

BOARD OF SELECTMEN AND SEWER COMMISSIONER'S MEETING

Meeting Minutes

October 17, 2016

7:00 PM

Francis Faulkner Hearing Room 204

Acton Town Hall

Present: Peter J. Berry, Janet K. Adachi, Franny Osman, Katie Green, Town Manager Steve Ledoux, and Shannon Hurley, Recording Secretary

Absent: Chingsung Chang

Mr. Berry opened the meeting at 7:00pm with the Pledge of Allegiance.

Citizen's Concerns

None.

Chairman's Update/ Operational Update

Mr. Berry: Community Preservation Committee is accepting applications to fund CPC projects that will be considered at annual town meeting in April. Applications are due in the middle of November. Any project appropriate under Recreation, Open Space, and Affordable Housing are welcome. Early voting will begin under a new State Law, the Town Clerk will be publishing dates and times. Check clerks website for more information. Voting booths will be held in Room 204, early mornings and evenings. Mr. Berry urges everyone to get out and vote. Town volunteers are needed in Planning board, deals with subdivision of town. Many resignations results in only 4 members currently. Mr. Ledoux will add this to a future agenda to resolve that issue of membership and involve more members. Town Hall was painted, debated for number of years. The colors are accurate to original 1863 historic colors. It was painted in earth tones that reflected landscape and the historic nature of building. Train Station complaints about lighting intruding in lights on Maple Street. MBTA resolved the problem. A big thank you to Senator Eldrige for working with the MBTA. Concord water treatment plant will be continued on November 1st in High School Auditorium. The Board will post notice and hold hearing in the same room as town meeting.

Mr. Ledoux: Last week all department heads concluded "On The Hill" budget review discussing operation and capital budgets in two days. Fully into budget season; budget team meets all day Thursdays until Christmas. Ms. Adachi and Mr. Ledoux attended a meeting at Lexington Town Hall concerning Minuteman High school, Belmont is attempting to withdraw from Minuteman District. Representatives will be Belmont residents, FINCOM, Town Manager are concerned about the size of the new school and object to the size of the building. If 2/3 vote is reached each town has ability to call a town meeting to not allow them to withdraw. If you do not call a Town meeting you are in essence agreeing with them to withdraw. Vote will be Wednesday night, October 19th.

Ms. Adachi stated that the size of the school and the cost are the most concerning. Town meeting members are the same people who voted down the building project at their annual town meeting. It

was not necessarily clear that they wanted to withdraw from the district. If they get the 2/3 vote the Town Clerk will have to pass that along to the School Committee, School Committee would have to distribute that to 16 town members, 60 day waiting period kicks in to call a town meeting to propose they do not withdrawal, no action it is an approval, slow approval process. Education process will be long because Belmont people do want to stay in district. If fail to get 2/3 vote still member of district and obligated for the new building project, their share of the capital.

Mr. Ledoux speaks about dates for a site visit for the water treatment plant, Friday October 28th 10am-3pm and Monday October 31st 10am-1pm. All OK with 10am Friday 28th. Acton Leadership Group meeting, discussion was preliminary point of view of the finance committee. Still waiting for finalization until something changes. Intent to review point of view of Tri-Boards meeting slated for November 14th. Selectmen and school committee will have time to review it at the next meeting before the Tri-Board Meeting.

Public Hearings and Appointments

Common Victualler License, Drishty, LLC D/B/A Subway Restaurant: Two locations, 134 Great Road and 255 Main Street. Mr. Drishty Patel, common victualler license. Is only a license to serve food, not liquor. Mr. Patel has been working in Subway for the last 5 years.

