

**SELECTMEN'S MINUTES**  
**March 28, 2000**

**Present:** Herman Kabakoff, F. Dore' Hunter, Wayne Friedrichs, William Shupert, Peter Ashton the Town Manager and Asst. Town Manager.  
(The meeting was televised)

**CITIZEN'S CONCERNS**

Robert Guba – Wanted to know if the Town had a bylaw about parking. He was referring to the parking on the non-paved areas at the Import Domestic location on Central Street. He wants cars on the pavement only. Herman would have staff review, and reminded him that we had revoked the Class II license over a year ago.

Richard Utt – Wanted to remind the Board about the Federal Regulations about to be discussed which would impact Acton and train blowing – they have a meeting in Salem and hopes that the Selectmen would have a statement or some one present. Herman said he would propose a reiteration to remain a quiet zone.

DORE' HUNTER - Moved we submit a letter saying we have not had any problems since becoming a quiet zone. WAYNE FRIEDRICHS - UNANIMOUS VOTE.

Evelyn Burns – She came to request that the Board and town manager provide a review and submit comments to the MEPA Office by April 2<sup>nd</sup>. She further asked that someone from the Town be available at the meeting scheduled for Thursday morning. Don said that staff is planning to attend and Peter offered to file comments.

Don announced his intern Deepak Capor was present

On behalf of the Town Herman presented Wayne with a plaque for his six years service. Tonight will be his last Board meeting. Wayne read a statement and thanked Staff and management and fellow Board members.

**PUBLIC HEARINGS AND APPOINTMENTS**

Mary Michelman –She outlined the upcoming activities that they are involved in. They are proposing doing the stenciling of catch basins in four areas of town. They want permission and approval and have highway provide safety cones and trash disposal on clean up day. Herman asked the Manager his opinion about providing cones and trash pick up. Don felt that there would not be a problem providing these. Herman asked if we could provide vests. Peter thought that we could participate and choose neighbors hoods. WAYNE FRIEDRICHS – Moved to support the effort. TREY SHUPERT – Second. UNANIMOUS VOTE.

Christopher Starr, Conservation Associate Interview – Rescheduled due to other commitments

**Article 25 Discussion-** Dore' noted that HDC takes the position that the revision printed in the Warrant is substantially different and would like to review it further. Dore' felt the article in the warrant was substantially the same. He invited them to comment if they so

wished or they could not comment and take the 60 days to develop comments. He noted he has not sent this to Town Counsel. This is the third time he has raised question of jurisdiction on at or at ground level issues. Dore' wanted to raise several issues that have come to his attention during his review. He noted he was on the study committee that reviewed and developed the original bylaw and things at ground level and color were not to be controlled by HDC. He felt that these changes should be voted on at Town Meeting. He feels it is important that the jurisdiction issue and control subjectivity be discussed. He asked if the HDC had a comment or were going to stand on procedure. If they were, he was going to move to pass it over at this town meeting.

Michela Moran current chair of HDC said that they were not in a position to react to the article at this time. They question why these proposed changes were brought up at this time. She said that they did not have the time to review it. Ann noted that they have sent to MHC and have not gotten a reply at this time. She feels it is important that they have MHC's direction on how this will effect the bylaws.

Anne said they do feel the printed wording is substantially different. Michela said that they are willing to look at our bylaw. They are willing to review and have reviewed in the past and were willing to bring to town meeting.

Dore ' is troubled by them seeking comment from MHC and he thinks people should have the same input and that they should identify in the public record what documents they have. He feels that if HDC has a letter that they should identify it at the hearing.

Dore' said if they do not make a comment he will take no action at Town Meeting.

DORE' HUNTER - Move to say conditioned on not receiving A recommendation prior to motions made on town meeting floor that they move to take no action on Article 25.  
TREY SHUPERT – Second. . UNANIMOUS VOTE.

They said that they have not received an answer to their request for Town Counsel to review.

Dore' also spoke about records being available. He wanted to raise this issue. To be sure that we were providing access to public records.

They noted that their records are available and look forward to the review of their bylaws.

Herman asked that when Dore' began to review that he be notified so he could participate, Wayne offered as a private citizen.

**Carlisle Road Land Discussion** – Tom Mackey gave an overview of the Fin coms recommendation to not recommend this article which was unanimous. They reviewed the process taken. They wanted more than one appraisal. They said that the Town had not participated in the negotiations. They cannot approve if manager's were not involved. Green space do we need more, too much of a question to answer at this time. They spoke about models and they indicate it is not a financially good thing at that time. The spoke about debt service and all the things we would be asked to incur in the upcoming year such as a Senior High and police station construction and renovations. They feel that there is too much on the plate to recommend at this time.

Dore' asked about the assumptions on how many kids per house. Still there is more advantage to not buy it. The kids are 1.3 or 1.5 or as low as .6.

Peter asked about the appraisal and he understood that we would be required to get a second appraisal. He feels it is a good appraisal. Herman noted that the next appraisal would be on only the self-help portion of the property. He asked if Peter wanted a full appraisal.

Trey asked about green space and what was the issue with it. They felt that it should be at that location that the Town choose and noted that 60% would remain open space.

Johna Laufer asked about what figure that the Fin Com had in mind. John felt that more than one appraisal should be done.

Mr. Laufer noted that at 9.6 million divided by 124 lots is \$77,000 per building lot. He cannot find a lot for \$77,000 in Acton.

Dore' spoke about review of this and he noted he is trying to support this and recalled the issue of the 60's in buying land on Adams Street. He said in reading the option agreement the trust is the buyer and he did not see why we could not insert a condition to include other appraisals. He is concerned about the token recreation parcel. He thinks he would not vote unless it was for Recreation. He would like to see the 25 acres located on a map for us to see and feels more should be provided. He feels we should make the decision of how many and where the acres are located and he would not vote until he saw the location of the 25 acres and wanted to see more recreation acres added. Reiterated that he wanted to see more information and this would not get his approval at this time.

Karen O'Neil wanted to address the concerns raised. The appraisals for Camp Acton and Morrison land were not done until after town meeting.

David Santomina – Felt that if the town voted to purchase they would have another appraisal.

Karen asked about green space, and how much is enough. She noted that the percentage of land protected is lower than our neighbors. The value is another issue, and yes, it is expensive. She feels that it is going to get more expensive. She said there is a ground swell for this and wanted the taxpayers to make the decision.

They have been deeply committed to it being passive and non-passive conservation use. The amount is only a suggestion and a majority must be available. David said the Town has set forth a need for open space and recreation uses.

Dore' asked about the 25 acres and asked if they had made a presentation to the Recreation Commission. She said yes. Dore' said that the commission according to his sources had not been in the loop and he felt that it is a win win if we get adequate recreation space there. He feels we need to see the project have a big win. He did not like the proposed language for the motion submitted by TPL.

