you wish to present.

Sincerely,

A handwritten signature in cursive script, appearing to read "Joe E. Hubley". The signature is written in dark ink and is positioned above the printed name.

Joseph E. Hubley, Chairman

C/4

## Frequently Asked Questions

### ***What properties does this by-law affect?***

This by-law only affects properties that possess buildings or structures that were constructed prior to 1925 that are included in the Southborough Massachusetts Historical Properties Survey prepared by the Commission in 2000 (with revisions and updates in 2015). A copy of this report is on file at the Town Clerk's office and at the Southborough Public Library.

### ***What is the difference between demolition and demolition by neglect?***

Demolition is defined as "any act of pulling down, destroying, removing or razing a building or commencing the work of total or substantial exterior destruction with the intent of completing the same." Demolition by neglect is defined as "a process of ongoing damage to the fabric, viability and/or functionality of an unoccupied building leading towards and/or causing its eventual demolition due to decay and/or structural failure and/or severe degradation over a period of time as a result of a general lack of maintenance, and/or failure to secure the building from pests or vandals, and/or failure to take reasonable measures to prevent the ingress of water, snow, ice, and wind through the roof, walls, or apertures." Demolition by neglect of potentially significant structures is signaled to the Commission by the Building Inspector, who will have first contacted the owner in an attempt to rectify the situation through mutually agreeable means. Should that fail, the Commission will hold a public meeting to determine whether the building is in fact both "significant" and "preferentially preferred." If that is determined to be the case, the Commission will then work with the Building Inspector to secure the structure.

### ***The by-law mandates access to the property by the Historical Commission. How is that arranged?***

Typically, the building inspector will contact the owner to set up a mutually agreeable time to visit the property. The owner does not need to be present; members of the Commission simply need full access to the property, inside and out. It is in the interest of the owner to make expeditious arrangements for this inspection, as no demolition permit will be granted until access to the structure is achieved.

### ***What happens if the structure is determined to be "preferentially preserved?" How do you define "continuing, bona fide, reasonable efforts" on the part of the applicant?***

When the Commission makes the judgment that a property is preferentially preserved, the Commission shall, within 10 business days, provide the applicant with an action plan, which shall vary from property to property but may include placing notices in local and regional publications, meeting with various interested parties engaged in restoration and/or exploring alternatives to demolition as well as allowing access to the property by various experts and consultants recommended by the Historical Commission to assess rehabilitation options.

### ***Who pays for the costs of these efforts?***

Like other permitting charges and fees, these costs are borne by the applicant.

### ***Does this process always take 9 months?***

Not necessarily. If at any time the Commission is satisfied that there is no reasonable likelihood that either the owner or some other person or group is willing to purchase, preserve, rehabilitate or restore such building, and/or the Commission is satisfied that the owner has made continuing, *bona fide* and reasonable efforts to locate a purchaser to preserve, rehabilitate or restore the subject building, and that such efforts have been unsuccessful, the Commission can recommend that the Building Inspector grant the demolition permit.

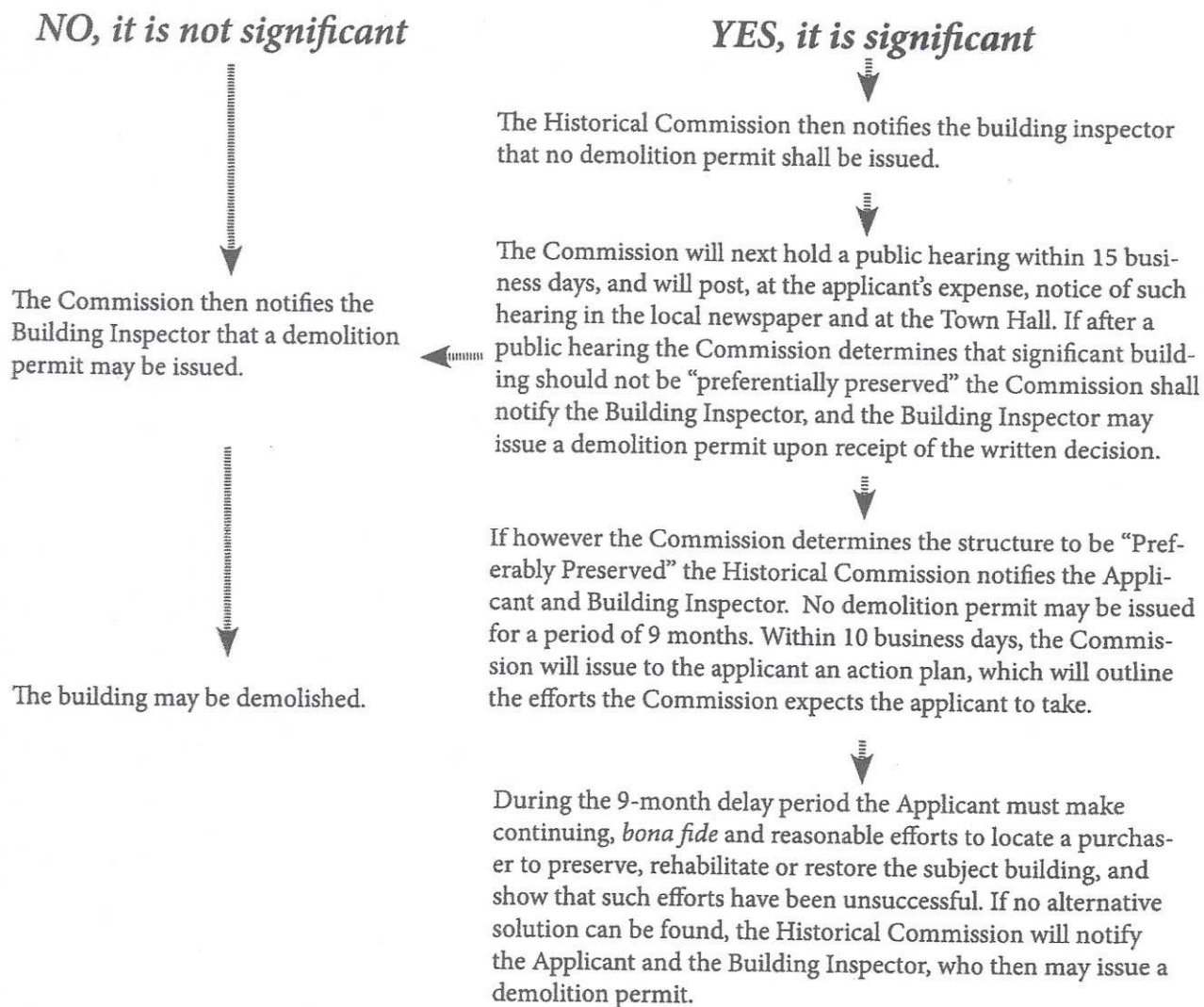
### ***What happens if the applicant doesn't make these bona fide efforts?***

If the Commission determines that the applicant has not made continuing, *bona fide*, and reasonable efforts as outlined in the property action plan supplied to the applicant by the Commission, the Commission may recommend that the Building Inspector not grant a demolition permit, in which case the applicant may re-apply. The applicant should also be aware that demolishing a structure without the proper authorization may result in a substantial fine, legal action or the refusal of building permits on adjacent parcels, as outlined in section 63.7 of Southborough's demolition delay by-law.

# Demolition Delay By-Law, Southborough Massachusetts

## Rules and Guidelines

- Step 1:** When a property owner decides to demolish a structure in Southborough, the property owner files an application for demolition with the Building Inspector. The person who files the application is known as the "Applicant."
- Step 2:** Within 7 business days of receiving the Application for Demolition, the Building Inspector forwards the application to the Historical Commission. The application must contain, in addition to the paperwork required by the Building Inspector, photos showing all sides of the building to be demolished, and a plot plan showing its location.
- Step 3:** Within 10 business days of receiving the Application, the Historical Commission must make an initial determination if the structure to be demolished is "significant."\* This will require members of the Commission to visit the property at a mutually agreed time with the building inspector to assess the property's condition. The Commission members then inform the chairman whether or not they feel the property is significant. If the majority decide:



\* A "significant structure" may meet one or more of the following criteria: built in or before 1925; on, or eligible for the National Register; important to the history of the town; of significant architectural importance

## Frequently Asked Questions

C/6

### ***What properties does this by-law affect?***

This by-law only affects properties that possess buildings or structures that were constructed prior to 1925 that are included in the Southborough Massachusetts Historical Properties Survey prepared by the Commission in 2000 (with revisions and updates in 2015). A copy of this report is on file at the Town Clerk's office and at the Southborough Public Library.

### ***What is the difference between demolition and demolition by neglect?***

Demolition is defined as "any act of pulling down, destroying, removing or razing a building or commencing the work of total or substantial exterior destruction with the intent of completing the same." Demolition by neglect is defined as "a process of ongoing damage to the fabric, viability and/or functionality of an unoccupied building leading towards and/or causing its eventual demolition due to decay and/or structural failure and/or severe degradation over a period of time as a result of a general lack of maintenance, and/or failure to secure the building from pests or vandals, and/or failure to take reasonable measures to prevent the ingress of water, snow, ice, and wind through the roof, walls, or apertures." Demolition by neglect of potentially significant structures is signaled to the Commission by the Building Inspector, who will have first contacted the owner in an attempt to rectify the situation through mutually agreeable means. Should that fail, the Commission will hold a public meeting to determine whether the building is in fact both "significant" and "preferentially preferred." If that is determined to be the case, the Commission will then work with the Building Inspector to secure the structure.

### ***The by-law mandates access to the property by the Historical Commission. How is that arranged?***

Typically, the building inspector will contact the owner to set up a mutually agreeable time to visit the property. The owner does not need to be present; members of the Commission simply need full access to the property, inside and out. It is in the interest of the owner to make expeditious arrangements for this inspection, as no demolition permit will be granted until access to the structure is achieved.

### ***What happens if the structure is determined to be "preferentially preserved?" How do you define "continuing, bona fide, reasonable efforts" on the part of the applicant?***

When the Commission makes the judgment that a property is preferentially preserved, the Commission shall, within 10 business days, provide the applicant with an action plan, which shall vary from property to property but may include placing notices in local and regional publications, meeting with various interested parties engaged in restoration and/or exploring alternatives to demolition as well as allowing access to the property by various experts and consultants recommended by the Historical Commission to assess rehabilitation options.

### ***Who pays for the costs of these efforts?***

Like other permitting charges and fees, these costs are borne by the applicant.

### ***Does this process always take 9 months?***

Not necessarily. If at any time the Commission is satisfied that there is no reasonable likelihood that either the owner or some other person or group is willing to purchase, preserve, rehabilitate or restore such building, and/or the Commission is satisfied that the owner has made continuing, *bona fide* and reasonable efforts to locate a purchaser to preserve, rehabilitate or restore the subject building, and that such efforts have been unsuccessful, the Commission can recommend that the Building Inspector grant the demolition permit.

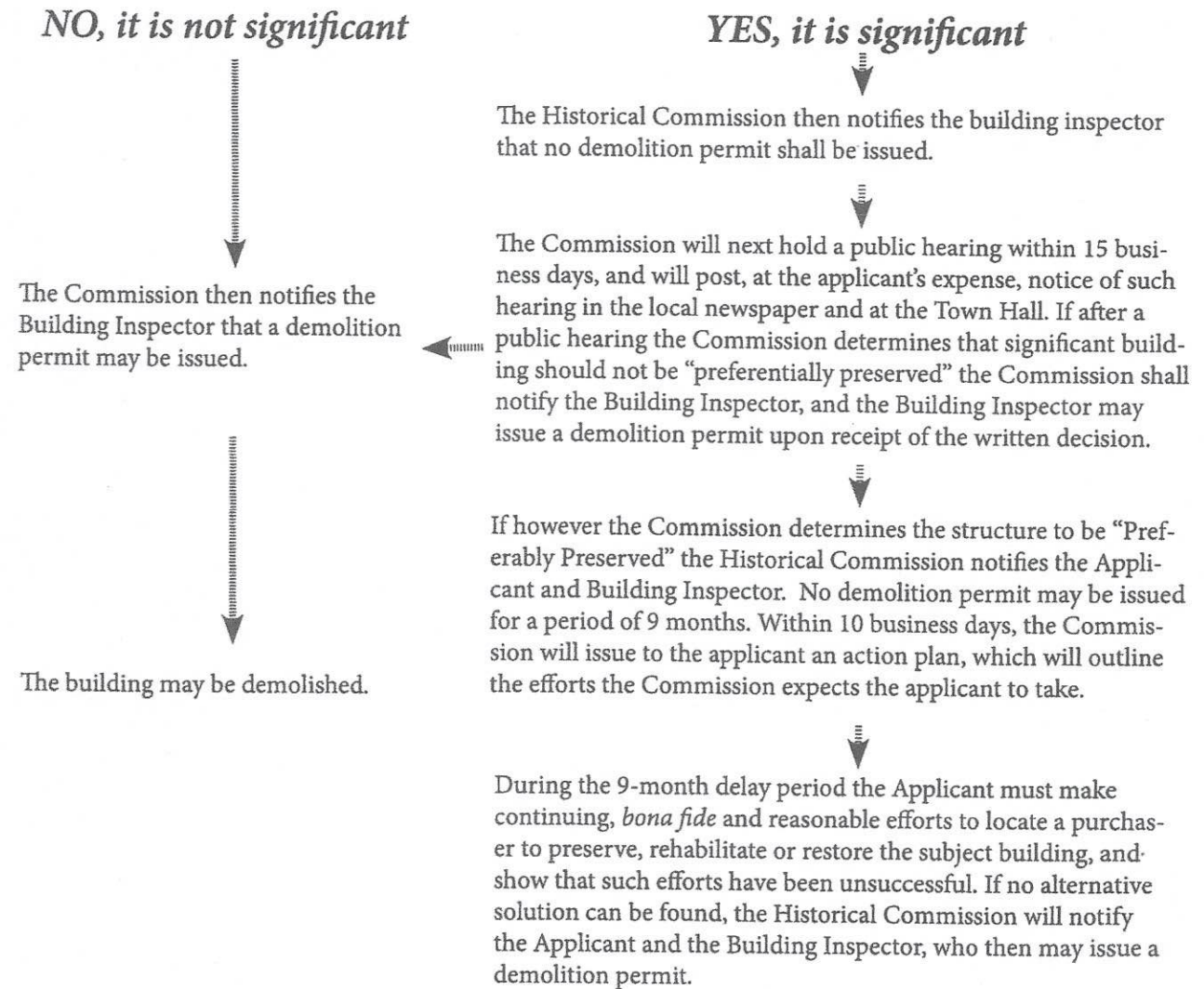
### ***What happens if the applicant doesn't make these bona fide efforts?***

If the Commission determines that the applicant has not made continuing, *bona fide*, and reasonable efforts as outlined in the property action plan supplied to the applicant by the Commission, the Commission may recommend that the Building Inspector not grant a demolition permit, in which case the applicant may re-apply. The applicant should also be aware that demolishing a structure without the proper authorization may result in a substantial fine, legal action or the refusal of building permits on adjacent parcels, as outlined in section 63.7 of Southborough's demolition delay by-law.

