

BOARD OF SELECTMEN AND SEWER COMMISSIONER'S MEETING

October 19, 2015

Francis Faulkner Room 204

Regular Meeting 7:00 PM

Present: Katie Green, Janet Adachi, Franny Osman, Chingsung Chang, Town Manager Steven Ledoux, and Lisa Tomyl, Recording Secretary

Mr. Chang arrived at 7:08

Absent: Peter J. Berry

Chairman Green opened the meeting at 7:00PM

Citizens' Concerns

None

Chairman's Update and Operational Update:

Ms. Green: Reminder we have a special town meeting for Tuesday, Nov 10 must be registered no later than October 31(8 AM – 8 PM). Oct 21 there will be a CPR AED (automatic external defibrillator) training class at Public Safety Facility at 9 AM.

Mr. Ledoux: Absent from 10/5 Selectmen's meeting to attend International City/County Management Association meeting in Seattle where Acton and neighboring towns received program excellence award, plaque will be on display in Town Hall. Spent last Tuesday and Wednesday "On the Hill" at the Public Safety Facility for FY17 budget requests. We are now officially in budget season and meet every Thursday until Annual Town Meeting. Will present preliminary budget to the Board on Dec 21st. Hearing tomorrow at State house for the Harris Street property.

Public Hearings and Appointments

7:10 PM Grant of Pole Location, Eversource and Verizon: No representative from Eversource/Verizon was present. Mr. Bartl spoke on behalf of the Planning Department. The pole is in a private way for a development. Ms. Adachi inquired if the lines will be underground and if there was going to be a lot of clearing of trees. Mr. Chang moved to approve the grant of pole location contingent on the recommendation of the Engineering Department, Ms. Adachi seconded. All ayes (4-0)

7:20 PM Alleged Over Service, Crossroads Café: Mr. Jay Manning representing the Crossroads Café, Dept. Chief Rich Burrows, Officer Dan Holway and Officer Martin Lawrence were present representing Acton Police Department. All parties were sworn in by Clerk. Deputy Chief Burrows gave an overview of the incident that took place on June 15, 2015 and involved a motor vehicle accident in which the individual in question rear-ended another car on Great Road at Strawberry Hill Road. Ms. Adachi inquired if there were video from Crossroads Café. Deputy Chief Burrows went to Crossroads on June

Board of Selectmen
October 19, 2015

17th and asked to preserve any and all evidence pertaining to the alleged over service but Mr. Manning said that Crossroads did not have a video system Ms. Osman felt that Officer Martin was very thorough with sobriety tests. Mr. Manning answered questions from the Board and presented time/date stamped receipts from the night of the alleged over service. The individual in question had 2 glasses of wine over an hour apart and left Crossroads at 6:20 PM, a few hours before the accident. She did not appear to be intoxicated when she left. She was part of a group that came from a memorial service and left Crossroads to go to another establishment in another town. Ms. Osman said there was not enough evidence to prove that there was an over- service. Ms. Green agreed. Ms. Adachi moved to find no violation with MGL 138, Ms. Osman seconded. All Ayes (4-0)

8:00 PM Presentation by Associated Environmental Systems: Richard Ellard – COO Associated Environmental Systems located in Ayer and looking to relocate to 8 Post Office Square. Mr. Ellard gave an overview via slides of the company . The company manufactures test chambers for clients worldwide, has sales office locations in Silicon Valley and Michigan with Ayer being the only manufacturing location. The Ayer facilities are 25K ft²; the Acton facility would provide 70K ft², or more than twice the current space, with AES using 50K ft²: 5K ft² for office space and the balance for manufacturing space, which is where the engineers sit to better monitor operations; AES would lease the remaining 20K ft². The Planning Department has completed its zoning review and the Health Department has completed its evaluation regarding the materials that AES would use on-site. AES is in discussions with the state about options under the state's economic development incentive program. The company is hoping that the Town will agree to a 5-year tax incentive that would save AES a total of 125K that AES would invest in "green" improvements such as heat pumps, solar array on the building's flat roof, and electrical storage. The company's aim is a clean operation with zero waste. No noise from the manufacturing would be audible outside the building. AES would let the Acton-Boxborough Regional School District continue to use part of the parking lot for its buses, and would be open to discussing Town use of the extra 20K ft², for example, for senior center purposes. AES had made an offer on the building but there are contingencies, including the tax incentive.

