



## Finance Committee

### Meeting Minutes

March 12, 2019

7:30 PM

Town Hall, 472 Main Street  
Francis Faulkner Meeting Room 204

**Present:** Jason Cole, Roland Bourdon, Christi Andersen, Mike Majors, Steve Noone, Jeff Bergart, Tom Farley, Dave Wellinghoff, Christine Russell, Al Vlajinac (associate), Sahana Purohit (associate)

**Absent:** none

#### 1. Opening

Chair Jason Cole opened the meeting at 7:31 p.m.

Recorded by Acton TV

#### 2. Public Participation

Janet Adachi - Provided further details about the articles related to Right to Farm. The committee maintained the No Recommendation vote.

Ray Yacoub, Peter Barry, and Walter Foster from CPC, John Mangiaratti Town Manager - Presented further information on line items I (Mill Place Condominium Association - Bell Tower Preservation) and J (Town of Acton - Asa Parlin House Preservation) from Article 11 which we had previously voted to Not Recommend.

Committee discussed the cost of each project, as well as the purpose and use. CPC made it clear why they thought the projects were worth funding.

#### *Vote on Article 11, line items I and J*

Steve Noone made a motion to change our previous position from Not Recommended to No Recommendation for lines I and J, Christine Russell seconded. Motion was approved with, Jeff Bergart and Jason Cole voting nay

#### 3. Warrant Article Discussion

a. **Article 13 - Disposition of Real Property: 348-364 Main Street - Mike Majors**  
Mike Majors - defer until next week

b. **Article 12 - Transfer Real Property - 53 River Street**



Dave Wellinghoff - Requested to change motion to No Recommendation. Committee decided to wait until we see updated language.

**c. Article 14 - Land Acquisition or Lease: 19 & 21 Maple Street**

Jeff Bergart - Continue to defer until there is more information.

**d. Article 27 - Amend General Bylaws: Chapter N, Demolition Delay**

Mike Majors - defer until next week

**e. Article 30 - Amend Zoning Bylaw: Detached Accessory Apartments**

Dave Wellinghoff - Article would allow detached accessory apartments with the same limitations as attached units, with a limit of 1 unit per property and size limited to 500 sf. The town voted against this bylaw in 2016. Nearby communities have passed similar bylaws with minimal results. Buildings would still need to be on septic. These rentals would increase the tax base. Certain residential districts have restrictions on what can be done there.

Committee discussed intent of bylaw as it pertains to in-laws, adult children, etc., as well as concerns that this would be a way to get around zoning laws. Lots would have one owner, not multiple as lots could not be broken up.

***Vote on Article 30 - Amend Zoning Bylaw: Detached Accessory Apartments***

Roland Bourdon moved to not recommend, Jason Cole seconded. Motion passed 6-3, with Mike Majors, Steve Noone, and Dave Wellinghoff voting nay.

**f. Article 31 - Amend Zoning Bylaw: Accessory Apartments**

Dave Wellinghoff - Citizen's petition to alter zoning laws to require special permit for any type of accessory apartments as opposed to previous article which would make it be by-right.

***Vote on Article 31 - Amend Zoning Bylaw: Accessory Apartments***

Dave Wellinghoff moved to not recommend, Steve Noone seconded. Passed unanimously.

**g. Article 41 - Amend Zoning Map: 16 Knox Trail and 585 Main Street**

Steve Noone - This pertains to two parcels owned by Acton Water District, and zones them in conformance with other AWD parcels.

***Vote on Article 41 - Amend Zoning Map: 16 Knox Trail and 585 Main Street***

Steve Noone moved to recommend, Christi Andersen seconded. Passed unanimously.

**h. Article 42 - Amend Zoning Bylaw: Housekeeping**

Jeff Bergart - This article has no financial impact from wording.



***Vote on Article 42 - Amend Zoning Bylaw: Housekeeping***

Jeff Bergart moved to recommend, Christi Andersen seconded. Passed unanimously.

**i. Article 43 - Accept Street: Brabrook Road**

Tom Farley - This is a request for the town to acquire land and extend Brabrook Road. This has been inspected by the engineering department for soundness. It is common for a developer to donate a road like this which the town takes over maintaining.

***Vote on Article 43 - Accept Street: Brabrook Road***

Tom Farley moved to recommend, Jeff Bergart seconded. Passed unanimously.