# Demolition Delay By-Law, Southborough Massachusetts

## Rules and Guidelines

- Step 1:** When a property owner decides to demolish a structure in Southborough, the property owner files an application for demolition with the Building Inspector. The person who files the application is known as the "Applicant."
- Step 2:** Within 7 business days of receiving the Application for Demolition, the Building Inspector forwards the application to the Historical Commission. The application must contain, in addition to the paperwork required by the Building Inspector, photos showing all sides of the building to be demolished, and a plot plan showing its location.
- Step 3:** Within 10 business days of receiving the Application, the Historical Commission must make an initial determination if the structure to be demolished is "significant."\* This will require members of the Commission to visit the property at a mutually agreed time with the building inspector to assess the property's condition. The Commission members then inform the chairman whether or not they feel the property is significant. If the majority decide:



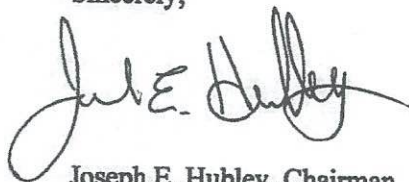
\* A "significant structure" may meet one or more of the following criteria: built in or before 1925; on, or eligible for the National Register; important to the history of the town; of significant architectural importance

c/8

be that the permit be declined, at which point you would be free to re-apply, with similar conditions to the above.

We will be placing 28 Boston Road on the Commission agenda for our next meeting (will advise once date is set) and we highly suggest you attend with whatever plans you wish to present.

Sincerely,

A handwritten signature in black ink, appearing to read "Joe E. Hubley". The signature is written in a cursive style with a large initial "J" and a long horizontal stroke at the end.

Joseph E. Hubley, Chairman

C19

# TOWN OF SOUTHBOROUGH



## Historical Commission

TOWN HOUSE - 17 COMMON STREET - SOUTHBOROUGH, MASSACHUSETTS 01772-1662  
PHONE (508) 485-0710 - FAX (508) 480-0161 - EMAIL: [historical@southboroughma.com](mailto:historical@southboroughma.com)

October 19, 2016

To: William Poutre, Owner  
Cc.: Mark Robidoux, Building Commissioner  
RE: 28 Boston Road, Demolition of Single Family Home and Garage.

Dear Mr. Poutre,

On behalf of the Historical Commission and in compliance with By-Law Guidelines (attached below) the Commission has formulated an action plan for 28 Boston Road.

**PLAN:**

Before any demolition permit can be issued, you will need to demonstrate the following:

1) No other buyer can now be found for the property at or above the price you paid for it who is willing to preserve the structure.

And/or:

2) That the structure is compromised to such a degree that it is unable to be renovated *in situ*. Please note that "unable to be renovated" does not mean that you are unable to renovate it, but rather that the structure is unable to be renovated for structural reasons. To that end, we would require a report from a certified structural engineer stating it. The Commission reserves its right to require (at your expense) a second opinion from an engineering firm of our choosing. However, given the fact that the property was occupied until your purchase, it would seem unlikely that this line of argument would be viable.

Please be aware that if the Commission feels that you have not worked with us in good faith to resolve the above issues, our recommendation to the Building Commissioner may



C/10

**Mark Purple**

---

**From:** Brian Shea <bshea1772@yahoo.com>  
**Sent:** Friday, November 11, 2016 12:54 PM  
**To:** Mark Purple  
**Subject:** Fw: Fwd: Action Plan for 28 Boston Road  
**Attachments:** Scan 2016-10-19 23.01.43.pdf; ATT00001.htm; Bylaw Rules and Guidelines.pdf; ATT00002.htm

----- Forwarded Message -----

**From:** William Poutre <Bill@primefinancialllc.com>  
**To:** "bshea1772@yahoo.com" <bshea1772@yahoo.com>  
**Sent:** Friday, November 11, 2016 12:16 PM  
**Subject:** Fwd: Action Plan for 28 Boston Road

Action plan from Historical Commission

Sent from my iPhone

Begin forwarded message:

**From:** Joe Hubley <[joehubley@verizon.net](mailto:joehubley@verizon.net)>  
**Date:** October 19, 2016 at 11:06:30 PM EDT  
**To:** William Poutre <[Bill@primefinancialllc.com](mailto:Bill@primefinancialllc.com)>  
**Cc:** Mark Robidoux <[mrobidoux@southboroughma.com](mailto:mrobidoux@southboroughma.com)>, Historical Commission <[historical@southboroughma.com](mailto:historical@southboroughma.com)>  
**Subject:** Action Plan for 28 Boston Road

Hello Bill,

Please see the attached doc's.

Joe

C/11

William J. Poutre

Sent from my iPhone

Begin forwarded message:

**From:** William Poutre <[william.j.poutre@gmail.com](mailto:william.j.poutre@gmail.com)>  
**Date:** October 25, 2016 at 2:19:24 PM EDT  
**To:** William Poutre <[bill@primefinanciaillc.com](mailto:bill@primefinanciaillc.com)>  
**Subject:** Historical Meeting Minutes Document.docx

<https://web1.zixmail.net/s/attachment?name=SGlzdG9yaWNhbCBNZWV0aW5nlE1pbnV0ZXMgRG9jdW1lbnQuZG9jeA%3d%3d&b=marlboroughsavings>

Sent from my iPhone

Cheers, Michael

-----  
Michael Weishan  
**Principal:** *Michael Weishan & Associates*  
**PBS/ NPR Host, Author & Historian**

-----  
189 Cordaville Road  
Southborough, MA 01772  
508.481.2244  
[www.michaelweishan.com](http://www.michaelweishan.com)

*Michael Weishan & Associates – We Wrote the Book on Good Garden Design!*  
A Division of the MDW Group, Ltd

C/12

**Mark Purple**

---

**From:** Brian Shea <bshea1772@yahoo.com>  
**Sent:** Friday, November 11, 2016 12:53 PM  
**To:** Mark Purple  
**Subject:** Fw: Fwd: Historical Meeting Minutes Document.docx

----- Forwarded Message -----

**From:** William Poutre <Bill@primefinancialllc.com>  
**To:** "bshea1772@yahoo.com" <bshea1772@yahoo.com>  
**Sent:** Friday, November 11, 2016 12:15 PM  
**Subject:** Fwd: Historical Meeting Minutes Document.docx



Response from Mr. Weishan to my Meeting Minutes Respose

Sent from my iPhone

Begin forwarded message:

**From:** Michael Weishan <[michael@michaelweishan.com](mailto:michael@michaelweishan.com)>  
**Date:** October 25, 2016 at 2:38:06 PM EDT  
**To:** William Poutre <[Bill@primefinancialllc.com](mailto:Bill@primefinancialllc.com)>  
**Cc:** "[historical@southboroughma.com](mailto:historical@southboroughma.com)" <[historical@southboroughma.com](mailto:historical@southboroughma.com)>, "[mrobidoux@southboroughma.com](mailto:mrobidoux@southboroughma.com)" <[mrobidoux@southboroughma.com](mailto:mrobidoux@southboroughma.com)>, Joseph Hubley <[joehubley@verizon.net](mailto:joehubley@verizon.net)>, Rebecca Deans-Rowe <[rdeansrowe@gmail.com](mailto:rdeansrowe@gmail.com)>, "[maria.vagnini01@gmail.com](mailto:maria.vagnini01@gmail.com)" <[maria.vagnini01@gmail.com](mailto:maria.vagnini01@gmail.com)>, Kate Mattison <[kate.mattison@live.com](mailto:kate.mattison@live.com)>  
**Subject:** Re: Historical Meeting Minutes Document.docx

There is no attached document and as the minutes have yet to be finalized, the point is moot until the minutes are read and accepted at our next meeting.

M

On Oct 25, 2016, at 2:34 PM, William Poutre <[Bill@primefinancialllc.com](mailto:Bill@primefinancialllc.com)> wrote:

Good afternoon,

I have received the Draft Minutes requested from Joe Hubley. Please see the attached document.

Respectfully,

C/13

SOUTHBOROUGH HISTORICAL COMMISSION (SHC)  
DRAFT Minutes of Public Hearing

3.	
4	
5.	

Action Items:

#	Action Item	Owner	Status	Due Date	Comments

The public hearing was closed at 8:22 pm

C/14

SOUTHBOROUGH HISTORICAL COMMISSION (SHC)  
⊗ **DRAFT Minutes of Public Hearing** ⊗

<b>Meeting Title</b>	: Southborough Historical Commission
<b>Date</b>	October 3, 2016
<b>Time</b>	: 7:00 P.M.
	Senior Center
<b>Chair Person</b>	: Joseph Hubley
<b>In Attendance</b>	: Joseph Hubley, Maria Romero, Michael Weishan, Rebecca Deans-Rowe, Kate Matison
<b>Absent</b>	: Amanda Martinot
<b>Agenda</b>	28 Boston Road
<b>Minutes Submitted By</b>	: Rebecca Deans-Rowe
<b>Minutes Submitted On</b>	
<b>Next Meeting:</b> TBD	: Time: Place: TBA

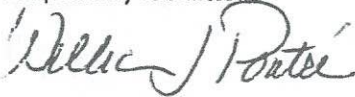
**Decisions:**

#	Decision
1.	SHC Commission voted to establish that 28 Boston Road is preferentially preserved.
2.	

At this point, the applicant asked for a continuation of the public hearing until the necessary information was gathered. Commissioner Hubley *denied the continuation request* at which point the applicant stated that new evidence can not be obtained once a public meeting is closed. Mr. Hubley again denied the applicant's request to continue the public hearing and made a motion to "determine that 28 Boston Road be Preferentially Preserved pending an answer from the Town Counsel as to the age of the structure." This motion passed 5-0.

I am requesting that the evidence presented, the applicant's continuation request and the proper motion be added to the minutes. Additionally, please add the action item for Commissioner Hubley to work with Town Counsel to determine the age of the structure be added.

Respectfully submitted,



William J. Poutre

C/16

William J. Poutre

8 Red Gate Lane

Southborough, MA 01772

[bill@primefinancialllc.com](mailto:bill@primefinancialllc.com)

October 25, 2016

Mr. Joseph Hubley, Town of Southborough Historical Commission

17 Common Street

Southborough, MA 01772

Mr. Hubley,

I have received a copy of your "DRAFT Minutes of Public Hearing" for the Historical Commission Meeting which took place at 7:00pm on October 3<sup>rd</sup> in the Town Senior Center. There are a few discrepancies and I am requesting that the appropriate changes are reflected in the final minutes.

The entire 80 minute meeting discussed my property located at 28 Boston Road and dealt with a potential decision under the Demolition Delay bylaw. The bylaw is clear in its definition of the criteria for determining if a structure is a "Historically or Architecturally Significant Building" eligible to be deemed as eligible to be "Preferentially Preserved" by the Historical Commission.

***"HISTORICALLY OR ARCHITECTURALLY SIGNIFICANT BUILDING- Any BUILDING, in whole or in part, which WAS CONSTRUCTED PRIOR TO 1925 and is included in the Southborough Massachusetts Historic Properties Survey prepared by the Commission in 2000 (with revisions and updates in 2015) on file with the Town Clerk's office." From Chapter 63-2 of the town's Demolition Delay Bylaw.***

The Commission dealt with two contested issues. In the public meeting, the first issue was the age of the structure in question. In the public meeting, the applicant supplied evidence in the form of deeds and records from the Town of Southborough's Assessors office while no evidence was provided by the Commission to the applicant. Prior to the vote by the Commission to determine whether the Board agreed that buildings at 28 Boston Road would be Preferentially Preserved, the applicant asked Commissioner Joe Hubley to poll the Board to determine if enough evidence existed to determine the age of the structure based on the evidence provided by the applicant and Mr. Hubley agreed to do so. The Board voted 3-2 that there was **NOT** enough evidence to determine the age of the house and additional information would be needed. Commissioner Hubley said that he would consult with the town attorney to make the determination on the age of the structure.