Herman asked about the process of negotiating the town's right to take revenue from roll

back taxes. David replied it was not their plan to negotiate the taxes away, and noted it was a mistake.

Wayne said he is in favor of this purchase and after listening to Dore' he wanted to see what percentage should be held for recreation. Laura Skilas, Chair of the Recreation Commission said they have been in the loop and have voted to support it and they have seen the location of the proposed fields and noted that they are fairly flat. Wayne said we should urge them to ask for more land in that offer.

Trey asked if town meeting votes and debt override is voted f could we following town meeting vote go back and review it for use.

Dore asked if we could get town staff up there to review before town meeting. He would like to get David Abbt up there to run some numbers. He feels we need to make a major judgement and it be worked into the motion.

PETER ASHTON – Moved that if we can clarify and tighten up the language to go ahead and recommend this article. TREY SHUPERT. – Second. UNANIMOUS VOTE.

Dave Wilson wanted the Board to know how important this purchase is and noted we are in a crisis for active recreation space. They hoped they would support.

Pam Harting-Barrat - She said that she felt that if it is built they will come. Concerns about the services if the houses were built as they are on the edge of town.

Mike Cappolono – They have concerns that a creative solution needs to be found. Dore' noted that we should move to see if the land on Arlington Street could be sold to fund other field purchases.

**Police and Fire Operations Report** – Don noted that we received the report. Don Jacobs will give an overview of the report. The fire department review was discussed. They need to address orders and technology needs. They felt that they needed central dispatch. He spoke about facilities needs and options. He recommended option 3. Dore' noted that the report was not very professionally presented, typos, pages ripped out. Dore' asked about sick hours used. He will be addressing with Chief Craig.

Peter felt that the report lacked discussion on the whole process on how you got to the various options.

Wayne asked about the lack of responses and asked about what their take was on this.

Charlie Reynolds spoke about the police facility. They suggest a new or renovated, and supports option 3. He cautioned that the needs of the department be addressed. The location is not as much an issue since most of the time they are on the road, they feel that combined use would require less space. for new station. He spoke about operational issues. Policy and procedures impressed him. He found that the manual is largely ignored and there has been a major deviation from that. Organization was looked at and they saw some things that would make it more efficient and result in accountability. They

have good technology and it needs to be updated. The data terminals can move the report writing back to the cars.

There is a tremendous opportunity to combine the dispatch function.

Dore' said his remarks on the manual was comfortable that there was something in place.

Dore' also noted that we had tried to offer the individual cameras in the cruisers to the officers and felt it is an asset. Charlie Reynolds said that he feels they are good for the officer.

Herman asked about a time line and wants to come up with a strategy for future action if required.

### **SELECTMEN'S BUSINESS**

**SPECIAL TOWN MEETING WARRANT** – Dore' attended the Planning Board meeting and they voted to take no action. He felt we should wait until the pre-meeting to vote. He suggests we communicate with proponents to get a motion written. Peter still has several points of issue and is not inclined to support this at this time. Trey reviewed the slides and it is clear that she has put a great deal of time in to this. He has a procedural issue.

**Senior Center Discussion** – Trey said that they have met with Walter Harrington and they had a good meeting. We were not in position to move forward accepting the gift of the senior center. The way the current lease is written, the condo association is responsible for the building upkeep and exterior roofing and siding. He thinks that the lease would not be negotiated to remove the town and associations responsibility. We will get a revised lease and would wrap this up by September. TREY SHUPERT - Moved that the Board direct Town Manager to move forward with preparing new or revised lease with the town taking over some responsibility for the exterior and other items. PETER ASHTON- Second. UNANIMOUS VOTE

TREY SHUPERT – Moved to pass over Senior Center article PETER ASHTON. – Second. UNANIMOUS VOTE

#### **Long-term Planning Committee**

Wayne Friedrichs - Suggested a Committee Advisory Board to the Selectmen to do nothing but advise. Trey supports it and agrees a quarterly schedule would be adequate. Dore' felt we should involve past members of boards to become involved. Dore' suggest a protocol for review. Wayne will develop a list for distribution.

#### **Eminent Domain Takings**

Don outlined the packages for takings. They have put them into two categories. Easements already obtained and others that still need to be obtained. Herman read the takings into the record. (see attached).

DORE' HUNTER – Moved to approve the takings. PETER ASHTON – Second

UNANIMOUS VOTE.

**OTHER BUSINESS:**

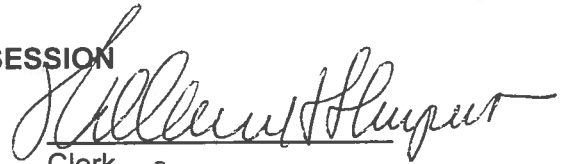
Trey suggested that they call the Cable TV Committee to complain about the quality of broadcast.

**CONSENT**

DORE' HUNTER - Moved to approve. PETER ASHTON - Second. UNANIMOUS VOTE.

**TOWN MANAGER'S REPORT**

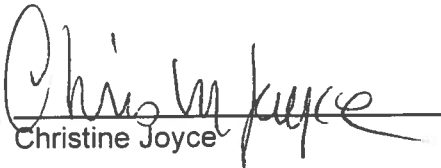
**EXECUTIVE SESSION**



Clerk

9-MAY-2000

Date



Christine Joyce

March 24, 2000

TO: Board of Selectmen

FROM: Herman Kabakoff, Chairman

SUBJECT: Selectmen's Report

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## **AGENDA**

**March 28, 2000**

**8:00 P.M. - Room 204**

**(Note start time of 8:00 P.M. due to Elections)**

### **I. CITIZEN'S CONCERNS**

### **II. PUBLIC HEARINGS & APPOINTMENTS**

1. 8:00      **MARY MICHELMAN** – Ms. Michelman will be present to describe activities of the Acton Stream Teams.
2. 8:15      **CHRISTOPHER STARR – CONSERVATION ASSOCIATE MEMBER APPOINTMENT.** – Enclosed please find Mr. Starr's Resource Sheet and VCC recommendation for appointment as an Associate Member of the Commission for Board action.
3. 8:20      **ARTICLE 25 DISCUSSION** – The members of the HDC have been invited to attend and participate in this discussion regarding Article 25 of the Annual Town Meeting Warrant.
4. 9:00      **CARLISLE ROAD LAND DISCUSSION** – The Finance Committee and School Committee will be joining the Board to discuss this proposed land purchase.
5. 9:30      **POLICE AND FIRE OPERATIONS REPORT** – The Town Manager will present the enclosed Operations report and recommendations regarding the Police and Fire Departments.