Mr. Ledoux gave a presentation regarding the Economic Development Incentive Program, which in essence creates a Town-business partnership, with the goals being job creation, job retention. The current assessed value is \$2.5M. The proposed tax incentive would require Town Meeting approval. Dick Callendrella, Chair of Economic Development Committee – first learned about Associated Environmental Systems a few weeks ago and invited them to speak to the EDC. Members were impressed with the company and the due diligence. Hopes that the tax incentive does not have an adverse impact Mike Coppolino asked about daily truck traffic. Mr. Ellard said there would be 3-4 delivery trucks daily, outgoing shipments twice a week; the existing building has 5 loading docks and is designed for large-scale shipping. Mr. Coppolino, an Acton-Boxborough Regional District School Committee member, added that the District would be grateful for the continued use of the parking lot for buses.

Selectmen's Business

Morrison Farm Discussion – Mr. Ledoux provided an update about the Morrison farmhouse. Andrea Ristine, Municipal Properties Superintendent has updated the cost to bring the farmhouse up to code. The new estimate is \$109,000. Recently Habitat for Humanity came by to inspect the house and was very excited about potentially taking it on as a project. Ms. Adachi noted that the Town would have to address the legal lot issue and the issue of access would have to be worked out but thinks we should pursue the Habitat for Humanity option as a way to avoid the Town's have to be a landlord. . Mr. Chang commented that the offer is more attractive than original plan. Ms. Green said the shared access is an issue if the Town is a landlord and traffic is going in and out all times of the day and creating a disgruntled tenant. Maybe Habitat can do something with the barn as well – preserve it and use for storage. Ms. Osman stated it's a good idea for affordable housing. Mr. Ledoux stated that he will be working with counsel over the next couple of months and work with Morrison Farm Committee for future discussions. Board agrees with moving forward with the Habitat for Humanity, and will start working with the Morrison Farm Committee.

- Special Town Meeting Warrant Articles Discussion: The Selectmen heard two brief presentations, pertaining to Article 7 (Kelley's Corner) and Article 8 (South Acton Train Station landscaping), voted to place articles on the STM warrant and also voted the Board's position for each. Planning Director Roland Bartl and Assistant Planning Director Kristen Guichard gave a brief presentation on Article 7 – Fund Kelley's Corner Design, explaining how the scope of the project and projected cost had grown, such that the Town should pursue federal funding under the Metropolitan Planning Organization's Transportation Improvement Program rather than the MassWorks funding originally proposed. The Planning Department proposed an appropriation of \$756K to complete the 100%-design stage and start the process of getting the project onto the TIP list; in the alternative, an appropriation of \$318K would complete the 25% design phase, and a request for the remaining \$438K could on the warrant for 2016 Annual Town Meeting. Completion of the 100% design would require perhaps 2 years. The work would exclude right-of-way acquisitions. The Town Manager suggested limiting the initial request to \$318K to avoid depletion of free cash, with which the Board agreed. Representatives of the South Acton Train Station Advisory Committee provided an overview of the proposed \$180K in landscaping, which would augment a meager MBTA landscaping budget and soften and enhance the appearance of the station in a residential area in proximity to the South Acton Historical District. Article 1 (citizens' petition re Common Core standards) deferred until the Tri-Board Meeting October 27
- Article 2 (special legislation for liquor licenses) recommended (4-0)
- Article 3 (Harris Street) recommended (4-0)
- Article 4 (collective bargaining: superiors) recommended (4-0)
- Article 5 (collective bargaining: highway)deferred until November 2 (4-0)
- Article 6 (AES tax incentive)recommended (4-0)
- Article 7 (Kelley's Corner design)recommended at 25% for \$318,000 (4-0)
- Article 8 (South Acton Train Station landscaping) recommended (4-0)

Board of Selectmen
October 19, 2015

- Article 9 (stormwater bylaw) recommended (4-0)
- Article 10 (amendment of Minuteman Regional agreement re Wayland withdrawal) deferred (4-0)
- Article 11 (Piper Lane acquisition) deferred (4-0). Discussions still ongoing.
- Article 12 (176 Central Street acquisition) deferred (4-0). Town Counsel will be meeting with Cemetery Commission, which is interested.
- Article 13 (501 Massachusetts Avenue acquisition) recommended (4-0)

Selectmen's Reports: The Selectmen Reports were included in the Selectmen packet and there were no questions.

Consent Agenda

Ms. Adachi moved to approve consent items 6-11. Ms. Osman noted a typo on meeting minutes. Meeting minutes to be amended. Mr. Chang seconded. All Ayes (4-0).

Respectfully Submitted,

Lisa Tomy, Recording Secretary

Janet K. Adachi, Clerk