C/17

At this point, the applicant asked for a continuation of the public hearing until the necessary information was gathered. Commissioner Hubley *denied the continuation request* at which point the applicant stated that new evidence can not be obtained once a public meeting is closed. Mr. Hubley again denied the applicant's request to continue the public hearing and made a motion to "determine that 28 Boston Road be Preferentially Preserved pending an answer from the Town Counsel as to the age of the structure." This motion passed 5-0.

I am requesting that the evidence presented, the applicant's continuation request and the proper motion be added to the minutes. Additionally, please add the action item for Commissioner Hubley to work with Town Counsel to determine the age of the structure be added.

Respectfully submitted,



William J. Poutre



C/18

William J. Poutre  
8 Red Gate Lane  
Southborough, MA 01772  
[bill@primefinancialllc.com](mailto:bill@primefinancialllc.com)

October 25, 2016

Mr. Joseph Hubley, Town of Southborough Historical Commission

17 Common Street

Southborough, MA 01772

Mr. Hubley,

I have received a copy of your "DRAFT Minutes of Public Hearing" for the Historical Commission Meeting which took place at 7:00pm on October 3<sup>rd</sup> in the Town Senior Center. There are a few discrepancies and I am requesting that the appropriate changes are reflected in the final minutes.

The entire 80 minute meeting discussed my property located at 28 Boston Road and dealt with a potential decision under the Demolition Delay bylaw. The bylaw is clear in its definition of the criteria for determining if a structure is a "Historically or Architecturally Significant Building" eligible to be deemed as eligible to be "Preferentially Preserved" by the Historical Commission.

***"HISTORICALLY OR ARCHITECTURALLY SIGNIFICANT BUILDING- Any BUILDING, in whole or in part, which WAS CONSTRUCTED PRIOR TO 1925 and is included in the Southborough Massachusetts Historic Properties Survey prepared by the Commission in 2000 (with revisions and updates in 2015) on file with the Town Clerk's office." From Chapter 63-2 of the town's Demolition Delay Bylaw.***

The Commission dealt with two contested issues. In the public meeting, the first issue was the age of the structure in question. In the public meeting, the applicant supplied evidence in the form of deeds and records from the Town of Southborough's Assessors office while no evidence was provided by the Commission to the applicant. Prior to the vote by the Commission to determine whether the Board agreed that buildings at 28 Boston Road would be Preferentially Preserved, the applicant asked Commissioner Joe Hubley to poll the Board to determine if enough evidence existed to determine the age of the structure based on the evidence provided by the applicant and Mr. Hubley agreed to do so. The Board voted 3-2 that there was **NOT** enough evidence to determine the age of the house and additional information would be needed. Commissioner Hubley said that he would consult with the town attorney to make the determination on the age of the structure.

C/19

**Mark Purple**

---

**From:** Brian Shea <bshea1772@yahoo.com>  
**Sent:** Friday, November 11, 2016 12:53 PM  
**To:** Mark Purple  
**Subject:** Fw: Fwd: Meeting Minutes Document  
**Attachments:** Staples Scan.pdf; ATT00001.htm

----- Forwarded Message -----

**From:** William Poutre <Bill@primefinancialllc.com>  
**To:** "bshea1772@yahoo.com" <bshea1772@yahoo.com>  
**Sent:** Friday, November 11, 2016 12:14 PM  
**Subject:** Fwd: Meeting Minutes Document



Response to Draft Meeting Minutes

Sent from my iPhone

Begin forwarded message:

**From:** William Poutre <[Bill@primefinancialllc.com](mailto:Bill@primefinancialllc.com)>  
**Date:** October 25, 2016 at 2:53:09 PM EDT  
**To:** "[historical@southboroughma.com](mailto:historical@southboroughma.com)" <[historical@southboroughma.com](mailto:historical@southboroughma.com)>, "[mrobidoux@southboroughma.com](mailto:mrobidoux@southboroughma.com)" <[mrobidoux@southboroughma.com](mailto:mrobidoux@southboroughma.com)>, "[joehubley@verizon.net](mailto:joehubley@verizon.net)" <[joehubley@verizon.net](mailto:joehubley@verizon.net)>, "[kate.matson@live.com](mailto:kate.matson@live.com)" <[kate.matson@live.com](mailto:kate.matson@live.com)>, "[maria.vagnini01@gmail.com](mailto:maria.vagnini01@gmail.com)" <[maria.vagnini01@gmail.com](mailto:maria.vagnini01@gmail.com)>, "[michael@michaelweishan.com](mailto:michael@michaelweishan.com)" <[michael@michaelweishan.com](mailto:michael@michaelweishan.com)>, "[rdeansrowe@gmail.com](mailto:rdeansrowe@gmail.com)" <[rdeansrowe@gmail.com](mailto:rdeansrowe@gmail.com)>  
**Subject:** Fwd: Meeting Minutes Document

Good afternoon,

Attached is a document response to the Draft Meeting Minutes received earlier in the week.

Respectfully,

William J Poutre

From: Bill Poutre  
Scanned Meeting Minutes Document

C/20

SOUTHBOROUGH HISTORICAL COMMISSION (SHC)  
DRAFT Minutes of Public Hearing

3.	
4	
5.	

Action Items:

#	Action Item	Owner	Status	Due Date	Comments

The public hearing was closed at 8:22 pm

c/21

SOUTHBOROUGH HISTORICAL COMMISSION (SHC)

⊗ **DRAFT Minutes of Public Hearing** ⊗

<b>Meeting Title</b>	: Southborough Historical Commission
<b>Date</b>	October 3, 2016
<b>Time</b>	: 7:00 P.M.
	Senior Center
<b>Chair Person</b>	: Joseph Hubley
<b>In Attendance</b>	: Joseph Hubley, Maria Romero, Michael Weishan, Rebecca Deans-Rowe, Kate Matison
<b>Absent</b>	: Amanda Martinot
<b>Agenda</b>	28 Boston Road
<b>Minutes Submitted By</b>	: Rebecca Deans-Rowe
<b>Minutes Submitted On</b>	
<b>Next Meeting:</b>	
<b>TBD</b>	<b>Time:</b> <b>Place:</b> TBA

**Decisions:**

#	Decision
1.	SHC Commission voted to establish that 28 Boston Road is preferentially preserved.
2.	

C/22

**Mark Purple**

---

**From:** Brian Shea <bshea1772@yahoo.com>  
**Sent:** Friday, November 11, 2016 12:53 PM  
**To:** Mark Purple  
**Subject:** Fw: Fwd: Draft public hearing minutes  
**Attachments:** SHCPublicHearing (1).pdf; ATT00001.htm

----- Forwarded Message -----

**From:** William Poutre <Bill@primefinancialllc.com>  
**To:** "bshea1772@yahoo.com" <bshea1772@yahoo.com>  
**Sent:** Friday, November 11, 2016 12:13 PM  
**Subject:** Fwd: Draft public hearing minutes



Meeting Minutes

Sent from my iPhone

Begin forwarded message:

**From:** Joe Hubley <[joehubley@verizon.net](mailto:joehubley@verizon.net)>  
**Date:** October 18, 2016 at 7:24:30 PM EDT  
**To:** William Poutre <[Bill@primefinancialllc.com](mailto:Bill@primefinancialllc.com)>  
**Subject:** Fwd: Draft public hearing minutes

FYI

Joe

**Joseph Hubley**  
508-922-6101 cell  
[Joehubley@verizon.net](mailto:Joehubley@verizon.net)

Sent from iPhone

Begin forwarded message:

**From:** Rebecca Deans-Rowe <[rdeansrowe@gmail.com](mailto:rdeansrowe@gmail.com)>  
**Date:** October 17, 2016 at 7:16:01 PM EDT  
**To:** Joe Hubley <[joehubley@verizon.net](mailto:joehubley@verizon.net)>  
**Subject:** Draft public hearing minutes

C/23

SOUTHBOROUGH HISTORICAL COMMISSION (SHC)  
DRAFT Minutes of Public Hearing

3.	
4.	
5.	

Action Items:

#	Action Item	Owner	Status	Due Date	Comments

The public hearing was closed at 8:22 pm

C/24

SOUTHBOROUGH HISTORICAL COMMISSION (SHC)  
DRAFT Minutes of Public Hearing

<b>Meeting Title</b>	: Southborough Historical Commission
<b>Date</b>	: October 3, 2016
<b>Time</b>	: 7:00 P.M.
	: Senior Center
<b>Chair Person</b>	: Joseph Hubley
<b>In Attendance</b>	: Joseph Hubley, Maria Romero, Michael Weishan, Rebecca Deans-Rowe, Kate Matison
<b>Absent</b>	: Amanda Martinot
<b>Agenda</b>	: 28 Boston Road
<b>Minutes Submitted By</b>	: Rebecca Deans-Rowe
<b>Minutes Submitted On</b>	
<b>Next Meeting:</b>	
<b>TBD</b>	<b>Time:</b> <b>Place:</b> TBA

Decisions:

#	Decision
1.	SHC Commission voted to establish that 28 Boston Road is preferentially preserved.
2.	

28 State Street <x-apple-data-detectors://0/0>  
Boston, MA 02109-1775 <x-apple-data-detectors://0/0>  
p: 617-378-4110 <tel:617-378-4110> <tel:617-378-4110<tel:617-378-4110>> | f: 617-378-4111 <tel:617-378-4111> <tel:617-378-4111<tel:617-378-4111>>  
TBhisitkul@hinckleyallen.com <mailto:TBhisitkul@hinckleyallen.com>  
<mailto://TBhisitkul@hinckleyallen.com<mailto:TBhisitkul@hinckleyallen.com>>

On Nov 7, 2016, at 2:45 PM, Paul Reuter  
<deaconpaul@stannesouthborough.org<mailto:deaconpaul@stannesouthborough.org>  
<mailto:deaconpaul@stannesouthborough.org<mailto:deaconpaul@stannesouthborough.org>>> wrote:

Hi,

And here is the reply from Michael Weishan. He is disappointed and concerned with the "optics" of this deal.

Tom, is there any reasonable reply to this message below? I really don't like his threatening tone.

Thanks,

Paul

----- Forwarded message -----  
From: Michael Weishan <michael@michaelweishan.com<mailto:michael@michaelweishan.com>  
<mailto:michael@michaelweishan.com<mailto:michael@michaelweishan.com>>>  
Date: Mon, Nov 7, 2016 at 1:52 PM  
Subject: Re: 28 Boston Road  
To: Paul Reuter <deaconpaul@stannesouthborough.org<mailto:deaconpaul@stannesouthborough.org>  
<mailto:deaconpaul@stannesouthborough.org<mailto:deaconpaul@stannesouthborough.org>>>  
Cc: historical <historical@southboroughma.com<mailto:historical@southboroughma.com>  
<mailto:historical@southboroughma.com<mailto:historical@southboroughma.com>>>, Joseph Hubley  
<joehubley@verizon.net<mailto:joehubley@verizon.net>  
<mailto:joehubley@verizon.net<mailto:joehubley@verizon.net>>>, Maria Romero Vagnini  
<maria.vagnini01@gmail.com<mailto:maria.vagnini01@gmail.com>  
<mailto:maria.vagnini01@gmail.com<mailto:maria.vagnini01@gmail.com>>>, Rebecca Deans-Rowe  
<rdeansrowe@gmail.com<mailto:rdeansrowe@gmail.com>  
<mailto:rdeansrowe@gmail.com<mailto:rdeansrowe@gmail.com>>>, Kate Mattison  
<kate.matison@live.com<mailto:kate.matison@live.com>  
<mailto:kate.matison@live.com<mailto:kate.matison@live.com>>>, Amanda Martinot  
<amandamartinot@gmail.com<mailto:amandamartinot@gmail.com>  
<mailto:amandamartinot@gmail.com<mailto:amandamartinot@gmail.com>>>, Mark Robidoux  
<mrobidoux@southboroughma.com<mailto:mrobidoux@southboroughma.com>  
<mailto:mrobidoux@southboroughma.com<mailto:mrobidoux@southboroughma.com>>>

Dear Tom and Deacon Paul,

I am extremely disappointed to hear that you and the Parish Finance Committee have reservations about clarifying the sale of church land to Mr. Poutre, for as I mentioned to Deacon Paul, the optics of this appear very poor. Though only a tiny sliver of frontage, this transfer directly affects the historic fabric of Southborough and should have been made entirely transparent, especially as to a reasonable person this could easily appear to be an insider using inside information to thwart the zoning laws of Southborough.