### **III. SELECTMEN'S BUSINESS**

6.      **SPECIAL TOWN MEETING WARRANT** – Enclosed please find various materials in the subject regard.
7.      **SENIOR CENTER DISCUSSION**- Selectman Shupert will report on the status of discussions with the Audubon Hill Condominium Associations regarding the Senior Center.
8.      **LONG-TERM PLANNING COMMITTEE** – Selectman Friedrichs will speak to the Board regarding this subject.

9. **EMINENT DOMAIN TAKINGS** – Enclosed please find the first of two packages of Eminent Domain takings for properties in the Sewer District, for Board action.

10. **OTHER BUSINESS**

#### **IV CONSENT AGENDA**

11. **ACCEPT MINUTES** – Enclosed please find the minutes for February 29, 2000 for Board approval.

12. **SITE PLAN AMENDMENT – EDGEWATER TRUST – 532 Great Road** – Enclosed please find a request for amendment to site plan #03/26/87-283 with the Building Commissioner's comments.

#### **V. TOWN MANAGER'S REPORT**

#### **VI. EXECUTIVE SESSION**

##### **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.

**Please note: No meetings have been scheduled for April at this time**

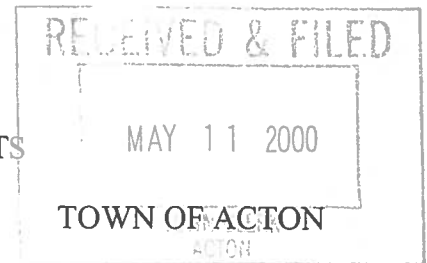
##### **FY 2000 GOALS**

1. Resolve the Audubon Hill problem/issues (Shupert)
2. Establish or reconstitute a Computer Advisory Committee for Municipal issues (Hunter)
3. Review the structure and organization of the ALG and establish a definite, periodic meeting schedule (Kabakoff)
4. Develop a comprehensive Beaver Nuisance policy (Friedrichs)
5. Improve communication among the various boards, particularly Fincom, SC and BOS. This seems to have been lacking to some extent during the last year (especially ALG process) (Kabakoff)
6. Continue to search all alternatives for a viable sewer solution that is timely and fiscally workable (Hunter/Shupert)
7. Form a task force to investigate ways of achieving greater coordination, efficiency and utilization of resources between the schools and the town (Ashton)
8. Continue the work of the Senior Tax Relief task force and also investigate ways of assisting others who may need tax relief (Ashton/Hunter)
9. Develop early on an ALG plan and budget; i.e. have general agreement on budgetary parameters by October/November before formal budgets are developed. Continue to update, refine and modify as needed the five year budgetary plans which we initiated this year (Kabakoff)
10. Work with the Planning Board to implement the goals, objectives and strategies of the Master Plan update (Ashton/Shupert)
11. Conclude the work of the Kelley's Corner working group and bring to the Planning Board a final set of recommendations (Ashton)



COMMONWEALTH OF MASSACHUSETTS

MIDDLESEX, SS.



At a meeting of the Board of Selectmen of the Town of Acton held this 28<sup>th</sup> day of March, 2000, it is

**ORDERED:** Whereas by a vote adopted at a Special Town Meeting duly called, warned and held on the 15<sup>th</sup> day of November, 1999, the Selectmen were authorized on behalf of the Town of Acton to take by eminent domain, for municipal sewer purposes as provided by the General Laws of Massachusetts, the land hereinafter described, and an appropriation of money was made therefor.

NOW, THEREFORE, we the undersigned being a majority of the Board of Selectmen of the Town of Acton, duly elected, qualified and acting as such, do hereby, pursuant to said vote and request and under and by virtue of the provisions of Chapter 79 and Chapter 83 of the General Laws of Massachusetts, and all acts in amendment thereof and in addition thereto, and of any and every other power and authority as hereto in any way enabling, take in the name and on behalf of the Town of Acton for municipal sewer purposes as provided in said Chapter 83 the perpetual rights and easements to lay, construct, inspect, repair, remove, replace, operate and forever maintain a sanitary sewer or sewers with any manholes, pipes, culverts and other appurtenances, and to do all other acts incidental thereto, including the right to pass along and over the land for the aforesaid purposes in, through and under the following parcels of land situated in said Acton, Middlesex County, Massachusetts:

**Parcel One**

River Street/Carriage Drive Sewer Easement

20 Foot Wide Permanent Utility Easement and 10 Foot Wide Temporary Construction Easements

Those certain portions of land shown as "Proposed 20' Wide Permanent Utility Easement" and "Proposed 10' Wide Temporary Construction Easements" on a plan entitled "Easement Plan of Land in Acton, Massachusetts (Middlesex County); For: Woodard and Curran; Scale: 1"=40'; March 20, 2000"; by Stamski and McNary, Inc.; Acton, Massachusetts. (2190H\_REV1.dwg) Sheet 3 of 7, to be recorded herewith. Said "Proposed 20' Wide Permanent Utility Easement" is more particularly described as follows;

Beginning at a point on the northerly sideline of River Street, same point being S 61°-08'-35" E a distance of seventy-four and twelve hundredths (74.12) feet from the corner of property now or formerly of Page (83 Parker Street) and now or formerly of Joyal (1 Carriage Drive);

Thence: N 30°-11'-29" E a distance of twenty-three and five hundredths (23.05) feet;

- Thence: N 51°-32'-20" W a distance of one hundred forty-one and nine hundredths (141.09) feet;
- Thence: S 84°-53'-36" W a distance of seventeen and eighty-one hundredths (17.81) feet to the easterly sideline of Carriage Drive;
- Thence: Along the easterly sideline of Carriage Drive by a curved line to the left, the radius of which is forty (40.00) feet, a distance of twenty and twenty-one hundredths (20.21) feet;
- Thence: N 84°-53'-36" E a distance of nine and sixty-six hundredths (9.66) feet;
- Thence: S 51°-32'-20" E a distance of one hundred fifteen and eighty hundredths (115.80 feet);
- Thence: S 30°-11'-29" W a distance of six and twenty-one hundredths (6.21) feet to the northerly sideline of River Street;
- Thence: S 61°-08'-35" E along the northerly sideline of River Street a distance of twenty and one hundredths (20.01) feet to the point of beginning.