Ms. Green motions to approve the two Common Victualler Licenses. Ms. Adachi seconds. All Ayes 3-0

Presentation by Insulet Corporation: Mr. Ledoux gives a brief introduction and states that he has met with Insulet Corporation about a month ago. Mr. Patrick Sullivan, President and CEO of Insulet Corporation, grew up in Sudbury. Owned a Boxborough company, Women's Health Care company and in Marlborough. Innovated medical device company based in Billerica, MA, headquarters. Founded in 2000. Focuses on diabetes, specifically Type One diabetes that involves the need for insulin. Gives background of diabetes. Mr. Sullivan describes their wireless pod that is provided with insulin that will pump into patient's body. Usual devices have 42 inches of tubing. Insulet's pump is controlled by a wireless device that you can place on arm, abdomen, buttock, etc. Pod contains insulin and can pump into body wirelessly, complete freedom to live normal life. Waterproof, good for 3 days, and put a new one on. 100,000 patients worldwide that use this device, 75,000 use the product in USA. \$300,000 in revenue with about 600 employees in the United States. Currently manufactured in China, 17 million per year. Invest \$130-\$150 million, over 5 years, at the plant and automated equipment installation in facility. Plan to acquire by the end of this year; by the first quarter of 2017, site must be ready in order to start business in 2019. 500 additional employees to hire. Must be manufactured in a clean environment, class 100,000 "clean room", completely sterile. FDA regulations are set. Bring employees from Billerica. Option to move to Massachusetts or Texas. 100 Nagog Park, Acton Ma. Asking price \$7,000,000.

Ms. Osman excited about possibility because the buildings have been vacant for an extended period of time. Ms. Osman asks if Insulet would have needs for public transportation in the town, mentioned cross town connect to transport employees. Concerned about the ability for people with disabilities to

work in the building, Mr. Charles Alpuche, Senior Vice President, Global Manufacturing and Operations, stated that there was work that will not be as automated such as manual process for boxing the product for shipping. Ms. Adachi questions if Nagog Park facility is it too small. Mr. Alpuche described that their Billerica location is all engineering and currently they are look for housing the manufacturing facility and keep a portion in Billerica. The future goal is growth, expansion capability.

Ms. Adachi asks if they have any sense of how much water the company will be needed? Mr. Alpuche states that there is no water use used in manufacturing projects, just bathroom use.

Ms. Green excited to hear about this company, moving further off of 95 is exciting and growing digital health is something that should be pushed more. Ms. Green asks where do most of employees live now? Mr. Sullivan states that most live in and around Billerica.

Ms. Green wondered about timing since we do not have Town meeting until beginning of April. Mr. Sullivan explains that a purchase and accusation would have to come before April, formal agreement must be made. Ms. Green explains it is not a binding agreement that it will pass. Spoke about a special town meeting.

Ms. Green asks about employees moving from China. Manufacturing will stay in China and the main goal is to reduce the amount of processes in China.

Discussion ensued about jobs. Insulet is hoping to hire 500 employees. Currently they are hiring 1 ½ people per day. Have had Interns from MIT.

Mr. Berry is also excited to hear the presentation and a good sign of the economy coming back. Nagog has a lot of empty store front. Touched upon how traffic is always an issue, 2A is always congested. Train station, MBTA reverse commute; suggested to sell jobs from the train schedules, Boston and Devens.

Mr. Berry minuteman tech providing more high tech courses, welding, special equipment, less than high school engineers. Baker administration not a lot of people trained. Insult explains that they are in need of laser welding techniques, need for educated and technical employees. Ideal place to recruit.

Ms. Osman asks about the pollution risk. Mr. Sullivan explained that the parts are brought in and the clean air room would have special filters to process the air. Employees are required to special equipment, positive air that pushes anything out. Pods are then sent through a sterilizer, partly heat, ethaline oxide which happens in New York.

Citizen questions:

Ann Shine, South Acton was concerned that they were affiliated with JDRC. Mr. Sullivan stated that they have a relationship with them, no formal, just working. Ms. Shine asked if the pod is covered by

insurance and how much does it cost? The pods last for 3 days, broadly covered by most, same cost as electronic, same price as usual. Ms. Shine suggested having a special town meeting.

Debra Simes, Concord Rd inquired about after three days do user throws it away? What plastics are involved? Insulet states that consumers may send pods back for recycling. Outside facility that does this. Debra also asked if there are females in upper management. Insulet states that many are.