C/26

----- Forwarded message -----

From: **Michael Weishan** <[michael@michaelweishan.com](mailto:michael@michaelweishan.com)>

Date: Mon, Nov 7, 2016 at 1:52 PM

Subject: Re: 28 Boston Road

To: Paul Reuter <[deaconpaul@stannesouthborough.org](mailto:deaconpaul@stannesouthborough.org)>

Cc: historical <[historical@southboroughma.com](mailto:historical@southboroughma.com)>, Joseph Hubley <[joehubley@verizon.net](mailto:joehubley@verizon.net)>, Maria Romero Vagnini <[maria.vagnini01@gmail.com](mailto:maria.vagnini01@gmail.com)>, Rebecca Deans-Rowe <[rdeansrowe@gmail.com](mailto:rdeansrowe@gmail.com)>, Kate Mattison <[kate.mattison@live.com](mailto:kate.mattison@live.com)>, Amanda Martinot <[amandamartinot@gmail.com](mailto:amandamartinot@gmail.com)>, Mark Robidoux <[mrobidoux@southboroughma.com](mailto:mrobidoux@southboroughma.com)>

Dear Tom and Deacon Paul,

I am extremely disappointed to hear that you and the Parish Finance Committee have reservations about clarifying the sale of church land to Mr. Poutre, for as I mentioned to Deacon Paul, the optics of this appear *very* poor. Though only a tiny sliver of frontage, this transfer directly affects the historic fabric of Southborough and should have been made entirely transparent, especially as to a reasonable person this could easily appear to be an insider using inside information to thwart the zoning laws of Southborough. Is Saint Anne's in the habit of selling bits of itself for the benefit of its parishioners? And if so, who determines who receives this largesse? You are aware, are you not, that had you not sold the frontage to Mr. Poutre, and had he been unable to demonstrate that there was no other buyer for the property, there would have been no development, period, and the historic home and its original acreage would have remained intact? In my opinion, and I am speaking for myself personally as a member of the Commission, St. Anne's agreement to sell this parcel of land very much damages the historic nature of the neighborhood and is detrimental to the Town.

As for the credibility and intentions of Mr. Poutre, you should be aware that he directly lied to us not once but three times in his public presentation before the Commission, claiming that he had no plans for the property and was interested solely in the "future expansion needs of the St. Annes" — only to present an ANR to the planning board for development of the parcel less than a week later. Our chairman and I happened by chance to be at that meeting, and were shocked - to say the least - to see such a blatant example of misrepresentation. According to what Deacon Paul told me on the phone, one of the reasons for St. Annes selling the frontage to Mr. Poutre was in fact the parish's desire to preserve the historic building at 28 Boston Road. To my way of thinking, this brings St. Annes and your committee very much into the public record, for if Mr. Poutre did in fact make those representations to you, than he should be expected to abide by them. One of the basic tenets of our Demolition Delay By-Law is that the owner of an historic property seeking demolition make "*continuing, bona fide and reasonable efforts to locate a purchaser to preserve, rehabilitate or restore the subject building.*"

"Bona fide" has certainly not been the case to date, and your unwillingness to clarify matters makes our task even harder.

I will be reading this email exchange in its entirety into the public record. There may or may not be members of the press present.

Michael Weishan  
Member, Southborough Historical Commission

On Nov 7, 2016, at 12:15 PM, Paul Reuter <[deaconpaul@stannesouthborough.org](mailto:deaconpaul@stannesouthborough.org)> wrote:

Paul

Mr. Weishan—good evening. By way of brief introduction, I am a parishioner at St. Anne Church and a member of the Parish Finance Committee, and in that capacity work closely with Deacon Paul and Fr. Albert on various parish matters. Deacon Paul forwarded your email (below) to me and other members of the Finance Committee, which I understand followed a telephone conversation with you earlier this week regarding the same subject.

Deacon Paul was happy to chat with you informally regarding the Parish's dealings with Mr. Poutre. However, as he mentioned to you during the conversation, he has reservations about providing you with an "official" position regarding the matters currently before the Historical Commission. Deacon Paul has conferred with me and other members of the Church Finance Committee on this subject, and we share his reluctance to have the Parish take any official position on those matters. We also have serious reservations about having details of our private dealings and communications with Mr. Poutre made part of the public record. We hope that you can understand these concerns and will respect the Church's posture in this regard.

I do feel the need to address an undercurrent in your email below, which seems to suggest (as, perhaps, your interpretation Deacon Paul's account), that Mr. Poutre may have acted in a dishonest manner with respect to the property at 28 Boston Road. That would be an unfortunate, and inaccurate, inference. Mr. Poutre and his family are longstanding and valued parishioners of St. Anne, who (like all parishioners) have a personal interest in the well-being of their church and have personal friendships and relationships with many others in the St. Anne faith community. In his dealings with the Church regarding the 28 Boston Road property, he has been extraordinarily fair and respectful, and has been forthright about his intentions. We would be very disappointed if any representation was made to the Historical Commission (or otherwise) that Mr. Poutre has acted in an unfair or deceptive manner with respect to the Church.

Again, I hope and trust that you will respect the Church's wishes and position on this subject, and in particular its desire not to become involved in the pending matters before the Commission. If you would like to discuss this matter further, please direct your communications to me. Thanks very much for your understanding and cooperation in this regard.

--Tom Bhisitkul

C/28

Dear Deacon Paul,

Thank you so much for taking my call yesterday. Unfortunately I was driving when we spoke and unable to take notes, so I would like to just summarize what I understood from you yesterday to make sure this is your recollection as well:

From your account, Mr. Poitre approached St. Annes immediately after purchasing the property in May or June, and inquired whether the church was willing to sell a sliver of land that would allow for the separation of the existing structure onto a new 25,000 square foot lot. He informed you that he was planning a development on the land, which was going to happen regardless. Either he would demolish the house and build his development, or, if the Archdiocese of Worcester were willing to sell him a sliver of land, he could preserve the structure on the new lot and still do the development behind. As this seemed a reasonable proposition, and mindful of conserving the existing historical structure, this offer was forwarded on to the bishop, approved, and the 94 sq. feet of land was subsequently sold to Mr. Poitre.

My call to you yesterday was the first time you had heard of the potential demolition of the historic house at 28 Boston Road, and that the Church's motivation in selling the land was to accommodate both the new development as well as the existing structure.

If this seems correct, please simply reply to this email; otherwise feel free to amend or correct my recollection.

Thanks again.

Cheers, Michael

Michael Weishan  
Member, Southborough Historical Commission

C)29

Brian

Brian Shea, Selectman  
Town of Southborough

---

**Mark Purple**

---

**From:** Brian Shea  
**Sent:** Friday, November 11, 2016 12:07 PM  
**To:** Mark Purple  
**Subject:** Commission member conduct  
**Attachments:** SKMBT\_22316111111540.pdf

Mark,

I wanted to follow up on some email correspondence that was shared with me last night regarding properties at 28 Boston Road, and St. Anne's Church. I don't have the emails electronically, but attached are scans of the correspondence shared with me.

Of note is the message from Michael Weishan addressed to Tom Bhisitkhul, parishioner and member of St. Anne's Finance Committee (and former ZBA member), and Paul Reuter, Deacon at St. Anne Parish. Please also note Deacon Paul's reaction to the email's "threatening tone".

Perhaps I am sensitive to this, based on my knowledge of the integrity of the individuals that Mr. Weishan directed his email towards, but I am of the opinion that the last email by Mr. Weishan is of an abrasive and threatening nature, and is completely out of line with correspondence that any Board or Committee member should send to anyone or any business/institution in Town. It is not the merits of the matter that Mr. Weishan addresses that concern me, rather, it is the intimidating tone he takes in his communication.

This was shared with me during a meeting I had with Tom, Deacon Paul, and Fr. Albert last night at St. Anne's. Deacon Paul and Fr. Albert are quite concerned about this, and question whether they need to involve legal help from the Diocese. I asked them to hold on that for now.

I followed up with Mr. Poutre this morning (an individual referenced in the emails), and he and I engaged in a lengthy discussion. The dealings Mr. Poutre relayed to me with the Historical Commission, and Mr. Weishan in particular, regarding the demolition delay issue at hand were difficult for me to believe. During my conversation with Mr. Poutre, he characterized his dealings with Mr. Weishan as "troubling", "appalling"; that he has been slandered, and that his (Mr. Weishan's) behavior is "over the top bad". Mr. Poutre indicated that he will forward me email correspondence between Mr. Weishan and him to document this.

Again, I may be biased in this, but please take a look and if you agree with my reaction towards this, feel free to share with the full Board. I will forward the other emails once received.

C/31

28 State Street <x-apple-data-detectors://0/0>  
Boston, MA 02109-1775 <x-apple-data-detectors://0/0>  
p: 617-378-4110 <tel:617-378-4110> <tel:617-378-4110 <tel:617-378-4110>> | f: 617-378-4111 <tel:617-378-4111> <tel:617-378-4111 <tel:617-378-4111>>  
TBhisitkul@hinckleyallen.com <mailto:TBhisitkul@hinckleyallen.com>  
<mailto://TBhisitkul@hinckleyallen.com <mailto:TBhisitkul@hinckleyallen.com>>>

On Nov 7, 2016, at 2:45 PM, Paul Reuter  
<deaconpaul@stannesouthborough.org <mailto:deaconpaul@stannesouthborough.org>  
<mailto:deaconpaul@stannesouthborough.org <mailto:deaconpaul@stannesouthborough.org>>>> wrote:

Hi,

And here is the reply from Michael Weishan. He is disappointed and concerned with the "optics" of this deal.

Tom, is there any reasonable reply to this message below? I really don't like his threatening tone.

Thanks,

Paul

----- Forwarded message -----  
From: Michael Weishan <michael@michaelweishan.com <mailto:michael@michaelweishan.com>  
<mailto:michael@michaelweishan.com <mailto:michael@michaelweishan.com>>>>  
Date: Mon, Nov 7, 2016 at 1:52 PM  
Subject: Re: 28 Boston Road  
To: Paul Reuter <deaconpaul@stannesouthborough.org <mailto:deaconpaul@stannesouthborough.org>  
<mailto:deaconpaul@stannesouthborough.org <mailto:deaconpaul@stannesouthborough.org>>>>  
Cc: historical <historical@southboroughma.com <mailto:historical@southboroughma.com>  
<mailto:historical@southboroughma.com <mailto:historical@southboroughma.com>>>>, Joseph Hubley  
<joehubley@verizon.net <mailto:joehubley@verizon.net>  
<mailto:joehubley@verizon.net <mailto:joehubley@verizon.net>>>>, Maria Romero Vagnini  
<maria.vagnini01@gmail.com <mailto:maria.vagnini01@gmail.com>  
<mailto:maria.vagnini01@gmail.com <mailto:maria.vagnini01@gmail.com>>>>, Rebecca Deans-Rowe  
<rdeansrowe@gmail.com <mailto:rdeansrowe@gmail.com>  
<mailto:rdeansrowe@gmail.com <mailto:rdeansrowe@gmail.com>>>>, Kate Mattison  
<kate.matison@live.com <mailto:kate.matison@live.com>  
<mailto:kate.matison@live.com <mailto:kate.matison@live.com>>>>, Amanda Martinot  
<amandamartinot@gmail.com <mailto:amandamartinot@gmail.com>  
<mailto:amandamartinot@gmail.com <mailto:amandamartinot@gmail.com>>>>, Mark Robidoux  
<mrobidoux@southboroughma.com <mailto:mrobidoux@southboroughma.com>  
<mailto:mrobidoux@southboroughma.com <mailto:mrobidoux@southboroughma.com>>>>

Dear Tom and Deacon Paul,

I am extremely disappointed to hear that you and the Parish Finance Committee have reservations about clarifying the sale of church land to Mr. Poutre, for as I mentioned to Deacon Paul, the optics of this appear very poor. Though only a tiny sliver of frontage, this transfer directly affects the historic fabric of Southborough and should have been made entirely transparent, especially as to a reasonable person this could easily appear to be an insider using inside information to thwart the zoning laws of Southborough.

C/32

----- Forwarded message -----

From: **Michael Weishan** <[michael@michaelweishan.com](mailto:michael@michaelweishan.com)>

Date: Mon, Nov 7, 2016 at 1:52 PM

Subject: Re: 28 Boston Road

To: Paul Reuter <[deaconpaul@stannesouthborough.org](mailto:deaconpaul@stannesouthborough.org)>

Cc: historical <[historical@southboroughma.com](mailto:historical@southboroughma.com)>, Joseph Hubley <[joehubley@verizon.net](mailto:joehubley@verizon.net)>, Maria Romero Vagnini <[maria.vagnini01@gmail.com](mailto:maria.vagnini01@gmail.com)>, Rebecca Deans-Rowe <[rdeansrowe@gmail.com](mailto:rdeansrowe@gmail.com)>, Kate Mattison <[kate.mattison@live.com](mailto:kate.mattison@live.com)>, Amanda Martinot <[amandamartinot@gmail.com](mailto:amandamartinot@gmail.com)>, Mark Robidoux <[mrobidoux@southboroughma.com](mailto:mrobidoux@southboroughma.com)>

Dear Tom and Deacon Paul,

I am extremely disappointed to hear that you and the Parish Finance Committee have reservations about clarifying the sale of church land to Mr. Poutre, for as I mentioned to Deacon Paul, the optics of this appear **very** poor. Though only a tiny sliver of frontage, this transfer directly affects the historic fabric of Southborough and should have been made entirely transparent, especially as to a reasonable person this could easily appear to be an insider using inside information to thwart the zoning laws of Southborough. Is Saint Anne's in the habit of selling bits of itself for the benefit of its parishioners? And if so, who determines who receives this largesse? You are aware, are you not, that had you not sold the frontage to Mr. Poutre, and had he been unable to demonstrate that there was no other buyer for the property, there would have been no development, period, and the historic home and its original acreage would have remained intact? In my opinion, and I am speaking for myself personally as a member of the Commission, St. Anne's agreement to sell this parcel of land very much damages the historic nature of the neighborhood and is detrimental to the Town.