Supposed Owner: Pauline L. Joyal  
 Property Location: 1 Carriage Drive  
 Town Atlas Reference: Map H-3, Parcel 229  
 Deed Reference: Book 22406, Page 146  
 Mortgagee: NONE

Supposed Owner: Andrew E. Page  
 Property Location: 132 River Street (Rear of 83 Parker Street)  
 Town Atlas Reference: Map H-3, Parcel 239-2  
 Deed Reference: Book 27821, Page 390  
 Mortgagee: Brookline Savings Bank  
 160 Washington Street, Brookline, MA 02447  
 Mortgage Reference: Book 27821, Page 391, and Book 27846, Page 241  
 Party of Interest: Robert B. Young (Book 27821, Page 387)

**Parcel Two**

River Street/Merriam Lane Sewer Easement

20 Foot Wide Permanent Utility Easement and 10 Foot Wide Temporary Construction Easements

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Massachusetts. (2190I.dwg) Sheet 4 of 7, to be recorded herewith. Said "Proposed 20' Wide Permanent Utility Easement" is more particularly described as follows;

Beginning at a point on the Northerly sideline of River Street, same point being S 58°-40'-40" E a distance of two and four hundredths (2.04) from the intersection of the westerly sideline of Merriam Lane;

Thence: N 28°-46'-03" W a distance of eighty-two and eighty-nine hundredths (82.89) feet;

Thence: N 65°-02'-27" W a distance of one hundred-six and forty-four hundredths (106.44) feet;

Thence: S 62°-45'-10" W a distance of forty-one and fifty-five hundredths (41.55) feet to the northerly sideline of River Street;

Thence: S 64°-17'-58" E along the northerly sideline of River Street a distance of twenty-five and five hundredths (25.05) feet;

Thence: N 62°-45'-10" E a distance of sixteen and sixty-five hundredths (16.65)) feet;

Thence: S 65°-02'-27" E a distance of ninety and nine hundredths (90.09) feet;

Thence: S 28°-46'-03" E a distance of forty-three and forty-nine hundredths (43.49) feet to the northerly sideline of River Street;

Thence: S 60°-10'-58" E along the northerly sideline of River Street a distance of thirty-six and forty-one hundredths (36.41) feet;

Thence: S 58°-40'-40" E along the northerly sideline of River Street a distance of two and four hundredths (2.04) feet to the point of beginning.

Supposed Owner:	Daniel A. Gilfix and Florence C. Kis Gilfix
Location of Property:	102 River Street (Rear of 21 Vanderbilt Road)
Town Atlas Reference:	Map H-3, Parcel 87-22
Deed Reference:	Book 24658, Page 596
Mortgagee:	Digital Employees Federal Credit Union
	Book 26415, Page 537
	PNC Mortgage Corp of America
	Book 29235, Pages 589 and 596

Supposed Owner:	George B. Williams III and Kerry L. Williams
Location of Property:	10 Merriam Lane
Town Atlas Reference:	Map H-3, Parcel 168
Deed Reference:	Book 13169, Page 462
Mortgagee:	Family Federal Savings, F.A.
	Book 26801, Page 311

**Parcel Three**

River Street/Vanderbelt Road Sewer Easement

20 Foot Wide Permanent Utility Easement and 10 Foot Wide Temporary Construction Easements

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Beginning at a point on northerly sideline of River Street, same point being N 58°-18'-33" W a distance of eighty-nine and ninety two hundredths (89.92) feet from the southeasterly corner of land now or formerly of Grady (1 Vanderbilt Road);

Thence: N 28°-00'-23" W a distance of seventy-four and eighty-four hundredths (74.84) feet;

Thence: N 88°-19'-33" W a distance of seventy-five and twenty-one hundredths (75.21) feet to the rounding sideline at the intersection of Vanderbilt Road and River Street;

Thence: Along the sideline of said rounding by a curved line to the left, the radius of which is twenty (20.00) feet, a distance of two and forty-five hundredths (2.45) feet;

Thence: S 58°-18'-33" E along the northerly sideline of River Street a distance of thirty-seven and twenty-nine hundredths (37.29) feet;

Thence: S 88°-19'-33" E a distance of twenty-nine and twenty-seven hundredths (29.27) feet;

Thence: S 28°-00'-23" E a distance of twenty-nine (29.00) feet to the northerly sideline of River Street;

Thence: S 58°-18'-33" E along the northerly sideline of River Street a distance of thirty-nine and sixty-four hundredths (39.64) feet to the point of beginning.

Supposed Owner:	Thomas J. Grady and Jaqueline Grady
Property Location:	1 Vanderbilt Road
Town Atlas Reference:	Map H-3, Parcel 87-18
Deed Reference:	Book 27329, Page 541
Mortgagee:	FT Mortgage Companies d/b/a Carl I. Brown Mortgage Book 29712, Page 274

Supposed Owner: Unknown  
Property Location: 84 River Street  
Town Atlas Reference: Map H-3, Parcel 139  
Deed Reference: Unknown  
Mortgagee: Unknown

**Parcel Four**

**Main Street/Maple Street Sewer Easement**

**Permanent Utility Easement and 10 Foot Wide Temporary Construction Easement**

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Beginning at a point on the southerly sideline of Maple Street, same point being about ninety and nine tenths (90.9) feet, more or less, from the northwesterly corner of land now or formerly of Cullinane;

- Thence: S 42°-29'-12" E a distance of eighteen and eighty-three hundredths (18.83) feet;
- Thence: S 89°-42'-23" E a distance of about seventy and two tenths (70.2) feet, more or less;
- Thence: N 08°-40'-00" W a distance of about fifteen and two tenths (15.2) feet, more or less, to the southerly sideline of Maple Street;
- Thence: Along the southerly sideline of Maple Street by a curved line to the right, the radius of which is two hundred-thirteen and ninety-seven hundredths (213.97) feet, a distance of eighty-one and one tenth (81.1) feet, more or less, to the point of beginning;

Supposed Owner: Cornelius W. Cullinane and Nancy E. Cullinane  
Property Location: 10 Maple Street  
Town Atlas Reference: Map H-2A, Parcel 56  
Deed Reference: Book 14710, Page 506  
Mortgagee: BankBoston  
Book 27247, Page 421

**Parcel Five**

Main Street/Faulkner Hill Road Sewer Easement

20 Foot Wide Permanent Utility Easement and 10 Foot Wide Temporary Construction Easements

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Beginning at a point on the easterly sideline of Main Street, same point being S 03°-07'-00" W a distance of one hundred eight and twenty-two hundredths (108.22) feet from the northwesterly corner of land now or formerly of Heaney;

Thence: S 03°-07'-00" W along the easterly sideline of Main Street a distance of twenty and eighty-eight hundredths (20.88) feet;

Thence: S 70°-08'-53" E a distance of thirty and ninety-two (30.92) feet;

Thence: N 77°-54'-10" E distance of two hundred forty-six and nineteen hundredths (246.19) feet;

Thence: S 64°-23'-52" E a distance of thirty-five and thirty hundredths (35.30) feet to the westerly sideline of Faulkner Hill Road;

Thence: Along the westerly sideline of Faulkner Hill Road by a curved line to the right, the radius of which is one hundred seventy-five (175.00) feet, a distance of twenty and four hundredths (20.04) feet;

Thence: N 64°-23'-52" W a distance of forty-three and fifty-three (43.53) feet;

Thence: S 77°-54'-10" W a distance of two hundred forty-seven and twenty-seven hundredths (247.27) feet;

Thence: N 70°-08'-53" W a distance of thirty-one and twenty hundredths (31.20) feet to the point of beginning.