Derek Chen, Great Road states the annual report for last three years, loses for this company were 650 million in loses, did this pod take 11 years to take off. Insulet stated that it was approved by the FDA in 2005, new version came out in 2013 smaller device. Least of which no Medicare reimbursement, over 65 US Government will provide #1 priority for Medicare reimbursement. 2005 founded, net loses, 700k. \$350 revenue for 2016. Long road with the technology, hard work to bring to support from town substantial medical device.

Mr. Berry authorizes Town Manager to continue with these negotiations and continue to keep the Board updated.

Morrison Farmhouse Public Forum: Mr. Berry asks for the Board to bring up any issues. Ms. Osman reasons it was not viable to put housing there, etc. Does not feel that way anymore, excited about a farm. Sole house, rentals for housing authority. Farm that has education options for youth and disabilities. Room and energy for that in Acton. Ms. Osman read an additional letter from Commission of Disabilities, benefit for, handicap bathrooms, raised gardening beds for people who use wheelchairs. Completion of project, lack of handicap accessible bathroom should be included. Variety of services. Bruce Freeman Rail Trail, Conservation, farming activities. Does not want to knock down (current structure).

Ms. Adachi – Based on everything that is submitted we will not make a decision tonight since there are a fair number of people who say it should be demolished. Idea of habitat for humanity to come in and overhaul it with no cost to us and give it to someone who can use it and is eligible for it. Mixed feelings, respect preservation of open space, historical preservation is also important to people in this existing accessible would make it expensive and complicated.

Ms. Green – Historical Commission discussed at last meeting and agreed to preserve farmhouse and move it close to the Bruce Freeman Rail Trail and use CPA funds to fund preservation. Ms. Green commented on the frustration felt and number of public forums regarding this topic and it keeps getting pushed off. House may be demolished by neglect. General agreement with a plan of action to get to a decision. Morrison Farm committee is not focused on the house and if we do need another committee for the house we need to figure it out. Requests to come to general consensus to be torn down, save, or carve a private lot.

It was discussed that money to demolish will need to put into next year's budget; we will need a town meeting for this, CPC plan, moving of the house, etc.

Debra, Concord Rd: Abutter expressed concern that it is hard to get information about what most committees are doing. Wish that that were different. Would not like to see the house separated from the actual site. Glad agricultures happening on the property now. Food self-sufficient, no land to go out of agriculture uses. Acton community farm, another farm coming in to be a satellite. Housing for the farm manager would be a great use for that.

Caroline Reed, 138 Great Road - Habitat for Humanity is interested in 49, single family homes. Lack of affordable house, serve families with 30 percent income. Advocate for affordable housing for a family, tearing down would be terrible.

Walter Foster, 3 Jesse Drive – Thanked the board for putting this on the agenda. Mr. Foster discussed the history of Morrison Farm. Cannot separate the house from the land, do not carve up the land, political will behind is to purchase the “centerpiece” properties. Most visible and emblematic of the town, should always be accessible to all of the people in the town. Asks the Board to at least make that decision. Concord Road views, maintain them. Trail network, CDC was voted on access through Bruce Freeman Rail Trail.

Mr. Berry suggested moving the house closer to the Bruce Freeman Rail Trail. Mr. Foster agreed to move house, house is preserved just somewhere else.

Bob VanMeeter, 2 Half Moon Rd. – In favor of house being turned over to Habitat for Humanity. Hard to understand one corner of the site can't be separated and made into homes.

David Honn, Historic District Commission – Concerned that CPC funding, nothing in there to demolish a house. Had to make amends to renovate the house, \$200,000 worth of work. Mr. Ledoux stated it was more like \$70,000 to renovate. Turned into \$100,000 for asbestos removal. No one has lived there since the work, more work has to be done.

Ann Forbs, 25 Martin Street – Gaining ground situation in Concord. Keep farming a piece of agriculture land, the house birthplace. Urge the board to investigate what other towns have done i.e. national register, farm land and buildings. Clarify funding, accessible, rented out for offices, working gaining ground can use handicap accessible. Hope it is part of the process.

8 School Street- concerned about how we bought parcel to begin with, towns goal was to preserve farm and by destroying the house, barn and making changes we are not fulfilling our goal. Encourage the town to lease farming or allowing the town to lease it to people who need homes at a reduced rate. Significate thing for the town. No other farms in the town.