As for the credibility and intentions of Mr. Poutre, you should be aware that he directly lied to us not once but three times in his public presentation before the Commission, claiming that he had no plans for the property and was interested solely in the "future expansion needs of the St. Annes" — only to present an ANR to the planning board for development of the parcel less than a week later. Our chairman and I happened by chance to be at that meeting, and were shocked - to say the least - to see such a blatant example of misrepresentation. According to what Deacon Paul told me on the phone, one of the reasons for St. Annes selling the frontage to Mr. Poutre was in fact the parish's desire to preserve the historic building at 28 Boston Road. To my way of thinking, this brings St. Annes and your committee very much into the public record, for if Mr. Poutre did in fact make those representations to you, than he should be expected to abide by them. One of the basic tenets of our Demolition Delay By-Law is that the owner of an historic property seeking demolition make *"continuing, bona fide and reasonable efforts to locate a purchaser to preserve, rehabilitate or restore the subject building."*

"Bona fide" has certainly not been the case to date, and your unwillingness to clarify matters makes our task even harder.

I will be reading this email exchange in its entirety into the public record. There may or may not be members of the press present.

Michael Weishan  
Member, Southborough Historical Commission

On Nov 7, 2016, at 12:15 PM, Paul Reuter <[deaconpaul@stannesouthborough.org](mailto:deaconpaul@stannesouthborough.org)> wrote:

Paul

Mr. Weishan—good evening. By way of brief introduction, I am a parishioner at St. Anne Church and a member of the Parish Finance Committee, and in that capacity work closely with Deacon Paul and Fr. Albert on various parish matters. Deacon Paul forwarded your email (below) to me and other members of the Finance Committee, which I understand followed a telephone conversation with you earlier this week regarding the same subject.

Deacon Paul was happy to chat with you informally regarding the Parish's dealings with Mr. Poutre. However, as he mentioned to you during the conversation, he has reservations about providing you with an "official" position regarding the matters currently before the Historical Commission. Deacon Paul has conferred with me and other members of the Church Finance Committee on this subject, and we share his reluctance to have the Parish take any official position on those matters. We also have serious reservations about having details of our private dealings and communications with Mr. Poutre made part of the public record. We hope that you can understand these concerns and will respect the Church's posture in this regard.

I do feel the need to address an undercurrent in your email below, which seems to suggest (as, perhaps, your interpretation Deacon Paul's account), that Mr. Poutre may have acted in a dishonest manner with respect to the property at 28 Boston Road. That would be an unfortunate, and inaccurate, inference. Mr. Poutre and his family are longstanding and valued parishioners of St. Anne, who (like all parishioners) have a personal interest in the well-being of their church and have personal friendships and relationships with many others in the St. Anne faith community. In his dealings with the Church regarding the 28 Boston Road property, he has been extraordinarily fair and respectful, and has been forthright about his intentions. We would be very disappointed if any representation was made to the Historical Commission (or otherwise) that Mr. Poutre has acted in an unfair or deceptive manner with respect to the Church.

Again, I hope and trust that you will respect the Church's wishes and position on this subject, and in particular its desire not to become involved in the pending matters before the Commission. If you would like to discuss this matter further, please direct your communications to me. Thanks very much for your understanding and cooperation in this regard.

--Tom Bhisitkul



C/34

Dear Deacon Paul,

Thank you so much for taking my call yesterday. Unfortunately I was driving when we spoke and unable to take notes, so I would like to just summarize what I understood from you yesterday to make sure this is your recollection as well:

From your account, Mr. Poitre approached St. Annes immediately after purchasing the property in May or June, and inquired whether the church was willing to sell a sliver of land that would allow for the separation of the existing structure onto a new 25,000 square foot lot. He informed you that he was planning a development on the land, which was going to happen regardless. Either he would demolish the house and build his development, or, if the Archdiocese of Worcester were willing to sell him a sliver of land, he could preserve the structure on the new lot and still do the development behind. As this seemed a reasonable proposition, and mindful of conserving the existing historical structure, this offer was forwarded on to the bishop, approved, and the 94 sq. feet of land was subsequently sold to Mr. Poitre.

My call to you yesterday was the first time you had heard of the potential demolition of the historic house at 28 Boston Road, and that the Church's motivation in selling the land was to accommodate both the new development as well as the existing structure.

If this seems correct, please simply reply to this email; otherwise feel free to amend or correct my recollection.

Thanks again.

Cheers, Michael

Michael Weishan  
Member, Southborough Historical Commission

C/35

I thank you for your sincere introduction and email and I look forward to getting to a resolution to this issue and later getting a chance to meet on a more personal level.

Sincerely,

Bill Poutre

Sent from my iPhone

On Nov 11, 2016, at 9:02 AM, Brian Shea <[bshea1772@yahoo.com](mailto:bshea1772@yahoo.com)> wrote:

Good morning Mr. Poutre,

By way of introduction, my name is Brian Shea, and I have been referred to you after a meeting I had at St. Anne's rectory last evening with Tom Bhisitkul, Deacon Paul, and Fr. Albert. My wife and I joined St. Anne's parish when we moved to town 21 years ago, and I was at the rectory last night for a meeting on the upcoming golf tournament.

Following our meeting last night, Tom, Paul, and Fr. Albert asked me to stay to discuss an issue that has arisen between them and a Town Commission member (Michael Weishan, Historical Commission). I am also a Selectman in Town, and they reached out to me in that capacity, to make me aware of the situation. They shared with me email correspondence that in my opinion was of an abrasive tone, to state it mildly.

That any Board of Commission member would send correspondence to any other party in town with the tone shown in the letter is disturbing to me. In thinking more about this overnight, I am curious if you have also received correspondence or had conversations with this individual relative to your property on Boston Road that in your opinion is out of character from what any citizen in Town would expect from a town official.

If yes, and if you would like to share this with me, I would be happy to pursue this further, in conjunction with the email sent to Tom and Deacon Paul. To be clear, my involvement is not related in any way to the merits of the matter between you and St. Anne's – that in my opinion is business between you two parties, and it is not appropriate for me to be involved in that. Nor is it related in any way towards plans that you have for property that you own. I am solely focused on making sure that correspondence sent from a town Board or Committee member (or employee, for that matter), or conversations that are held, are professional and courteous.

I can be reached at this email address, or you can call my cell # anytime: 617-549-5451.

Thank you,  
Brian

C/36

## Mark Purple

---

**From:** Brian Shea <bshea1772@yahoo.com>  
**Sent:** Friday, November 11, 2016 12:53 PM  
**To:** Mark Purple  
**Subject:** Fw: St Anne Church and 28 Boston Road

other emails referenced will follow separately  
Brian

----- Forwarded Message -----

**From:** William Poutre <Bill@primefinancialllc.com>  
**To:** Brian Shea <bshea1772@yahoo.com>  
**Sent:** Friday, November 11, 2016 12:11 PM  
**Subject:** Re: St Anne Church and 28 Boston Road

Brian,

Thank you for taking the time to speak regarding my interactions with the Historical Commission and its members. As discussed, I am very troubled by the way I have been treated by the Historical Commission and even more troubled by the way Mr. Weismann has defamed me in the community. In addition to his slander, he has participated in tortious interference involving The Roman Catholic Bishop of Worcester. His actions have troubled the church and St. Anne's parish and I do not believe members in the town should be treated in such a way by a member of our town government.

My goal is to come to a swift friendly conclusion and to make sure that nobody is ever treated the way I have been treated by the Historical Commission. Per your suggestion, I will be forwarding documents outlining my interaction with the Commission. There are many details which I don't believe we need to get into at this point so that we can focus on the real issues.

I will forward a copy of the draft meeting minutes and my response to those minutes. I will also send you a copy of the far reaching action plan which clearly exceeds the authority of the Commission. As you will find out, the Commission reached out to Aldo after the meeting to help in the determination of the age of the structure. This alone is not allowed to be done after a public meeting has been closed as no new evidence should be introduced. Additionally, the Commission did not file their decision with the Town Clerk within 20 days of their decision thus it is my position that the meeting was closed and there was no legal decision made. I will also forward an email from the Town Clerk stating that no decision was filed with his office within 20 days of the meeting. I may need to file an appeal with the Board of Appeals to protect my rights but I have not been given a clear answer as to whether this needs to be done as I am not sure how to appeal a "non-decision".

Brian, I love this town and this is my family's home. Although I have been consulted to file a suit, it would NEVER be my intention to do this against the town that I love. However, I do firmly believe that Mr. Weismann must answer for his actions and should never be allowed to participate on any town commissions or boards due to his actions.

As I stated, I would be glad to have an in person conversation with you, Mr. Weismann and any other town officials who you feel would be appropriate with the goal of ending this troubling situation. I am always available via telephone or in person to supply any additional information.

Brian Shea, Selectman  
Town of Southborough

<SKMBT\_2231611111540.pdf>

To: Mark Purple <[mpurple@southboroughma.com](mailto:mpurple@southboroughma.com)>  
Subject: Commission member conduct

C/37

Mark,

I wanted to follow up on some email correspondence that was shared with me last night regarding properties at 28 Boston Road, and St. Anne's Church. I don't have the emails electronically, but attached are scans of the correspondence shared with me.

Of note is the message from Michael Weishan addressed to Tom Bhisitkhul, parishioner and member of St. Anne's Finance Committee (and former ZBA member), and Paul Reuter, Deacon at St. Anne Parish. Please also note Deacon Paul's reaction to the email's "threatening tone".

Perhaps I am sensitive to this, based on my knowledge of the integrity of the individuals that Mr. Weishan directed his email towards, but I am of the opinion that the last email by Mr. Weishan is of an abrasive and threatening nature, and is completely out of line with correspondence that any Board or Committee member should send to anyone or any business/institution in Town. It is not the merits of the matter that Mr. Weishan addresses that concern me, rather, it is the intimidating tone he takes in his communication.

This was shared with me during a meeting I had with Tom, Deacon Paul, and Fr. Albert last night at St. Anne's. Deacon Paul and Fr. Albert are quite concerned about this, and question whether they need to involve legal help from the Diocese. I asked them to hold on that for now.

I followed up with Mr. Poutre this morning (an individual referenced in the emails), and he and I engaged in a lengthy discussion. The dealings Mr. Poutre relayed to me with the Historical Commission, and Mr. Weishan in particular, regarding the demolition delay issue at hand were difficult for me to believe. During my conversation with Mr. Poutre, he characterized his dealings with Mr. Weishan as "troubling", "appalling"; that he has been slandered, and that his (Mr. Weishan's) behavior is "over the top bad". Mr. Poutre indicated that he will forward me email correspondence between Mr. Weishan and him to document this.

Again, I may be biased in this, but please take a look and if you agree with my reaction towards this, feel free to share with the full Board. I will forward the other emails once received.

Brian

C/38

**Mark Purple**

---

**From:** Joe Hubley <joehubley@verizon.net>  
**Sent:** Monday, November 28, 2016 1:05 PM  
**To:** Mark Purple  
**Cc:** Brian Shea; John Rooney  
**Subject:** Re: Commission member conduct

**Follow Up Flag:** FollowUp  
**Flag Status:** Completed

Thanks Mark.

I'm available most evenings, but not this Thursday.

Joe

**Joseph Hubley**  
508-922-6101 cell  
[Joehubley@verizon.net](mailto:Joehubley@verizon.net)

Sent from iPhone

On Nov 28, 2016, at 10:11 AM, Mark Purple <[mpurple@southboroughma.com](mailto:mpurple@southboroughma.com)> wrote:

Joe:

Here is what Brian Shea originally sent me on 11/11, regarding the complaint, which he has authorized me to send to you. There are several more emails documenting the conversation between Mr. Poutre and Mr. Weishan, but I think this gives you a good basis for the issue.

I understand you have spoken with John Rooney about some additional information regarding this issue, and both John and Brian would like to meet with you to discuss this prior to any larger meeting. Please let me know what your availability would be for such a meeting this week.

Thanks.

Mark  
**Mark J. Purple**  
**Town Administrator**  
**Town of Southborough**  
**P: 508-485-0710**  
**F: 508-480-1061**

---

**From:** Brian Shea  
**Sent:** Friday, November 11, 2016 12:07 PM

C/39

While I believe I have done more than required during the nine month delay period, I am willing to do more to show additional good faith.

I will delay my request for the signing of the demolition permit for 14 days from last night's meeting to allow the Town the opportunity to purchase my property located at 28 Boston Road. Although the house is currently listed for \$400,000, I have spoken to the listing broker and he will reduce his commission by \$10,000 and I will reduce my asking price by \$10,000. Therefore, the town can buy the property for \$380,000 by executing a mutually acceptable purchase and sale agreement within 14 days. If the town does not move forward, I will request the town to issue the demolition permit.

Regards,

Bill Poutre

Sent from my iPhone

On Jun 29, 2017, at 10:04 AM, Joe Hubley <[joehubley@verizon.net](mailto:joehubley@verizon.net)> wrote:

Bill,

Aldo and mark will not be attending tonight. I'll see you tonight.