Supposed Owner:	Howard W. Kuenzler and Carole Ann Kuenzler
Property Location:	91 Main Street
Town Atlas Reference:	Map H-3B, Parcel 12
Deed Reference:	Book 11593, Page 683
Mortgagee:	NONE

Supposed Owner:	Thomas Joseph Heaney and Donna M. Heaney
-----------------	--

Property Location: 93 Main Street  
Town Atlas Reference: Map H-3B, Parcel 6  
Deed Reference: Book 10758, Page 140  
Mortgagee: NONE

Supposed Owner: Thomas J. Griffin and Cathleen T. Griffin  
Property Location: 13 Faulkner Hill Road  
Town Atlas Reference: Map H-3B, Parcel 7  
Deed Reference: Book 23534, Page 486  
Mortgagee: GMAC Mortgage Corporation  
Book 23534, Page 488 and Book 30695, Page 197  
BankBoston  
Book 27277, Page 311

Supposed Owner: Benedykt Z. Peszke and Krystyna Peszke  
Property Location: 15 Faulkner Hill Road  
Town Atlas Reference: Map H-3B, Parcel 13  
Deed Reference: Book 10324, Page 414  
Mortgagee: NONE

### Parcel Six

#### Main Street/Massachusetts Avenue Sewer Easement

#### Permanent Utility Easement

That certain portion of land shown as "Proposed Utility Easement" on a plan entitled "Easement Plan of Land in Acton, Massachusetts (Middlesex County); For: Woodard and Curran; Scale: 1"=40'; September 10, 1999"; by Stamski and McNary, Inc.; Acton, Massachusetts. (2190L.dwg) Sheet 7 of 7, to be recorded herewith. Said "Proposed Utility Easement" is more particularly described as follows;

Beginning at the southeasterly corner of said easement, same point being N 19°-42'-13" W a distance of fourteen and forty-one hundredths (14.41) feet from the southeasterly corner of land now or formerly of Acton Center Associates Limited Partnership at the northerly sideline of Massachusetts Avenue;

Thence: N 44°-01'-28" W a distance of twenty-six and eighty-seven hundredths (26.87) feet;

Thence: N 19°-44'-27" W a distance of two hundred fifty-four and thirty-five hundredths (254.35) feet;

Thence: N 13°-24'-13" W a distance of ninety-three and forty-three hundredths (93.43) feet to land now or formerly of Northeast Limited Partnership;

Thence: S 27°-11'-13" E by land now or formerly of Northeast Limited Partnership a distance of seven and fifty-one hundredths (7.51) feet;

Thence: S 19°-42'-13" E by land now or formerly of Northeast Limited Partnership a distance of three hundred sixty-four and twenty-five hundredths (364.25) feet to the point of beginning.

Supposed Owner: 411 Mass. Ave. LLC  
Property Location: 403-409-411 Massachusetts Avenue  
Town Atlas Reference: Map F-3, Parcels 108 & 114  
Deed Reference: Book 29696, Page 275  
Mortgagee: First Massachusetts Bank, N.A.  
Book 29696, Page 279

And in addition thereto take in the name and on behalf of said Town of Acton temporary constructional easements as heretofore indicated for use in constructing the aforesaid sewer mains or appurtenances. The temporary construction easements herein taken include the right to enter upon the land taken, to deposit earth and material thereon and in general to make all use necessary or desirable in connection with the aforesaid sewer mains construction. The construction easement shall terminate thirty days after the completion of the sewer construction, and in any event, not later than July 1, 2005.

Said rights and easements in the land included within the above description are hereby taken without interference with or prejudice to the rights of the respective owners of the land or interest therein, except so far as is reasonably necessary in the exercise of the rights and easements hereby taken, and there are reserved to the respective owners of the land or interest therein, and their heirs, successors and assigns, all their respective rights in and to the use of their lands for all lawful purposes not inconsistent with the use thereof for all of the purposes hereinabove mentioned for which said rights and easements are hereby taken.

On each occasion that the Town enters upon the land in which the aforesaid rights and easements are taken and performs any work thereon, it shall be the obligation of the Town to remove all surplus material and to leave the premises in reasonably as good condition as when the entry was made.

All trees upon the land included within the above described easements are included in the taking.

And, said Board, having considered the question of damages, hereby awards the following damages:

Parcel One	Joyal	in kind sewer services of a total value of \$3,000
Parcel One	Page	in kind sewer services of a total value of \$3,000



Parcel Two	Gilfix	\$2,000, plus in kind sewer services of a total value of \$3,000, plus replacement trees
Parcel Two	Williams	\$3,000
Parcel Three	Grady	in kind sewer services of a total value of \$5,000
Parcel Four	Cullinane	in kind sewer services of a total value of \$3,000
Parcel Five	Kuenzler	in kind sewer services of a total value of \$3,000
Parcel Five	Heaney	in kind sewer services of a total value of \$3,000
Parcel Five	Griffin	in kind sewer services of a total value of \$3,000
Parcel Five	Peszke	in kind sewer services of a total value of \$3,000
Parcel Six	411 Mass. Ave. LLC	in kind sewer services of a total value of \$6,000

The supposed owner of record of the land hereby taken as of the date hereof is as stated but if the name of the owner of any interest in said land is not stated or is not correctly stated, it is to be understood that such interest is owned by an owner or owners unknown to us.

WITNESS our hands and seal in said Acton the day and year first above written.

TOWN OF ACTON

By

*Wayne W. [Signature]*  
*[Signature]*  
*[Signature]*  
*[Signature]*  
*[Signature]*  
Majority of the Board of Selectmen

COMMONWEALTH OF MASSACHUSETTS

Middlesex, ss

March 28, 2000

Then personally appeared *Wayne Friedrichs, Herman Kabakoff,*  
*F. Daniel Hunter, Peter E. Ashton, William Shupst,* known to  
me to be a majority of the duly elected, qualified and acting Selectmen of the Town of Acton,  
and acknowledged the foregoing instrument to be their free act and deed and the free act and  
deed of the Town of Acton, before me,

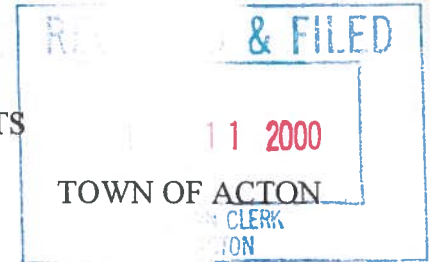
*Christine M. Joyce*  
Notary Public

My commission expires:

**Christine M. Joyce**  
**NOTARY PUBLIC**  
My commission exp. May 25, 2001

COMMONWEALTH OF MASSACHUSETTS

MIDDLESEX, SS.