**j. Article 44 - Accept Land Gift: 49 Piper Road**

Christine Russell - This land was willed to a local landowner who did not want the parcel, so now is being offered to the town. It is currently assessed as undevelopable.

***Vote on Article 44 - Accept Land Gift: 49 Piper Road***

Christine Russell moved to recommend, Christi Andersen seconded. Passed unanimously.

**k. Article 45. Authorize Selectmen to Accept Easements**

Al Vlajinac - This is standard town business, reflected by other towns as well.

***Vote on Article 45. Authorize Selectmen to Accept Easements***

Al Vlajinac moved to recommend, Roland seconded. Motion passed with Christine Russell voting nay and Jason Cole abstaining.

**l. Article 46 - Highway Reimbursement Program (Chapter 90)**

Steve Noone - This is a timing issue because Chapter 90 highway reimbursement costs happen after the town meeting, so the Town Manager needs permission to appropriate the money when the state gives it to us. Chapter 90 funding is outside of the tax process.

***Vote on Article 46 - Highway Reimbursement Program (Chapter 90)***

Steve Noone moved to recommend, Jeff Bergart seconded. Passed unanimously.

**m. Article 47 - Insurance Proceeds**

Steve Noone - This allows the town to appropriate any settlements from insurance that come in during the year. The money would become turn backs as it does not represent budgeted revenue.



***Vote on Article 47 - Insurance Proceeds***

Steve Noone moved to recommend, Christine Russell seconded. Passed unanimously.

**n. Article 48 - Gifts or Grants**

Christi Andersen - This allows the town to appropriate any gifts or grants from the state that come in during the year. The money would become turn backs as it does not represent budgeted revenue.

***Vote on Article 48 - Gifts or Grants***

Christi Andersen moved to recommend, Roland Bourdan seconded. Passed unanimously.

**o. Article 49 - Federal and State Reimbursement Aid**

Christi Andersen - This allows the town to appropriate federal and state reimbursement aid that comes in during the year.

***Vote on Article 49 - Federal and State Reimbursement Aid***

Christi Andersen moved to recommend, Christine Russell seconded. Passed unanimously.

**p. Article 50 - Performance Bonds**

Al Vlajinac - This article preemptively authorizes the town manager to spend the appropriated money as performance bonds.

***Vote on Article 50 - Performance Bonds***

Al Vlajinac moved to recommend the article, Christine Russell seconded. Passed unanimously.

**q. Article 51. Sale of Foreclosed Properties**

Jeff Bergart - This article allows the town to not wait until the next town meeting to dispose of foreclosed properties.

***Vote on Article 51. Sale of Foreclosed Properties***

Jeff Bergart moved to recommend this article, Christine Russell seconded. Passed unanimously.

**4. Finance Committee Business**

**a. Open Meeting Law Complaint(s)**

none

**b. Minutes - February 26th, 2019**



Committee discussed the meeting minutes from the Finance Committee's February 26th, 2019 meeting.

***Vote on Minutes - February 26th, 2019***

Steve Noone moved to approve the minutes as amended, Tom Farley seconded. Motion passed, Dave Wellinghoff abstained.

Steve Noone recommended that the committee ask the Town Manager for a secretary to help with note taking. Taking notes would allow the Clerk to more fully participate in the discussions.

**c. Liaison Reports**

**i. School Committee**

Christine Russell - No financially pertainable issues were discussed. Christine requested that the School Committee develop a policy for the Stabilization Fund.

**ii. 348-364 Main St (Walker Property) Development Committee**

Mike Majors - Committee was undissolved to address OML issues.

**d. Point of View Outreach Update**

Dave Wellinghoff and Mike Majors met with Gates school. There were 9 or 10 people in attendance. One attendee wondered how the town looks at economic returns for projects.

March 13- Jason Cole and Tom Farley at Conant

March 18th - Christi Andersen and Christine Russell at McT

March 20th - Rotary Club

**5. Adjournment**

***Vote to Adjourn 9:29 PM***

Dave Wellinghoff moved to adjourn, Roland Bourdan seconded. Motion passed, Dave Wellinghoff voted nay.

**Documents and Exhibits Used During this Meeting**

Draft minutes from February 26, 2019

Asa Parlan House presentation from John Mangiaratti