Joe

**Joseph Hubley**  
508-922-6101 cell  
[Joehubley@verizon.net](mailto:Joehubley@verizon.net)

Sent from iPhone

## Mark Purple

---

**From:** bonnymac@aol.com  
**Sent:** Wednesday, July 5, 2017 6:52 PM  
**To:** Mark Purple  
**Subject:** FYI

C/40

Sent to my home account.  
bonnie

-----Original Message-----

**From:** historical <historical@southboroughma.com>  
**To:** Bonnie Phaneuf <bonnymac@aol.com>  
**Sent:** Wed, Jul 5, 2017 9:03 am  
**Subject:** Fwd: Tonight

FYI

**Joseph Hubley, Chairman**  
**Southborough Historical Commission**

**This e-mail message, including any attachments, is for the sole use of the intended recipient(s) and may contain confidential and privileged information. Any unauthorized review, use, disclosure, or distribution is strictly prohibited and may be the subject of legal action. If you are not the intended recipient, please contact the sender by reply e-mail and destroy all copies of the original message. Thank you.**

Begin forwarded message:

**From:** Joe Hubley <[joehubley@verizon.net](mailto:joehubley@verizon.net)>  
**Date:** July 3, 2017 at 5:11:53 PM EDT  
**To:** William Poutre <[Bill@primefinancialllc.com](mailto:Bill@primefinancialllc.com)>  
**Subject:** Re: Tonight

Hello Bill,

I appreciate your cooperation by allowing the commission to find funding, if available. After several inquiries, there does seem to be money available from the Affordable Housing Trust Fund (AHTF) and Town interest, if your price can be sustained. The first part of the process is a mandatory appraisal, which the AHTF will pay for. The AHTF Committee needs to meet asap, which the chair is currently arranging. We will try to get that appraisal arranged this week, but with the holiday tomorrow that will be tight. I will know more soon. Enjoy the 4th!

Thank you,

Joe

On Jun 30, 2017, at 4:28 PM, William Poutre <[Bill@primefinancialllc.com](mailto:Bill@primefinancialllc.com)> wrote:

Joe,



Please let me know at your earliest convenience.

CF/11

Thanks.

Mark

**Mark J. Purple**

**Town Administrator**

**Town of Southborough**

**P: 508-485-0710**

**F: 508-480-1061**

C/42

**Mark Purple**

---

**From:** Brian Shea  
**Sent:** Wednesday, July 5, 2017 10:16 AM  
**To:** Mark Purple  
**Subject:** RE: AHTFC meeting

I called Bill Poutre.

He is willing to attend the meeting next week, but cannot make it on the 11th. He can make it the 12th or 13th, and is also willing to take people to the house to show it to them.

I can make it on the 12th.

Brian

Brian Shea, Selectman  
Town of Southborough

---

**From:** Mark Purple  
**Sent:** Tuesday, July 04, 2017 9:25 AM  
**To:** Brian Shea  
**Subject:** RE: AHTFC meeting

Happy to call. Bonnie already filled me in on the reason. Sounds like Historical is out of options with the demo delay, so this is the next avenue. Not an easy decision for a number of reasons.

Enjoy the Fourth. Talk to you tomorrow.

Mark

*Sent from my Verizon 4G LTE Droid*

On Jul 4, 2017 8:43 AM, Brian Shea <bshea@southboroughma.com> wrote:  
Hi Mark,

Can you give me a call Wednesday morning? The meeting request might be related to a request from one of the Historical Commission members asked of me. Wanted to fill you in on that.

Brian

Brian Shea, Selectman  
Town of Southborough

---

**From:** Mark Purple  
**Sent:** Monday, July 03, 2017 4:20 PM  
**To:** Daniel Kolenda; Brian Shea; Lisa Braccio; Bonnie Phaneuf; brian@shifrinlaw.com  
**Cc:** Vanessa Hale  
**Subject:** AHTFC meeting

Good afternoon.

Bonnie wanted me to poll the Committee to see if members would be available for a quick meeting on the morning of either July 11 or 12. Probably 8 or 8:30am.

28 State Street  
Boston, MA 02109-1775  
p: 617-378-4110 | f: 617-378-4111  
TBhisitkul@hinckleyallen.com

On Nov 7, 2016, at 2:45 PM, Paul Reuter  
<deaconpaul@stannesouthborough.org> wrote:

Hi,

And here is the reply from Michael Weishan. He is disappointed and concerned with the "optics" of this deal.

Tom, is there any reasonable reply to this message below? I really don't like his threatening tone.

Thanks,

Paul

----- Forwarded message -----

From: Michael Weishan <michael@michaelweishan.com>  
Date: Mon, Nov 7, 2016 at 1:52 PM  
Subject: Re: 28 Boston Road  
To: Paul Reuter <deaconpaul@stannesouthborough.org>  
Cc: historical <historical@southboroughma.com>, Joseph Hubley <joehubley@verizon.net>, Maria Romero Vagnini <maria.vagnini01@gmail.com>, Rebecca Deans-Rowe <rdeansrowe@gmail.com>, Kate Mattison <kate.matison@live.com>, Amanda Martinot <amandamartinot@gmail.com>, Mark Robidoux <mrobidoux@southboroughma.com>

Dear Tom and Deacon Paul,

I am extremely disappointed to hear that you and the Parish Finance Committee have reservations about clarifying the sale of church land to Mr. Poutre, for as I mentioned to Deacon Paul, the optics of this appear very poor. Though only a tiny sliver of frontage, this transfer directly affects the historic fabric of Southborough and should have been made entirely transparent, especially as to a reasonable person this could easily appear to be an insider using inside information to thwart the zoning laws of Southborough.

C/44

**Mark Purple**

---

**From:** Mark Purple  
**Sent:** Monday, May 14, 2018 4:08 PM  
**To:** Lisa Braccio; Brian Shifrin  
**Cc:** Brian Shea  
**Subject:** FW: Commission member conduct  
**Attachments:** SKMBT\_22316111111540.pdf

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

Lisa/Brian:

Good afternoon. Hope your meeting with CH this afternoon goes well. Looking forward to hearing the results.

Attached and below is some information that Brian Shea asked that I send you about a situation that occurred with a Historical Commission member before you came on the Board. You may already be aware of this through other means, but Brian wanted to make sure, given that annual appointments to boards and committees is upon us.

Any questions, feel free to reach out to either Brian or me.

Thanks.

Mark  
**Mark J. Purple**  
**Town Administrator**  
**Town of Southborough**  
**P: 508-485-0710**  
**F: 508-480-1061**

---

**From:** Brian Shea  
**Sent:** Friday, November 11, 2016 12:07 PM  
**To:** Mark Purple <mpurple@southboroughma.com>  
**Subject:** Commission member conduct

Mark,

I wanted to follow up on some email correspondence that was shared with me last night regarding properties at 28 Boston Road, and St. Anne's Church. I don't have the emails electronically, but attached are scans of the correspondence shared with me.

*“The commission may hold hearings, may enter into contracts with individuals, organizations and institutions for services furthering the objectives of the commission’s program; may enter into contracts with local or regional associations for cooperative endeavors furthering the commission’s program; may accept gifts, contributions and bequests of funds from individuals, foundations and from federal, state or other governmental bodies for the purpose of furthering the commission’s program; may make and sign any agreements and may do and perform any and all acts which may be necessary or desirable to carry out the purposes of this section.”*

We would appreciate your answer no later than Tuesday 12 June 2018. Please forward all this correspondence to Chairman Joseph Hubley, and cc'd to all of us.

Thank you.

Michael Weishan  
Member, Southborough Historical Commission.

C/46

**Mark Purple**

---

**From:** Mark Purple  
**Sent:** Monday, June 11, 2018 10:52 AM  
**To:** Board of Selectmen  
**Cc:** Vanessa Hale; Lori Esposito  
**Subject:** FW: open meeting document request for upcoming SHC meeting

Good morning.

See below from Mr. Weishan. I will do a review of the Southborough email accounts, but if you have anything else to add, please send it to me as soon as possible. You will note that there is no timeframe on the information being requested, but given the incident, it would have to be November 2016 to today.

Also, there were letters/emails that Mr. Poutre provided to the Board at our meeting last Thursday. They did not reach my end of the table, so I am hoping that one of you has them and can provide them to me either today or tomorrow. Since they were submitted, they are public documents and part of the meeting record.

Not sure where Historical is going with this. Appreciate the help. Thanks.

Mark  
**Mark J. Purple**  
**Town Administrator**  
**Town of Southborough**  
**P: 508-485-0710**  
**F: 508-480-1061**

---

**From:** Michael Weishan [mailto:michael.weishan@southboroughhistory.org]  
**Sent:** Sunday, June 10, 2018 11:12 PM  
**To:** Mark Purple <mpurple@southboroughma.com>  
**Cc:** historical <historical@southboroughma.com>; Kate Matison <kate.matison@live.com>; Kate Battles <katebattles19@gmail.com>; Joseph Hublely <joehubley@verizon.net>; Michael Weishan <mdw@michaelweishan.com>  
**Subject:** open meeting document request for upcoming SHC meeting

Dear Mark,

In preparation for the next meeting of the Southborough Historical Commission, *we require from you a complete detailing of any and all communications concerning Selectman Brian Shea's dealings with 28 Boston Post Road and Mr. William Poutre. This includes any and all communications received or sent by you or Mr. Shea in respect to this matter; as well as any communications you or he or any other BOS member may have had with any entity, board, commission, individual, corporation, or religious entity concerning this matter. This also includes any and all evidence introduced by William Poutre during the 7 June Selectman Meeting, while the SHC was in open session.*

Please consider this an official request under the Open Meeting Law and under Section 8D of Massachusetts General Law, which reads in part:

***HISTORICAL COMMISSION ESTABLISHMENT, POWER AND DUTIES***

C/47

We would appreciate your answer no later than Tuesday 12 June 2018. Please forward all this correspondence to Chairman Joseph Hubley, and cc'd to all of us.

Thank you.

Michael Welshan  
Member, Southborough Historical Commission.

**Mark Purple**

---

**From:** Mark Purple  
**Sent:** Monday, June 11, 2018 10:43 AM  
**To:** 'Michael Weishan'  
**Cc:** historical; Kate Matison; Kate Battles; Joseph Hubley; Michael Weishan  
**Subject:** RE: open meeting document request for upcoming SHC meeting

Michael:

Thanks for your request. I will do a search through the Town's email, and try to provide you what I have that is responsive to your request within your requested timeframe.

Mark

**Mark J. Purple**  
**Town Administrator**  
**Town of Southborough**  
**P: 508-485-0710**  
**F: 508-480-1061**

---

**From:** Michael Weishan [mailto:michael.weishan@southboroughhistory.org]  
**Sent:** Sunday, June 10, 2018 11:12 PM  
**To:** Mark Purple <mpurple@southboroughma.com>  
**Cc:** historical <historical@southboroughma.com>; Kate Matison <kate.matison@live.com>; Kate Battles <katebattles19@gmail.com>; Joseph Hubley <joehubley@verizon.net>; Michael Weishan <mdw@michaelweishan.com>  
**Subject:** open meeting document request for upcoming SHC meeting

Dear Mark,

In preparation for the next meeting of the Southborough Historical Commission, *we require from you a complete detailing of any and all communications concerning Selectman Brian Shea's dealings with 28 Boston Post Road and Mr. William Poutre. This includes any and all communications received or sent by you or Mr. Shea in respect to this matter; as well as any communications you or he or any other BOS member may have had with any entity, board, commission, individual, corporation, or religious entity concerning this matter. This also includes any and all evidence introduced by William Poutre during the 7 June Selectman Meeting, while the SHC was in open session.*

Please consider this an official request under the Open Meeting Law and under Section 8D of Massachusetts General Law, which reads in part:

***HISTORICAL COMMISSION ESTABLISHMENT, POWER AND DUTIES***

*"The commission may hold hearings, may enter into contracts with individuals, organizations and institutions for services furthering the objectives of the commission's program; may enter into contracts with local or regional associations for cooperative endeavors furthering the commission's program; may accept gifts, contributions and bequests of funds from individuals, foundations and from federal, state or other governmental bodies for the purpose of furthering the commission's program; may make and sign any agreements and may do and perform any and all acts which may be necessary or desirable to carry out the purposes of this section."*



C/49

>  
> Sent from my iPhone

C/50

**Mark Purple**

---

**From:** Brian Shea  
**Sent:** Monday, June 11, 2018 11:50 AM  
**To:** Mark Purple  
**Subject:** FW: Appointment

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

Brian Shea, Selectman  
Town of Southborough

---

**From:** Brian Shea [bshea1772@gmail.com]  
**Sent:** Monday, June 11, 2018 11:46 AM  
**To:** Brian Shea  
**Subject:** Fwd: Appointment

----- Forwarded message -----

**From:** William Poutre <[Bill@primefinancialllc.com](mailto:Bill@primefinancialllc.com)>  
**Date:** Sat, Jun 9, 2018 at 7:57 PM  
**Subject:** Re: Appointment  
**To:** Brian Shea <[bshea1772@gmail.com](mailto:bshea1772@gmail.com)>

Brian,

I wanted to thank you again for your support. I know that you will catch some grief from this as will other members of the Board. However, Weishan certainly continued to show his true colors and it was recorded for everyone to see. As I am sure you were, I was brought up with the understanding that you treat others as you would like to be treated. I take that to heart and clearly you do as well. Please thank the other board members for me. I truly believe that this is bigger than just his actions and the actions of your Board on this issue will certainly make others understand what is expected from elected and appointed officials which will have a very positive impact on our community.

Best regards,

Bill

Sent from my iPhone

> On May 26, 2018, at 9:29 AM, Brian Shea <[bshea1772@gmail.com](mailto:bshea1772@gmail.com)> wrote:  
>  
> Hi Bill. Just giving you a heads up that I whacked the hornets nest by stating my opposition to reappointing Weishan at our last meeting. I expect him to lash out - hopefully not too badly. Committee appointments will be made June 7. Brian

**Mark Purple**

---

**From:** Brian Shea  
**Sent:** Monday, June 11, 2018 11:51 AM  
**To:** Mark Purple  
**Subject:** FW: Appointment

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

Brian Shea, Selectman  
Town of Southborough

---

**From:** Brian Shea [bshea1772@gmail.com]  
**Sent:** Monday, June 11, 2018 11:47 AM  
**To:** Brian Shea  
**Subject:** Fwd: Appointment

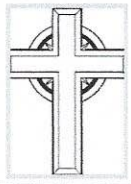
----- Forwarded message -----

**From:** William Poutre <[Bill@primefinancialllc.com](mailto:Bill@primefinancialllc.com)>  
**Date:** Sat, May 26, 2018 at 9:35 AM  
**Subject:** Re: Appointment  
**To:** Brian Shea <[bshea1772@gmail.com](mailto:bshea1772@gmail.com)>

Thanks Brian, I will be there on the 7th.