At a meeting of the Board of Selectmen of the Town of Acton held this 28<sup>th</sup> day of March, 2000, it is

**ORDERED:** Whereas by a vote adopted at a Special Town Meeting duly called, warned and held on the 15<sup>th</sup> day of November, 1999, the Selectmen were authorized on behalf of the Town of Acton to take by eminent domain, for municipal sewer purposes as provided by the General Laws of Massachusetts, the land hereinafter described, and an appropriation of money was made therefor.

NOW, THEREFORE, we the undersigned being a majority of the Board of Selectmen of the Town of Acton, duly elected, qualified and acting as such, do hereby, pursuant to said vote and request and under and by virtue of the provisions of Chapter 79 and Chapter 83 of the General Laws of Massachusetts, and all acts in amendment thereof and in addition thereto, and of any and every other power and authority as hereto in any way enabling, take in the name and on behalf of the Town of Acton for municipal sewer purposes as provided in said Chapter 83 the following parcels of land situated in said Acton, Middlesex County, Massachusetts:

**Parcel One**

River Street Pump Station Land

That certain parcel of land shown as Parcel 238B on a plan entitled "Compiled Plan of Land in Acton, Massachusetts (Middlesex County); For: Woodard & Curran: Scale: 1"=40'; September 14, 1999 and revised March 20, 2000"; by Stamski and McNary, Inc.; Acton, Massachusetts. (2190A.dwg), to be recorded herewith. Said Parcel 238B contains 14,153 square feet of land, more or less, according to said plan, and is more particularly bounded and described as follows;

Beginning at a point on the southerly sideline of River Street, same point being about two hundred forty-three (243) feet from the westerly sideline of Parker Street;

Thence: S 29°-38'-39" W a distance of seventy-eight and sixty-nine hundredths (78.69) feet;

Thence: N 60°-21'-21" W a distance of one hundred fifty-six and forty-three hundredths (156.43) feet;

Thence: N 27°-37'-34" E a distance of twenty and thirty-five hundredths (20.35) feet;

Thence: N 60°-21'-21" W a distance of thirty-five and ten hundredths (35.10) feet;

Thence: N 29°-38'-39" E a distance of fifty-five and seventy-one hundredths (55.71) feet to the southerly sideline of River Street;

Thence: S 61°-08'-35" E along the southerly sideline of River Street a distance of one hundred ninety-two and twenty-six hundredths (192.26) feet to the point of beginning.

Supposed Owner: Linda G. Johnson and Sally T. Johnson  
Property Location: 135 River Street  
Town Atlas Reference: Map H-3, Parcel 238  
Deed Reference: Book 28961, Page 398  
Mortgagee: NONE

## **Parcel Two**

### Railroad Street Pump Station Land

That certain parcel of land shown as Parcel 43B on a plan entitled "Compiled Plan of Land in Acton, Massachusetts (Middlesex County); For: Woodard & Curran; Scale: 1"=20'; March 20, 2000"; by Stamski and McNary, Inc.; Acton, Massachusetts. (2190E\_REV1.dwg), to be recorded herewith. Said Parcel 43B contains 1,145 square feet of land, more or less, according to said plan, and is more particularly bounded and described as follows;

Beginning at northerly corner of Parcel 43B;

Thence: S 04°-41'-04" W a distance of forty-five and twenty-three hundredths (45.23) feet;

Thence: S 89°-38'-00" W a distance of fifty and eighty-two hundredths (50.82) feet;

Thence: N 50°-12'-28" E a distance of seventy and ninety-four hundredths (70.94) feet to the point of beginning.

Supposed Owner: Samuel A. Manka  
Property Location: 6 Railroad Street  
Town Atlas Reference: Map H-2A, Parcel 43  
Deed Reference: Book 17251, Page 062  
Mortgagee: US Trust (f/k/a The Co-operative Bank of Concord)  
Book 18863, Page 107 and 123

All trees upon said parcels and buildings and structures affixed thereto are included in the taking.

And, said Board, having considered the question of damages, hereby awards the following damages:

Parcel One \$6,200

Parcel Two \$5,000 plus in kind sewer services of a total value of \$6,000

The supposed owner of record of the land hereby taken as of the date hereof is as stated but if the name of the owner of any interest in said land is not stated or is not correctly stated, it is to be understood that such interest is owned by an owner or owners unknown to us.

WITNESS our hands and seal in said Acton the day and year first above written.

TOWN OF ACTON

By

*Wayne Friedrichs*  
*Herman Kubakoff*  
*P. Bruce Hunter*  
*Peter K. Ashton*  
*William H. Shupert*  
Majority of the Board of Selectmen

COMMONWEALTH OF MASSACHUSETTS

Middlesex, ss

March 28, 2000

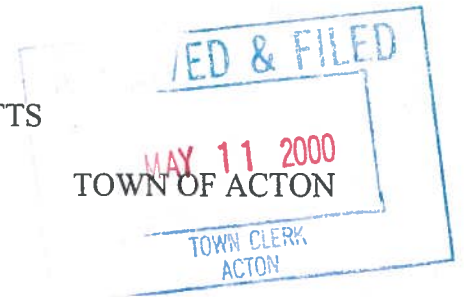
Then personally appeared Wayne Friedrichs, Herman Kubakoff, P. Bruce Hunter, Peter K. Ashton, William H. Shupert, known to me to be a majority of the duly elected, qualified and acting Selectmen of the Town of Acton, and acknowledged the foregoing instrument to be their free act and deed and the free act and deed of the Town of Acton, before me,

*Christine M. Joyce*  
Notary Public  
My commission expires:

**Christine M. Joyce**  
**NOTARY PUBLIC**  
My commission exp. May 25, 2001

COMMONWEALTH OF MASSACHUSETTS

MIDDLESEX, SS.



At a meeting of the Board of Selectmen of the Town of Acton held this 28<sup>th</sup> day of March, 2000, it is

**ORDERED:** Whereas by a vote adopted at a Special Town Meeting duly called, warned and held on the 15<sup>th</sup> day of November, 1999, the Selectmen were authorized on behalf of the Town of Acton to take by eminent domain, for municipal sewer purposes as provided by the General Laws of Massachusetts, the land hereinafter described, and an appropriation of money was made therefor.

