

6/14/04 - (24)

Selectmen's Minutes
May 10, 2004
7:00 P.M.

Present, F. Dore' Hunter, Peter Ashton, Trey Shupert, Robert Johnson, Walter Foster, Town Manager and Assistant Town Manager. Meeting was televised.

CITIZEN'S CONCERNS

NONE

SEWER COMMISSIONER'S REPORT

PUBLIC HEARINGS & APPOINTMENTS

INTRODUCE NEW DPW DIRECTOR - Don introduced Bruce Stamski to the Board as Acton's DPW Director.

ADAM POWERS – SNOW PLOWING CONCERN – Mr. Powers did not appear before the Board and the Certified Letter was refused and returned to the Manager's Office as "Return to Sender".

SITE PLAN SPECIAL PERMIT #03/09/2004-396, MARGARET NAZZARO 253 ARLINGTON STREET BOB JOHNSON – Moved to continue to 7:45 June 14th. **TREY SHUPERT** – Second. **UNANIMOUS VOTE.**

Joel Konn – Woodlands at Laurel Hill LLC described the project. They are hiring local engineers and will have 296 housing units 493 parking spaces. They will have a club house and a pool. They have gone before ACHC and Dept. Heads were present for them to hear their/town concerns.

They will be providing all services such as plowing, trash compacting and rubbish removal. They will be private; the streets will remain private and maintained by them.

Trey asked about full accessibility for handicapped. He wanted to know about 25 % of affordable what would the mix be on the two sizes. They will be equally distributed throughout the project.

Peter asked about ACHC memo had he seen it. They are reviewing the 70 vs. 80 units. They are planning on building 294 units in Acton. No age restrictions and what effect on the school use.

Bob asked about Durkee Lane and its location close to the current retail use. Bob wanted to know where the rail trail would be. He further asked about the small triangle. They have not made a decision in that regard yet.

HABITAT FOR HUMANITY AND ACHC

Stewart Woodring and Jane Shurtloff outlined why they were before the Board tonight. They are looking to building homes for needy that will cost the around \$70,000. They have a process to which they qualify the families receiving the home. They have brought three houses in Ayer, Ashburnham, and Fitchburg.

Willow/Central Nancy and Ryan Bettz spoke about the feasibility study for Willow/Central Street. They need to have assumptions to give to the consultant. The parcel could build a 4 multi-family. They are asking for a policy for reimbursement to the Town, if any. They need to see the effect on the Pro-forma. The Cost is \$210,000 for taxes and clean up. They feel they can get much help from a consultant. Dore' asked staff to look at the numbers in conjunction with ACHC figures. They noted that we put forth a great effort to get these houses. He asked if the ACHC could become the General Contractor. Nancy said that the total is 1 million to do the development. They would have a problem with gap between the selling price. Walter asked about what the CPC could do, it would be a set of assumptions to review.

Peter asked about the cost, \$125,000 is the clean up and the balance was unpaid taxes.

SELECTMEN'S BUSINESS

LIFE AFTER NESWC – Bob was concerned with the timeline that appears to be compressed. He felt we need to appoint a task force to review. Two selectmen peter and Bob and one or two members of the Finance Committee, and suggested David Stone.

Peter was concerned that there did not appear to have brokerage included and wants the Task Force to review. He also felt the Steering Committee should not be more than 8 members. He felt that John Murray should be on the Steering Committee. He felt we need to reach out to see what is out there for volunteers.

PETER ASHTON - Move to establish a Steering Committee for Life after NESWC and then we would appoint Peter and Bob, co chairs appoint the members as they see fit. The report should come before Jan 2005. TREY SHUPERT – Second. UNANIMOUS VOTE.

SPECIAL PERMIT, 9/6/02-384 272 GREAT ROAD, CANINE DAY CARE - PETER ASHTON – Moved to Allow petitioners request for an increase in Dogs from 25 to 30. TREY SHUPERT. Second. UNANIMOUS VOTE.

SITE PLAN 10/09/03-394, MONTUORI REALTY TRUST, 5-19 MAPLE STREET DECISION. TREY SHUPERT - Move to approve sidewalk funds to be used in South Acton for safe pedestrian traffic and to generally improve pedestrian movement in South Acton rail station area.

SITE PLAN 04/04/03-390, 816 MAIN STREET – DRAFT DECISION - The Board again discussed the situation. It was decided that it be required that delivery receipts be required for all items removed from the site. They discussed Garry's 1.1 condition Bob suggested adding the requirement on the end of 1.1. The Board will discuss at next meeting.

JTAC – Dore' outlined the situation between the two organizations and trying to get a third way. He felt it is moving forward now and it was time to temporarily suspend the activities of JTAC. Peter asked if this was a defecto IT dept. Dore' noted they will continue the gang of five. DORE' HUNTER -Move that we support the temporary suspension until we need to meet again. BOB JOHNSON. Second. UNANIMOUS VOTE.

GOALS AND LIASON ASSIGNMENTS

Goal to review the senior exemption. Dore' feels we need to look else where to perhaps Home Rule.

Dore' wanted to establish better intra-board communications and added that to the Goals.

FALL TOWN MEETING – Dore' spoke about having a Fall Town Meeting. He asked that we look into availability of the hall and Moderator.

Peter noted we might have two things that may come to mind. Planning Board needs new members.

DRAFT LETTER RE: CPA – Dore' spoke about the revised letter to MAPC regarding the raiding of CPA Funds. BOB JOHNSON Moved to have a copy to be sent to our legislators and CAC. PETER ASHTON. Second. UNANIMOUS VOTE

OTHER BUSINESS

Dore' noted that CPC is moving toward approval. He suggested we work toward a proposal policy and have it on the record. Don was asked to prepare a draft for the Board's first cut.

Bob reported on the Bruce Freeman Trail project. He asked to request the Acton portion to be supported by staff.

EAVC - BOB JOHNSON – Moved to disband the Committee with thanks and congratulations. TREY SHUPERT Second. UNANIMOUS VOTE. The Town Manager was directed to send out list.

Testimony for Tax Relief Materials, Peter asked for comment.

Peter asked about overview meeting for Comcast. He said that he had questions but to see what the cable TV committees input is. Staff was asked to schedule a meeting with Cable Advisory Committee in preparation for performance review with Comcast.

Trey noted the public records.

CONSENT AGENDA

PETER ASHTON– Moved to approve. – BOB JOHNSON - Second. UNANIMOUS VOTE

CONSULTANT FOR AFFORDABLE UNIT SALE. Nancy Tavernier said that now they need to spend more due to the market rate conditions. \$3,000 is the new market price. PETER ASHTON Moved to approve. BOB JOHNSON - Second. UNANIMOUS VOTE

TOWN MANAGER'S REPORT

JULY 4TH – Don reported that there will be no fireworks this year.

Don reported on 2020 and Capital Investment and has reduced it to writing and to share with staff to see where the priorities shake out. Dore'; asked that list the three groups. Bob noted item 3 is in conflict with 5.

2020 when is the next meeting? They will not be here on the 14th.

Playing Field Plans – School Street – Don said that we would try to do some earth moving. Walter wanted recreation to present a plan for School Street.

Home Owner FEMA -Those residents that had their cellars pumped out during the Heavy rains on April 1st were sent the materials for reimbursement developed by FEMA and MEMA.

EXECUTIVE SESSION

Bob Johnson –Move to go into Executive Session for the purpose of discussing real property. PETER ASHTON – Second. All AYES

Christine Joyce
Recording Clerk

Clerk

Date