Sent from my iPhone

- > On May 26, 2018, at 9:29 AM, Brian Shea <[bshea1772@gmail.com](mailto:bshea1772@gmail.com)> wrote:
- >
- > Hi Bill. Just giving you a heads up that I whacked the hornets nest by stating my opposition to reappointing Weishan at our last meeting. I expect him to lash out - hopefully not too badly. Committee appointments will be made June 7. Brian
- >
- > Sent from my iPhone



**WEEKLY MASS SCHEDULE  
with MASS INTENTIONS**  
*Saturday, May 27~ Sunday, June 4, 2017*

**Liturgical Minister Schedule**

*May 27 and 28*

5:00pm Lector Nick Paganella  
Communion Ministers G. Polanik/P. Moran  
8:30am Lector Kate Battles  
Communion Ministers A. Shea/B. Shea  
10:30am Lector Pat Draper  
Communion Ministers J. Cruciani/Bradstreet

Counters: *not scheduled*

*June 3 and 4*

5:00pm Lector Laura Schroeder  
Communion Ministers P. Moran/G. Polanik  
8:30am Lector Tom Bhisitkul  
Communion Ministers K. Battles/D. Campero  
10:30am Lector Joe Cruciani  
Communion Ministers J. Flathers/ P. Draper

Counters: *not scheduled*



We pray for the recently deceased:  
The children and young people who died in the  
terrorist attack in Manchester, England  
May they rest in God's peace.

Mass will celebrated on Memorial Day  
Monday, May 29 at 9:00 am

The Parish Office will be closed.



***Other Announcements***

**OUR LADY OF FATIMA SHRINE IN HOLLISTON :** Fatima Days are held on the 13th of each month, MAY through OCTOBER 2017, 6:30pm -9pm. The Fatima Shrine in Holliston is facilitated by the Xaverian Missionaries. See flyers on church bulletin boards.

**CARE PACKAGE DRIVE FOR TROOPS:** With your help for our 20<sup>th</sup> Care Package Drive we shipped almost 200 boxes weighing 4,000 lb., bringing our total to about 9,300 boxes and 208,800 lb. Your overwhelming generosity, dedication, and unconditional support of those serving have been a true gift. The smiles YOU have brought, when it was so very needed for our Troops, are something that we have not found replicated on any level elsewhere. What an amazing testament to all of you. From the bottom of our hearts we thank you on behalf of all those to whom you've given hope, comfort and the sense of knowing they are not forgotten.

**WORLDWIDE MARRIAGE ENCOUNTER:** "And when he had said this, he breathed on them and said to them, 'Receive the Holy Spirit.'" Let the Holy Spirit infuse your marriage with increased trust and intimacy by attending a Worldwide Marriage Encounter Weekend. The next WWME Weekends are June 10-11, 2017 in Medway, MA and Sep 16-17, 2017 in Medway, MA. For more information, call Stephen & Michelle O'Leary at 800-710-9963 or visit us at <https://wwwmema.org/>.

**St. Thomas More Law School Scholarship:** The St. Thomas More Society of our Diocese awards a scholarship of not less than \$3000 to a law student attending an accredited law school in the fall. Applicants or parents must be registered and active members of a parish in the Diocese of Worcester. Applicants may be in any year of law school studies. Applications may be obtained by visiting the diocesan website, [www.worcesterdiocese.org/st-thomas-more-society](http://www.worcesterdiocese.org/st-thomas-more-society) by mailing requests to: St. Thomas More Society, Chancery Office, 49 Elm Street, Worcester, MA 01609 or by calling Julie Schroeder at 508-929-4345. Applications are due on or before **June 30, 2017**.

SATURDAY	5:00pm	Parishioners of St. Anne
SUNDAY	8:30am	Madeleine Boucher by Pat Battles
	10:30am	Antoinette "McClain" Robinson (1st Anniversary) by her Family
MONDAY	9:00am	Louis Romano by Jim and Millie Garden
TUESDAY	9:00am	Margaret Anne Hostage by her Family
WEDNESDAY	9:00am	Holy souls in Purgatory
THURSDAY	9:00am	Parishioners of St. Anne
First FRIDAY	9:00am	Holy souls in Purgatory
SATURDAY	5:00pm	Henry Waterman by his Family
	7:00pm	(Young Adult Mass)
SUNDAY	8:30am	Intention: For the success of our President by Tom and Lyda Livingstone
	10:30am	Henry Gai (Month's Mind) by Jim and Millie Garden

*Reflections on the Gospel: John 17:1-11a*

"And behold, I am with you always, until the end of the age." What consoling words Jesus had for his disciples, even as he was about to bring an end to his earthly ministry. He had spent some time with them after his resurrection, but now his mission was complete and he was about to return to be with his Father in heaven. Undoubtedly this must have been a difficult moment for the disciples. But as if to reassure them, Jesus gives this remarkable promise: that he will **always** be with them, even when he is no longer physically present. We know, of course, that the presence he is referring to comes through the gift of the Holy Spirit. And what is most wonderful about this promise is that it also applies to us!

Jesus is with **us** always. His presence dwells in our hearts through the sacrament of baptism in which we receive the real, indwelling gift of the Holy Spirit in our hearts. We are not alone! The sometimes difficult journey of Christian life is not one we need to navigate solo. Christ himself ascended into heaven so that he could make himself present in a more universal and timeless way through his Spirit to all people who call upon him. Thus we rejoice on this feast of the Ascension. It's not so much about Jesus leaving. Rather, it's about him continuing his mission in a new way, a way that includes us very directly.

So let us remember that Jesus is present with us, even when we cannot see him next to us or hear his voice loud and clear. Let us call upon his Holy Spirit when we need guidance, comfort, or direction. And today, let us give thanks to God the Father for sending his Son to save us and for giving us his Spirit to accompany us on our own journey of life.

~Liturgical Publications

Exhibit E/1

Begin forwarded message:

**From:** Michael Weishan <[michael@michaelweishan.com](mailto:michael@michaelweishan.com)>  
**Subject:** 28 Boston Road  
**Date:** October 20, 2016 at 11:44:39 AM EDT  
**To:** [DeaconPaul@stannesouthborough.org](mailto:DeaconPaul@stannesouthborough.org)

Dear Deacon Paul,

Thank you so much for taking my call yesterday. Unfortunately I was driving when we spoke and unable to take notes, so I would like to just summarize what I understood from you yesterday to make sure this is your recollection as well:

From your account, Mr. Poitre approached St. Annes immediately after purchasing the property in May or June, and inquired whether the church was willing to sell a sliver of land that would allow for the separation of the existing structure onto a new 25,000 square foot lot. He informed you that he was planning a development on the land, which was going to happen regardless. Either he would demolish the house and build his development, or, if the Archdiocese of Worcester were willing to sell him a sliver of land, he could preserve the structure on the new lot and still do the development behind. As this seemed a reasonable proposition, and mindful of conserving the existing historical structure, this offer was forwarded on to the bishop, approved, and the 94 sq. feet of land was subsequently sold to Mr. Poitre.

My call to you yesterday was the first time you had heard of the potential demolition of the historic house at 28 Boston Road, and that the Church's motivation in selling the land was to accommodate both the new development as well as the existing structure.

If this seems correct, please simply reply to this email; otherwise feel free to amend or correct my recollection.

Thanks again.

**Michael Weishan**  
**Principal: Michael Weishan & Associates**  
**PBS/ NPR Host, Author & Historian**

-----  
189 Cordaville Road  
Southborough, MA 01772  
[508.481.2244](tel:508.481.2244)  
[www.michaelweishan.com](http://www.michaelweishan.com)

*Michael Weishan & Associates – We Wrote the Book on Good Garden Design!  
A Division of the MDW Group, Ltd*

E/2

On Tue, Oct 25, 2016 at 3:09 PM, Michael Weishan <[michael@michaelweishan.com](mailto:michael@michaelweishan.com)> wrote:  
Dear Deacon Paul,

Did you receive my previous email outlining our telephone conversation of 10/20? If you are uncomfortable with signing off on this electronically, perhaps you or your representative could attend our next meeting? We are particularly interested in what representations were made to you by Mr. Poutre regarding the preservation of the current structure.

Cheers, Michael

---

**Michael Weishan**  
**Principal: Michael Weishan & Associates**  
**PBS/ NPR Host, Author & Historian**

---

189 Cordaville Road  
Southborough, MA 01772  
[508.481.2244](tel:508.481.2244)  
[www.michaelweishan.com](http://www.michaelweishan.com)

*Michael Weishan & Associates – We Wrote the Book on Good Garden Design!*  
A Division of the MDW Group, Ltd

E/3

On Mon, Nov 7, 2016 at 11:18 AM, Michael Weishan <[michael@michaelweishan.com](mailto:michael@michaelweishan.com)> wrote:  
Hello Deacon Paul,

We haven't heard back from you or your committee, and 28 Boston Road is on our agenda for this evening – 7PM at the Historical Museum. It would be great to have a clearer picture of what representations were made to whom about preserving the structure. Could you either validate my recollections or send revised so I may read that into the record this evening? Alternatively, you or a member of your committee would be most welcome in person!

Thanks,

Michael

E/4

**From:** Paul Reuter <[deaconpaul@stannesouthborough.org](mailto:deaconpaul@stannesouthborough.org)>  
**Subject:** Re: 28 Boston Road  
**Date:** November 7, 2016 at 12:15:56 PM EST  
**To:** Michael Weishan <[michael@michaelweishan.com](mailto:michael@michaelweishan.com)>

Hi Michael,

I was just getting ready to forward you an email. This is from Tom Bhisitkul who was on the committee that was formed when Bill approached us about purchasing the land. As he understands the legal issues surrounding real estate purchase much better than I do, I think his response below best reflects the stance of the parish. Sorry to be so late with this response, I had to give time for all members involved in this to weigh in on the issue.  
Thanks,

Paul

Mr. Weishan—good evening. By way of brief introduction, I am a parishioner at St. Anne Church and a member of the Parish Finance Committee, and in that capacity work closely with Deacon Paul and Fr. Albert on various parish matters. Deacon Paul forwarded your email (below) to me and other members of the Finance Committee, which I understand followed a telephone conversation with you earlier this week regarding the same subject.

Deacon Paul was happy to chat with you informally regarding the Parish's dealings with Mr. Poutre. However, as he mentioned to you during the conversation, he has reservations about providing you with an "official" position regarding the matters currently before the Historical Commission. Deacon Paul has conferred with me and other members of the Church Finance Committee on this subject, and we share his reluctance to have the Parish take any official position on those matters. We also have serious reservations about having details of our private dealings and communications with Mr. Poutre made part of the public record. We hope that you can understand these concerns and will respect the Church's posture in this regard.

I do feel the need to address an undercurrent in your email below, which seems to suggest (as, perhaps, your interpretation Deacon Paul's account), that Mr. Poutre may have acted in a dishonest manner with respect to the property at 28 Boston Road. That would be an unfortunate, and inaccurate, inference. Mr. Poutre and his family are longstanding and valued parishioners of St. Anne, who (like all parishioners) have a personal interest in the well-being of their church and have personal friendships and relationships with many others in the St. Anne faith community. In his dealings with the Church regarding the 28 Boston Road property, he has been extraordinarily fair and respectful, and has been forthright about his intentions. We would be very disappointed if any representation was made to the Historical Commission (or otherwise) that Mr. Poutre has acted in an unfair or deceptive manner with respect to the Church.

Again, I hope and trust that you will respect the Church's wishes and position on this subject, and in particular its desire not to become involved in the pending matters before the Commission. If you would like to discuss this matter further, please direct your communications to me. Thanks very much for your understanding and cooperation in this regard.

--Tom Bhisitkul



E/5

Begin forwarded message:

**From:** Michael Weishan <[michael@michaelweishan.com](mailto:michael@michaelweishan.com)>  
**Subject: Re: 28 Boston Road**  
**Date:** November 7, 2016 at 1:52:34 PM EST  
**To:** Paul Reuter <[deaconpaul@stannesouthborough.org](mailto:deaconpaul@stannesouthborough.org)>  
**Cc:** historical <[historical@southboroughma.com](mailto:historical@southboroughma.com)>, Joseph Hubley <[joehubley@verizon.net](mailto:joehubley@verizon.net)>, Maria Romero Vagnini <[maria.vagnini01@gmail.com](mailto:maria.vagnini01@gmail.com)>, Rebecca Deans-Rowe <[rdeansrowe@gmail.com](mailto:rdeansrowe@gmail.com)>, Kate Mattison <[kate.mattison@live.com](mailto:kate.mattison@live.com)>, Amanda Martinot <[amandamartinot@gmail.com](mailto:amandamartinot@gmail.com)>, Mark Robidoux <[mrobidoux@southboroughma.com](mailto:mrobidoux@southboroughma.com)>

Dear Tom and Deacon Paul,

I am extremely disappointed to hear that you and the Parish Finance Committee have reservations about clarifying the sale of church land to Mr. Poutre, for as I mentioned to Deacon Paul, the optics of this appear *very* poor. Though only a tiny sliver of frontage, this transfer directly affects the historic fabric of Southborough and should have been made entirely transparent, especially as to a reasonable person this could easily appear to be an insider using inside information to thwart the zoning laws of Southborough. Is Saint Anne's in the habit of selling bits of itself for the benefit of its parishioners? And if so, who determines who receives this largesse? You are aware, are you not, that had you not sold the frontage to Mr. Poutre, and had he been unable to demonstrate that there was no other buyer for the property, there would have been no development, period, and the historic home and its original acreage would have remained intact? In my opinion, and I am speaking for myself personally as a member of the Commission, St. Anne's agreement to sell this parcel of land very much damages the historic nature of the neighborhood and is detrimental to the Town.