NOW, THEREFORE, we the undersigned being a majority of the Board of Selectmen of the Town of Acton, duly elected, qualified and acting as such, do hereby, pursuant to said vote and request and under and by virtue of the provisions of Chapter 79 and Chapter 83 of the General Laws of Massachusetts, and all acts in amendment thereof and in addition thereto, and of any and every other power and authority as hereto in any way enabling, take in the name and on behalf of the Town of Acton for municipal sewer purposes as provided in said Chapter 83 the following parcel of land situated in said Acton, Middlesex County, Massachusetts:

Massachusetts Avenue Pump Station Land

That certain Parcel of land shown as Lot 11, together with a "Proposed Permanent Access & Utility Easement" and a "Proposed Temporary Construction Easement", on a plan entitled "Plan of Land in Acton, Massachusetts (Middlesex County); Being a Subdivision of Lot 8 as shown on L.C. Plan 21695C; Scale 1"= 40'; August 24, 1999 and revised March 20, 2000"; by Stamski and McNary, Inc. (2190LC.dwg), a copy of which is attached hereto. Said Lot 11 contains 7,040 square feet of land, more or less and is more particularly bounded and described as follows;

Beginning at the northerly corner of Lot 11;

- Thence: By a curved line to the left, the radius of which is seventy and seventy-eight hundredths (70.78) feet, a distance of eight and ninety-four hundredths (8.94) feet;
- Thence: By a curved line to the left, the radius of which is one hundred forty and fifteen hundredths (140.15) feet a distance of one hundred three and ninety-two hundredths (103.92) feet;
- Thence: S 05°-28'-37" E a distance of forty-five and twenty-five hundredths (45.25) feet;
- Thence: S 84°-31'-23" W a distance of seventy-five (75.00) feet;
- Thence: N 05°-28'-37" W a distance of one hundred four and ninety-eight hundredths (104.98) feet;

Thence: N 27°-42'-07" E a distance of forty-five and ninety-two hundredths (45.92) feet to the point of beginning.

Supposed Owner: Condominium: CFC Condominium  
Property Location: 388 Massachusetts Avenue  
Town Atlas Reference: Map G-3, Parcel 10-2  
Deed Reference: Master Certificate of Title No. C210  
Mortgagee: NONE

Supposed Owner: Rosemary Nicholson, Trustee of the Padala Realty Trust  
Property Location: Unit 1 -360 Massachusetts Avenue  
Town Atlas Reference: Map G-3, Parcel 10  
Deed Reference: Certificate of Title No. U0007674  
Mortgagee: Middlesex Savings Bank  
Document No. 821813 and 821814

Supposed Owner: Concord-Assabet Family and Adolescent Center, Inc.  
Property Location: Unit 2 - 380 Massachusetts Avenue  
Town Atlas Reference: Map G-3, Parcel 10  
Deed Reference: Certificate of Title No. U0010332  
Mortgagee: US Trust (formerly The Co-operative Bank of Concord)  
Document 979521  
WHBB Real Estate Limited Partnership  
Document 979624  
State Street Bank and Trust Company, Trustee  
Document 1002698  
Massachusetts Development Finance Agency  
Document 10089488

The temporary construction easement herein taken includes the right to enter upon the land taken, to deposit earth and material thereon and in general to make all use necessary or desirable in connection with the aforesaid sewer mains construction. The construction easement shall terminate thirty days after the completion of the sewer construction, and in any event, not later than July 1, 2005.

Said rights and easements in the land included within the above description are hereby taken without interference with or prejudice to the rights of the respective owners of the land or interest therein, except so far as is reasonably necessary in the exercise of the rights and easements hereby taken, and there are reserved to the respective owners of the land or interest therein, and their heirs, successors and assigns, all their respective rights in and to the use of their lands for all lawful purposes not inconsistent with the use thereof for all of the purposes hereinabove mentioned for which said rights and easements are hereby taken.

On each occasion that the Town enters upon the land in which the aforesaid rights and easements are taken and performs any work thereon, it shall be the obligation of the Town to remove all surplus material and to leave the premises in reasonably as good condition as when the entry was made.

All Trees upon said parcels and buildings and structures affixed thereto are included in the taking.

And, said Board, having considered the question of damages, hereby awards in kind sewer services of a total value of \$12,000.

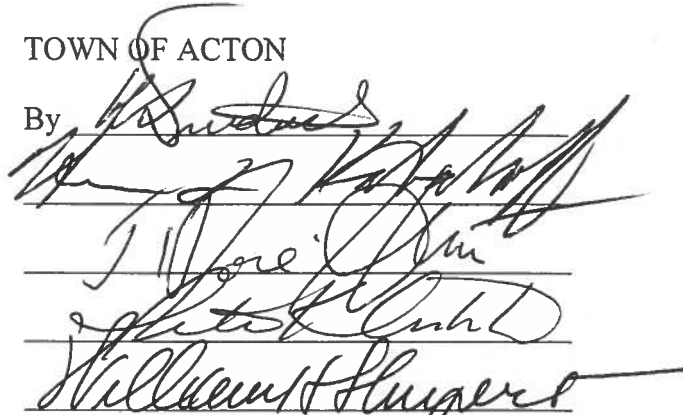
The supposed owner of record of the land hereby taken as of the date hereof is as stated but if the name of the owner of any interest in said land is not stated or is not correctly stated, it is to be understood that such interest is owned by an owner or owners unknown to us.



WITNESS our hands and seal in said Acton the day and year first above written.

TOWN OF ACTON

By

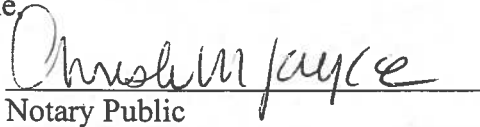
  
Majority of the Board of Selectmen

COMMONWEALTH OF MASSACHUSETTS

Middlesex, ss

March 28, 2000

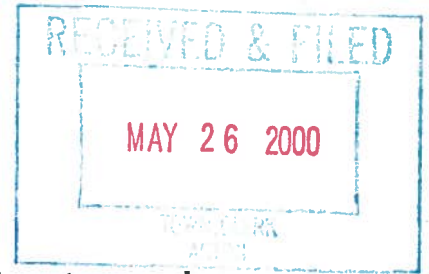
Then personally appeared Hermon Kibakajt, Wayne Friedrichs, Francis Hunter, Peter K. Ashton, William H. Shupert, known to me to be a majority of the duly elected, qualified and acting Selectmen of the Town of Acton, and acknowledged the foregoing instrument to be their free act and deed and the free act and deed of the Town of Acton, before me.

  
Notary Public

My commission expires:

**Christine M. Joyce**  
**NOTARY PUBLIC**  
My commission exp. May 25 2001

TO THE DISTRIBUTION LIST:



Please append the Board of Selectmen's Minutes for March 28, 2000 by adding the attached information provided by the Finance Committee at the rear of the minutes.