Marianne Ashton, Morrison Farm Committee-Appreciated Mr. Foster's presentation. Feels strongly about land that should be kept together, not split off. Farming significant, community gardening, farming going on 40 individual farmers, not one. Biggest concern, land kept all together. House in current spot, usage that is compatible.

Bill Mullen – Eliminate issue by pursuing land swap idea, Robins memorial, cemetery land, issue goes away. House is preserved, barn is preserved, and agriculture is preserved. Make decision tonight to keep the land as a whole, preserve the house and gain access, use all of the land that solves all problems.

Catherine Fochtman, Recreation Director – Stated that she would like to bring educational and nature education. Horticultural therapy, camp program, nature exploration; a lot of children are not going outside. High level recommending education. Concept was to a building to stand in for the barn, develop a larger space for classrooms, general gathering.

Ms. Green stated her position has not changed, does not think cutting up the land is good. Preserving the house and take into account the costs, rehabbing it for bathrooms, classrooms, etc. How and who would go about it? Keep the entire Town own land; preserve the house in some fashion.

Ms. Adachi had mixed feelings, appreciates Habitat's proposal and is in consensus to keep parcel intact. Consider all possible ideas that it would not be hideously expensive for the town. Barn would be great for education on the property. Farming, CSA's would not want to shut down community gardens, gets people outside. If people had extras it would be great if it is not wasted. Parking places off of Icehouse Farm, a lot of history of the town to educate not only the farm but other things in the Town. Need to make it inviting.

Ms. Osman agreed with Ms. Green. Should not separate land out, too many possibilities. Willing to vote. Note to selves: Set up to work with Habitat to see if we can use another property with them on.

Mr. Berry was strongly a fan of Habitat and affordable housing. Open space committee does not want to separate. Splitting and zoning, not confident in the 2/3 vote. Agrees to keep property intact, find out who does the work, who pays for it.

Ms. Adachi was concerned about farm steward idea to occupy the house. Management Company would have to deal with landlord responsibilities, other uses for them to use

Ms. Green moved that the Board feels that we keep the Morrison Farm property intact. Ms. Adachi seconded. All Ayes 4-0.

Charlie Aaronson, Volunteer Coordinating Committee – MFC did not have a charge, modified verbally by BOS but never documented. May be in town archives of the original charge. Membership original did not have specific representative, guidelines abutter rep, etc. At large nothing was documented.

Ms. Green is concerned that Morrison committee is not equipped to do that at this time. Suggests town staff recommendations. Ms. Adachi agrees town staff recommendations would be helpful.

Ms. Green will consolidate ideas into a spreadsheet, discuss by 2nd meeting in November and go from there. Who suggested it and figure out a way to come up with costs and decisions.

Doug Tindal, FINCOM – Produced reports to implement Keller study. Attachment to the farm, walks there every day. Reachable, would like to see something done. Physical things to be done to help. House could be moved across the street. Habitable, rentable, driveway that people go down every day, people would be in the backyard. Property is to be leased, carve it out practically. Recommends sub-committee.

Debra Simes - Agreed that Board should move toward decision, useful exercise to look at vision of what they want to be Acton 2020 to make sure there are no conflicts. Useful for Selby to work with someone to do that. Ms. Osman offered Ms. Green help. November 21st meeting Ms. Green will bring an outline and the board will pick one or the other. Staff to look further into.

Selectmen Business

Selectmen to Discuss to Have Use of Town Server vs. Private Emails: Litigation over CPF of churches all emails are public record. Not clear, if sent to BOS they are archived. Communicate with one member of the board, it does not go through Town server unless you CC Mr. Ledoux it is not archived. Ms. Green prefers to keep personal email and work email separate. As long as people are clear all emails are public record. Mr. Berry reminds that board to always Cc response to BOS.

Consent Agenda

Ms. Adachi moved to approve consent items 5-20. Ms. Green seconded. All Ayes 4-0.

Respectfully Submitted,

Shannon Hurley, Recording Secretary

Franny Osman, Clerk