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19

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

NONE

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 with 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 units with full accessibility for handicapped . He wanted to know about the affordability and the mix between the two sizes. Joel said that the Handicapped and affordable will be equally distributed throughout the project.

Peter asked about the ACHC memo and had he seen it. They are reviewing the income limits. They are planning on building 294 units in Acton. No age restrictions, Peter asked about the effect on the school use. They said less than 40 new students.

Bob asked about Durkee Lane and its location close to the current retail use. Bob wanted to know where the rail right of way is. 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 Shurtleff 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 Bettez spoke about the feasibility study for Willow/Central Street. They need to have assumptions to give to the consultant. The parcel could support a 4 unit multi-family dwelling. 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. Trey 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 with 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 and to 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. He felt it is moving forward now and it was time to temporarily suspend the activities of JTAC. Peter asked if this was a de facto joint 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 and see if we can add to the senior tax relief. 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. He noted that the 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 a letter to the Committee Members .

Testimony for Tax Relief Materials, Peter asked for comment.

Peter asked about overview meeting for Comcast. He said that he had questions but to wait and see what the Cable TV committee's 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 issue with the Middlesex Retirement Board.

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 the list include the three groups. Bob noted item 3 is in conflict with 5.

2020 when is the next meeting? Trey 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

May 7, 2004

TO: Board of Selectmen, Sewer Commissioners

FROM: F. Dore' Hunter, Chairman

SUBJECT: Selectmen and Sewer Commissioners Report

May 10, 2004
MEETING BEGINS AT 7:00 P.M.

I. CITIZEN'S CONCERNS

II SEWER COMMISSIONERS' BUSINESS

III. PUBLIC HEARINGS & APPOINTMENTS

1. 7:05 **INTRODUCTION OF NEW STAFF MEMBER** – Bruce Stamski, our recently appointed Director of Public Works will be in to meet the Board.
2. 7:15 **ADAM POWERS** – Mr. Powers has been invited to discuss his concerns regarding snow plowing with the Board.
3. 7:30 **SITE PLAN SPECIAL PERMIT #03/09/04-396.– MARGARET NAZZARO, 253 ARLINGTON STREET** – Enclosed please find a request from the petitioner, seeking a further continuance.
4. 7:45 **WOODLANDS AT LAUREL HILLS** – Enclosed please find materials in the subject regard for Board consideration.
5. 8:00 **HABITAT FOR HUMANITY AND ACHC-** Enclosed please find materials in the subject regard for Board consideration.

IV. SELECTMEN'S BUSINESS

6. **LIFE AFTER NESWC** – Selectman Johnson will report in the subject regard.
7. **SPECIAL PERMIT, 272 GREAT ROAD, COUNTRY CANINE, #09/06/02-384** – Enclosed please find materials in the subject regard for Board consideration.
8. **SITE PLAN SPECIAL PERMIT, 1 &19 MAPLE STREET, #10/09/03-394, MONTUORI REALTY TRUST** – Enclosed please find a draft decision prepared by the Building Commissioner for Board consideration.
9. **SITE PLAN #04/04/03-390, 816 MAIN STREET, PITTORINO** – Enclosed please find materials in the subject regard for Board consideration.
10. **JOINT TECHNOLOGY ADVISORY COMMITTEE (JTAC)** – The Chairman will report regarding a proposal with respect to the JTAC Committee.
11. **GOALS AND LIASON ASSIGNMENTS FOR 2004-2005**

12. **FALL TOWN MEETING (?)** – The Chairman wishes to discuss the possibility of a Fall Town Meeting with the Board.
13. **DRAFT LETTER REGARDING CPA** – Enclosed please find a draft letter objecting to proposed raids on the CPA, for Board consideration.
14. **OTHER BUSINESS**

V CONSENT AGENDA

15. **ACHC** – Enclosed please find a request for \$600.00 to be taken from the New View account for ACHC expenses related to the resale of an affordable unit in Westside Village, for Board consideration.
16. **ONE DAY LIQUOR LICENSE APPLICATION AT NARA PARK, AUGUST 5, 2004 -** Activity is sponsored by the Pelagic Sailing Club, Inc., for Board consideration.
17. **ACCEPT GIFT OF DONATIONS FOR THE T.J. O'GRADY SKATE PARK** – Enclosed please find a request for acceptance of \$30,000 from Quail Ridge, Onyx Transportation and Authentic Homes of Acton for Board consideration.
18. **CONFIDENTIAL REQUEST FOR REDUCED FEES AT NARA PARK ACTIVITIES** – Enclosed please find a request for reduced fees for this upcoming season for Board consideration.
19. **CONFIDENTIAL REQUEST FOR REDUCED FEES AT NARA PARK ACTIVITIES** – Enclosed please find a request for reduced fees for this upcoming season for Board consideration.

VI. TOWN MANAGER'S REPORT

20. **FOURTH OF JULY CELEBRATION STATUS** – The Town Manager will report to the Board in the subject regard.
21. **CAPITAL INVESTMENT PLAN** – Enclosed please find draft Mission Statement for a Capital Investment Plan for Board consideration.
22. **SCHOOL STREET PLAYING FIELDS** – Enclosed please find materials in the subject regard. The Manager will report to the Board.

VII EXECUTIVE SESSION

23. There will be a need for Executive Session, enclosed please find enclosed Materials

ADDITIONAL INFORMATION

Enclosed please find additional correspondence that is strictly informational and requires no Board action.

FUTURE AGENDAS

To facilitate scheduling for interested parties, the following items are scheduled for discussion on future agendas. This IS NOT a complete Agenda.

May 24 –Powder Mill Plaza/Acton Ford, Storm Water Plan
June 7 special meeting Capital
June 14 – Acton Indoor Sports Liquor License and Common Victualler License Hearings
Special Permit Acton Indoor Sports
July 12
August 16
Sept. 13, 27
Oct. 18

GOALS 2004-2005

1. Establish Protocol for Manager and Supt. of Schools to confer weekly to improve liaison (Dore')
2. Produce Morrison Farm Development Master Plan (Bob/Walter)
3. Improving Intra Board Communication (Dore')

GOALS carried forward

4. Monitor Labor Negotiations (Peter/Trey)
5. Improve Communication with Town Boards (ALL)
6. Revisit 2020 planning process for direction to make this process more beneficial towards implementation of long-term vision, and to get a first rough cut of what happens next year before school is out for the summer (Trey/Peter)
7. ALG process be used for purpose of Budget Planning for FY05 (Dore'/Peter)
8. Process Planning for "Life after NESWC" (Bob)
9. Joint IT process-organizational change (Walter/Dore')
10. Middlesex Pension Alternatives (Walter/Trey)