May 24, 2000  
Per Chairman Hunter

BOS

o T. MACHOY & J. PARENIVILLO  
REQUEST THAT THESE  
NOTES BE APPENDED

**FINCOM ASSESSMENT** TO THE BOS MEETING  
MINUTES OF 03/28/00.

o A REFERENCE ON PAGE 20 OF  
**ARTICLE 17--LAND ACQUISITION-** NOTES SHOULD  
**CARLISLE ROAD (ROBBINS MILL POND  
PROPERTY)**

T.Y. BE INCLUDED.  
J. PARENIVILLO

**\*PROCESS---APPRAISAL**

**\*PROCESS---NEGOTIATIONS**

**\*PRODUCT---GREEN SPACE**

**\*PRODUCT---MODELS**

**\*ENVIRONMENT--DEBT SERVICE**

**BACKGROUND:**

- **SINGLE APPRAISAL, 06/11/99, BY AVERY ASSOCIATES**
  - **\$7,500 FEE PAID BY TPL, ACT, AND SELLERS.**
  - **ASSESSMENT: \$351K, TAXES: \$6.5K.**
  - **234.27 ACRES OF VACANT RESIDENCE 10/8 ZONED LAND 30 ACRES ARE WETLAND.**
  - **PROPOSED DEVELOPMENT: CONCEPTUAL PLAN FOR PCRC, 124 SINGLE FAMILY LOTS USING 62 ACRES, ROADWAYS USING 10.5 ACRES, AND 162 ACRES AS UNDEVELOPED OPEN SPACE.**
  - **PRICE: \$9,630K BASED ON SEVEN YEAR CASH FLOW ANALYSIS USING AN ELEVEN (11) % DISCOUNT RATE.**

• **BARGAIN SALES OPTION, DATED 02/15/00 BETWEEN W. D. STONE, TRUSTEE OF LIBERTY REALTY TRUST AND DRAKE TRUST, THE SELLERS, AND THE TRUST FOR PUBLIC LAND, THE BUYER.**

•• **SECT. H: "SELLER BELIEVES THAT THE PURCHASE PRICE FOR THE SUBJECT PROPERTY WHICH IS SPECIFIED IN THIS AGREEMENT IS BELOW FAIR MARKET VALUE. BUYER AND THE ACTON LAND TRUST ALSO BELIEVE BASED UPON AN IMPARTIAL APPRAISAL OBTAINED ON THEIR BEHALF, THAT THE PURCHASE PRICE IS BELOW FAIR MARKET VALUE. SELLER INTENDS THAT THE DIFFERENCE BETWEEN THE PURCHASE PRICE AND FAIR MARKET VALUE SHALL BE A**

**CHARITABLE CONTRIBUTION TO BUYER....”**

- **PURCHASE PRICE: \$7,800K.**
- **PARTIES AGREEMENTS, SECT #13, PG 10: “ IT IS THE INTENT OF THE PARTIES AND UNDERSTOOD BY THEM THAT, BECAUSE OF THE SALE OF THE SUBJECT PROPERTY TO A NON-PROFIT CONSERVATION OR ORGANIZATION OR MUNICIPALITY, SELLER SHALL NOT BE RESPONSIBLE FOR PAYING ANY ADDITIONAL TAXES, PENALTIES AND INTEREST ON THE SUBJECT PROPERTY ARISING FROM THE TERMINATION OF A PREFERENTIAL TAX CLASSIFICATION ON THE SUBJECT PROPERTY...”**

- **SELLER: W. D. STONE, TRUSTEE;  
BUYER: F. W. HATCH, TPL.**
  
- **TOWN INVOLVEMENT:  
APPARENTLY NO DIRECT  
INVOLVEMENT IN THE  
NEGOTIATIONS BETWEEN THE  
SELLERS AND TPL ET AL. TOWN  
HAS NOT HAD ANY "ARMS LENGTH'  
APPRAISALS PERFORMED.**

**TOWN LAND USES:**

- **TOWN HAS 1,522 (12.8%) ACRES OF  
TOWN-OWNED CONSERVATION AND  
TOWN FOREST LAND;**
- **TOTAL LAND AREA IS OVER 11,800  
ACRES. STATE OWNS 199.2 ACRES; 168  
ARE OPEN SPACE. THERE IS OVER 300  
ACRES IN THE AREA IMMEDIATELY  
PROXIMATE TO ROBBINS MILL POND**

## **PROPERTY.**

### **STUDIES:**

- **FISCAL ANALYSIS OF ROBBINS MILL POND DEVELOPMENT, DATED 02/24/00, BY TOWN STAFF.**
  - **DEVELOPMENT FAVORED WITH A \$610K PRICE PER PROPERTY AND EITHER 1.5 OR .68 SCHOOL AGE CHILDREN PER PROPERTY.**
- **R. EVANS ANALYSIS DATED 02/18/00, 03/04/00:**
  - **DEVELOPMENT FAVORED USING \$450K PRICE PER PROPERTY (ACT ESTIMATE) AND 1.47 SCHOOL AGE CHILDREN ATTENDING ACTON AND A/B REG. SCHOOLS .**
- **J PRENDIVILLE ANALYSIS:**
  - **DEVELOPMENT FAVORED WHEN COMPARED WITH THE ANNUAL**



**COST OF A 20 YEAR 5.5% LOAN ,  
I.E. \$570K/ANNUM, EVEN WITH 1.8  
SCHOOL AGE CHILDREN PER  
PROPERTY.**

- **G. HOM ANALYSIS:**
  - **USE OF AN ELEVEN (11) %  
DISCOUNT RATE MAY NOT BE  
REASONABLE. IF ONE USES A 15%  
RATE, THEN THE PRICE WOULD  
BE \$8,185K . IT WOULD BE  
\$8,869K AT A THIRTEEN (13) %  
DISCOUNT RATE.**

**ACTON'S DEBT LOAD,:**

- **ACTON'S DEBT SERVICE,  
INCLUDING SEWERAGE SYSTEM SRF  
PAYMENTS, WILL GROW FROM  
\$2,114K IN FY 01 TO \$5,121K IN  
FY 05, WITHOUT THE PURCHASE OF  
THE RM POND PROPERTY, WITH**

**THAT PURCHASE THE DEBT SERVICE  
WILL INCREASE FROM \$2,471K TO \$  
\$5,559, OR 11.6% OF THE TAX  
LEVY. (TABLE I)**

**TABLE I**

	FY '01	FY '02	FY '03	FY '04	FY '05
TOTAL DEBT	\$2,114	\$2,924	\$4,359	\$4,911	\$5,121
TOTAL DEBT(RM)	\$357	\$714	\$695	\$677	\$658
TOTAL DEBT(W RM)	\$2,471	\$3,638	\$5,055	\$5,587	\$5,779
% DEBT/TAX LEVY	5.5%	7.3%	9.6%	10.3%	10.3%
% DEBT (RM)/TAX LEVY	6.5%	9.0%	11.2%	11.7%	11.6%