As for the credibility and intentions of Mr. Poutre, you should be aware that he directly lied to us not once but three times in his public presentation before the Commission, claiming that he had no plans for the property and was interested solely in the "future expansion needs of the St. Annes" — only to present an ANR to the planning board for development of the parcel less than a week later. Our chairman and I happened by chance to be at that meeting, and were shocked - to say the least - to see such a blatant example of misrepresentation. According to what Deacon Paul told me on the phone, one of the reasons for St. Annes selling the frontage to Mr. Poutre was in fact the parish's desire to preserve the historic building at 28 Boston Road. To my way of thinking, this brings St. Annes and your committee very much into the public record, for if Mr. Poutre did in fact make those representations to you, then he should be expected to abide by them. One of the basic tenets of our Demolition Delay By-Law is that the owner of an historic property seeking demolition make *"continuing, bona fide and reasonable efforts to locate a purchaser to preserve, rehabilitate or restore the subject building."*

"Bona fide" has certainly not been the case to date, and your unwillingness to clarify matters makes our task even harder.

E/6

I will be reading this email exchange in its entirety into the public record. There may or may not be members of the press present.

Michael Weishan  
Member, Southborough Historical Commission

Exhibit E1/1

Dear Deacon Paul,

Thank you so much for taking my call yesterday. Unfortunately I was driving when we spoke and unable to take notes, so I would like to just summarize what I understood from you yesterday to make sure this is your recollection as well:

From your account, Mr. Poirre approached St. Annes immediately after purchasing the property in May or June, and inquired whether the church was willing to sell a sliver of land that would allow for the separation of the existing structure onto a new 25,000 square foot lot. He informed you that he was planning a development on the land, which was going to happen regardless. Either he would demolish the house and build his development, or, if the Archdiocese of Worcester were willing to sell him a sliver of land, he could preserve the structure on the new lot and still do the development behind. As this seemed a reasonable proposition, and mindful of conserving the existing historical structure, this offer was forwarded on to the bishop, approved, and the 94 sq. feet of land was subsequently sold to Mr. Poirre.

My call to you yesterday was the first time you had heard of the potential demolition of the historic house at 28 Boston Road, and that the Church's motivation in selling the land was to accommodate both the new development as well as the existing structure.

If this seems correct, please simply reply to this email; otherwise feel free to amend or correct my recollection.

Thanks again.

Cheers, Michael

Michael Weishan  
Member, Southborough Historical Commission

E1/2

On Nov 7, 2016, at 12:15 PM, Paul Reuter <[deaconpaul@stannesouthborough.org](mailto:deaconpaul@stannesouthborough.org)> wrote:

Paul

Mr. Weishan—good evening. By way of brief introduction, I am a parishioner at St. Anne Church and a member of the Parish Finance Committee, and in that capacity work closely with Deacon Paul and Fr. Albert on various parish matters. Deacon Paul forwarded your email (below) to me and other members of the Finance Committee, which I understand followed a telephone conversation with you earlier this week regarding the same subject.

Deacon Paul was happy to chat with you informally regarding the Parish's dealings with Mr. Poutre. However, as he mentioned to you during the conversation, he has reservations about providing you with an "official" position regarding the matters currently before the Historical Commission. Deacon Paul has conferred with me and other members of the Church Finance Committee on this subject, and we share his reluctance to have the Parish take any official position on those matters. We also have serious reservations about having details of our private dealings and communications with Mr. Poutre made part of the public record. We hope that you can understand these concerns and will respect the Church's posture in this regard.

I do feel the need to address an undercurrent in your email below, which seems to suggest (as, perhaps, your interpretation Deacon Paul's account), that Mr. Poutre may have acted in a dishonest manner with respect to the property at 28 Boston Road. That would be an unfortunate, and inaccurate, inference. Mr. Poutre and his family are longstanding and valued parishioners of St. Anne, who (like all parishioners) have a personal interest in the well-being of their church and have personal friendships and relationships with many others in the St. Anne faith community. In his dealings with the Church regarding the 28 Boston Road property, he has been extraordinarily fair and respectful, and has been forthright about his intentions. We would be very disappointed if any representation was made to the Historical Commission (or otherwise) that Mr. Poutre has acted in an unfair or deceptive manner with respect to the Church.

Again, I hope and trust that you will respect the Church's wishes and position on this subject, and in particular its desire not to become involved in the pending matters before the Commission. If you would like to discuss this matter further, please direct your communications to me. Thanks very much for your understanding and cooperation in this regard.

--Tom Bhisitkul

E1/3

----- Forwarded message -----

From: **Michael Weishan** <[michael@michaelweishan.com](mailto:michael@michaelweishan.com)>

Date: Mon, Nov 7, 2016 at 1:52 PM

Subject: Re: 28 Boston Road

To: Paul Reuter <[deaconpaul@stannesouthborough.org](mailto:deaconpaul@stannesouthborough.org)>

Cc: historical <[historical@southboroughma.com](mailto:historical@southboroughma.com)>, Joseph Hubley <[joehubley@verizon.net](mailto:joehubley@verizon.net)>, Maria Romero Vagnini <[maria.vagnini01@gmail.com](mailto:maria.vagnini01@gmail.com)>, Rebecca Deans-Rowe <[rdeansrowe@gmail.com](mailto:rdeansrowe@gmail.com)>, Kate Mattison <[kate.mattison@live.com](mailto:kate.mattison@live.com)>, Amanda Martinot <[amandamartinot@gmail.com](mailto:amandamartinot@gmail.com)>, Mark Robidoux <[mrobidoux@southboroughma.com](mailto:mrobidoux@southboroughma.com)>

Dear Tom and Deacon Paul,

I am extremely disappointed to hear that you and the Parish Finance Committee have reservations about clarifying the sale of church land to Mr. Poutre, for as I mentioned to Deacon Paul, the optics of this appear **very** poor. Though only a tiny sliver of frontage, this transfer directly affects the historic fabric of Southborough and should have been made entirely transparent, especially as to a reasonable person this could easily appear to be an insider using inside information to thwart the zoning laws of Southborough. Is Saint Anne's in the habit of selling bits of itself for the benefit of its parishioners? And if so, who determines who receives this largesse? You are aware, are you not, that had you not sold the frontage to Mr. Poutre, and had he been unable to demonstrate that there was no other buyer for the property, there would have been no development, period, and the historic home and its original acreage would have remained intact? In my opinion, and I am speaking for myself personally as a member of the Commission, St. Anne's agreement to sell this parcel of land very much damages the historic nature of the neighborhood and is detrimental to the Town.

As for the credibility and intentions of Mr. Poutre, you should be aware that he directly lied to us not once but three times in his public presentation before the Commission, claiming that he had no plans for the property and was interested solely in the "future expansion needs of the St. Annes" — only to present an ANR to the planning board for development of the parcel less than a week later. Our chairman and I happened by chance to be at that meeting, and were shocked - to say the least - to see such a blatant example of misrepresentation. According to what Deacon Paul told me on the phone, one of the reasons for St. Annes selling the frontage to Mr. Poutre was in fact the parish's desire to preserve the historic building at 28 Boston Road. To my way of thinking, this brings St. Annes and your committee very much into the public record, for if Mr. Poutre did in fact make those representations to you, than he should be expected to abide by them. One of the basic tenets of our Demolition Delay By-Law is that the owner of an historic property seeking demolition make "*continuing, bona fide and reasonable efforts to locate a purchaser to preserve, rehabilitate or restore the subject building.*"

"Bona fide" has certainly not been the case to date, and your unwillingness to clarify matters makes our task even harder.

I will be reading this email exchange in its entirety into the public record. There may or may not be members of the press present.

Michael Weishan  
Member, Southborough Historical Commission

E1/4

HINCKLEY ALLEN <http://www.hinckleyallen.com/>  
28 State Street<x-apple-data-detectors://0/0>  
Boston, MA 02109-1775<x-apple-data-detectors://0/0>  
p: 617-378-4110<tel:617-378-4110><tel:617-378-4110<tel:617-378-4110>> | f: 617-378-4111<tel:617-378-4111><tel:617-378-4111<tel:617-378-4111>>  
TBhisitkul@hinckleyallen.com<mailto:TBhisitkul@hinckleyallen.com>  
<mailto://TBhisitkul@hinckleyallen.com<mailto:TBhisitkul@hinckleyallen.com>>>

On Nov 7, 2016, at 2:45 PM, Paul Reuter  
<deaconpaul@stannesouthborough.org<mailto:deaconpaul@stannesouthborough.org>  
<mailto:deaconpaul@stannesouthborough.org<mailto:deaconpaul@stannesouthborough.org>>> wrote:

Hi,

And here is the reply from Michael Weishan. He is disappointed and concerned with the "optics" of this deal.

Tom, is there any reasonable reply to this message below? I really don't like his threatening tone.

Thanks,

Paul

----- Forwarded message -----

From: Michael Weishan <michael@michaelweishan.com<mailto:michael@michaelweishan.com>  
<mailto:michael@michaelweishan.com<mailto:michael@michaelweishan.com>>>  
Date: Mon, Nov 7, 2016 at 1:52 PM  
Subject: Re: 28 Boston Road  
To: Paul Reuter <deaconpaul@stannesouthborough.org<mailto:deaconpaul@stannesouthborough.org>  
<mailto:deaconpaul@stannesouthborough.org<mailto:deaconpaul@stannesouthborough.org>>>  
Cc: historical <historical@southboroughma.com<mailto:historical@southboroughma.com>  
<mailto:historical@southboroughma.com<mailto:historical@southboroughma.com>>>, Joseph Hubley  
<joehubley@verizon.net<mailto:joehubley@verizon.net>  
<mailto:joehubley@verizon.net<mailto:joehubley@verizon.net>>>, Maria Romero Vagnini  
<maria.vagnini01@gmail.com<mailto:maria.vagnini01@gmail.com>  
<mailto:maria.vagnini01@gmail.com<mailto:maria.vagnini01@gmail.com>>>, Rebecca Deans-Rowe  
<rdeansrowe@gmail.com<mailto:rdeansrowe@gmail.com>  
<mailto:rdeansrowe@gmail.com<mailto:rdeansrowe@gmail.com>>>, Kate Mattison  
<kate.matison@live.com<mailto:kate.matison@live.com>  
<mailto:kate.matison@live.com<mailto:kate.matison@live.com>>>, Amanda Martinot  
<amandamartinot@gmail.com<mailto:amandamartinot@gmail.com>  
<mailto:amandamartinot@gmail.com<mailto:amandamartinot@gmail.com>>>, Mark Robidoux  
<mrobidoux@southboroughma.com<mailto:mrobidoux@southboroughma.com>  
<mailto:mrobidoux@southboroughma.com<mailto:mrobidoux@southboroughma.com>>>

Dear Tom and Deacon Paul,

I am extremely disappointed to hear that you and the Parish Finance Committee have reservations about clarifying the sale of church land to Mr. Poutre, for as I mentioned to Deacon Paul, the optics of this appear very poor. Though only a tiny sliver of frontage, this transfer directly affects the historic fabric of Southborough and should have been made entirely transparent, especially as to a reasonable person this could easily appear to be an insider using inside information to thwart the zoning laws of Southborough.

# Exhibit F

**From:** Kate Battles katebattles19@gmail.com

**Subject:** Phone call

**Date:** June 8, 2018 at 10:06 AM

**To:** michael@michaelweishan.com, joehtabley@verizon.net, rdeansrowe@gmail.com, Kate Matison kate.matison@live.com

KB

Here's a synopsis of the phone call I had with Brian Shea last year.

I called Brian per his request on 7/5. He wanted to speak to me on behalf of Bill Poutre. He said that Bill asked him to do so since I was new to the Commission and we had never met before then. I had not been a part of any meetings or communications regarding 28 Boston Road up to that point. Bill wanted Brian to let me know, in essence, that he was a good guy even though he seemed contentious in the meeting. I let Brian know that he did come in angry right off the bat and taped our meeting. I told Brian that while I thought it was contentious on both sides, that it did not seem that Bill was being flexible regarding 28 Boston Road and that Poutre also exhibited contentious behavior. I informed him that I had read all the email communications and it was clearly heated on both sides. I seem to recall that Brian agreed with me that both sides were heated, but he did emphasize that Bill was a good person and parishioner at St. Anne's.

I thought it was odd that a selectmen called me even though I knew him on a personal basis. I let the commission know that I received the phone call. Admittedly, the call made me feel uncomfortable but I was relatively new at the time and a parishioner of St. Anne's (at the time, I am no longer) so though I thought the call and explanation was "weird" I thought that it was because of the church connection and my personal connection to Brian.

Sent from my iPhone