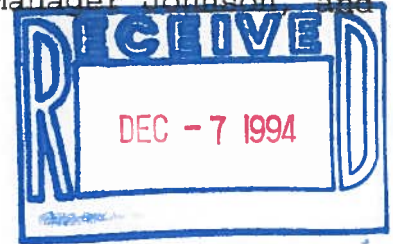


SELECTMEN'S MEETING
NOVEMBER 8, 1994

T. Clark

The Board of Selectmen held its regular meeting on Tuesday, November 8, 1994 at 8:00 P.M. Present were Norman Lake, William Mullin, Nancy Tavernier, F. Dore' Hunter, Wayne Friedrichs, Town Manager Johnson, and Assistant Town Manager John Murray.
{Representatives from cable were present}



CITIZENS' CONCERNS

None Expressed

Mrs. Tavernier expressed her thanks to the MBTA for the cooperation and their compliance with the DPU's order to stop whistling in Acton. The neighborhood is elated by the silence this affords them.

PUBLIC HEARINGS AND APPOINTMENTS

BOSTON GAS
Powdermill Road

DORE' HUNTER - Moved to approve with staff conditions. NANCY TAVERNIER - Second. UNANIMOUS VOTE

CLASSIFICATION HEARING

Chairman Lake announced that the Town had not yet received DOR preliminary approval as of today at 5:00. There will be no vote taken tonight. Testimony will be heard and the hearing will be continued to November 22, 1994 at a time to be determined later in the evening for the Board to take their yearly formal vote on Classification.

Brian McMullen, Assistant Assessor made a brief presentation on behalf of the Board of Assessors regarding Commercial and Industrial properties and their various assessment and valuation trends.

John Murray also made a presentation regarding the Residential factors and assessments and the effects upon the tax rate.

Jean English, Nagog Woods resident spoke about the need to lower taxes, especially for those elderly and families on fixed incomes. She further asked about how an assessment was determined. Mr. McMullin explained the various factors that go into the valuation of property. Mr. Lake noted that he had lived in Acton for over 25 years and his property taxes have never decreased, he doubted that they would in the future.

Charlie Kadlec, resident spoke against classification for all the same reasons he has outlined before. He felt that looking at 4-5 years percent of valuation of commercial properties has dropped, he said that

classification was a futile exercise. He commented on the amount of time it would take to review and maintain the newly created Small Business abatement. He feels classification will and is going to be a net cost to the Town. He urged the Selectmen to reverse the split tax rate.

Mr. Rogers of the Finance Committee presented the FinCom's recommendation of "make NO recommendation" to the Board. As a private citizen he urged the Board to look into the message a split tax rate sends to businesses.

Jeff McHarg, a Foster St. resident presented his analysis into tax rates and their effects on businesses and growth. He has again this year determined no correlation between tax shift and total valuation growth. He felt the present split strikes a balance at this time between the business and residential community and urged the Board to retain the split.

Ray Bintliff, Powerhorn Road, he feels this issue is politically motivated. The CPI values have declined and personal property has been reduced. The ratio as it stands now is that for every dollar a resident saves, the business side has to provide five. He urged the Board to move towards an equal rate for all classes of property.

Sandy Picther of the Chamber feels it is a very financial and emotionalizing issue and felt that a more equal rate was friendly to business and urged the Board to adopt a single tax rate.

Bill Lawrence and Steve Arronson of the Chamber made a presentation in addition to their written submission. They outlined the Chamber's view and made a further plea to equalize the tax rate by moving the split downward. They feel that all properties will pay a lesser tax bill if we invite business.

Mr. Hunter asked Mr. Arronson to take off his business and Chamber hat and put on his School Committee hat and under political reality how can we say to citizens we will be seeking to increase your taxes because of the need for an override, however, we have increased it further by reducing the split. He felt that is why the last override failed and it might again. Mr. Arronson stated he felt it was unfair for him to be asked to comment on School need for override, however, the Region he did not feel would be seeking an override, however the Supt. had indicated that the Local side might be seeking one. Mr. Hunter agreed that it was unfair but felt it was needed to demonstrate the politicalness of this issue.

DORE' HUNTER - MOVED to continue the Tax Classification Hearing to November 22, 1994 at 8:45 P.M. NANCY TAVERNIER - Second. UNANIMOUS VOTE.

The Board urged anyone with additional comments to forward them to the Board during the next two weeks.

CONSENT CALENDAR

DORE' HUNTER - Moved to accept the Consent Calendar as printed.
WILLIAM MULLIN - Second. UNANIMOUS VOTE.

SELECTMEN'S BUSINESS

EAGLE SCOUT - Mr. Mullin will attend both on behalf of the Board.
Christine to forward paperwork to Mr. Mullin for presentation.

TOWN MANAGER'S CONCERNS

INDEPENDENCE ROAD TRAFFIC ISSUE - Don updated the Board on his
conversations with Grace Representatives. They will see that the signage
is put in place in addition to having a private duty police officer on
hand for traffic to ease the neighborhoods concerns.

Mr. Mullin asked that the Town Manager ask Grace to install the
signs at their cost and to notify the neighborhood representative of this
positive action.

The Board adjourned 10:00 P.M.

Nancy E. Lawrence,
Clerk
12/16/94
Date

Christine M. Joyce
Christine M. Joyce
Recording Secty.
cmjW11-(568)

November 4, 1994

TO: Board of Selectmen
FROM: NORMAN D. LAKE, Chairman
SUBJECT: SELECTMEN'S REPORT

#####

AGENDA

ROOM 204

November 8, 1994

PLEASE NOTE THAT MEETING BEGINS AT 8:00 P.M.

I. CITIZEN'S CONCERNS

II. PUBLIC HEARINGS & APPOINTMENTS

1. 8:00 BOSTON GAS PETITION - POPE at PROCTOR ST. - Enclosed please find petition and staff comment for Board action.
2. 8:01 CLASSIFICATION HEARING - Enclosed please find information assembled by staff as well as information submitted by the citizens for board review. Staff will make a brief presentation of factual information and outline the Board's options at the start of your hearing.

III. SELECTMEN'S BUSINESS

3. EAGLE SCOUT - Enclosed please find an invitation for Board assignment from Troop 284 to attend a Court of Honor on January 8, 1995.

IV. CONSENT AGENDA

4. ACCEPT MINUTES - Enclosed please find a copy of the October 11th Minutes for Board approval.
5. CHRISTMAS TREE SALES - Enclosed please find the annual request from Mrs. DiDuca to sell Christmas Trees at 145 Great Road for Board action.
6. EOCD DRAFT LETTER - Enclosed please find a draft letter regarding Section 8 Unification Program for Board review and action.

V. TOWN MANAGER'S REPORT

7. RESIDENT REQUEST - Enclosed please find staff response to resident request for Speed limit signs.

VI. EXECUTIVE SESSION

MEETINGS

ADDITIONAL INFORMATION

Enclosed please find additional correspondence which 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.

November 22 - Beer and Wine License, 381 Mass Ave.
Greene Land continued discussion
Concord Auto Auction Presentation

Dec. 6 - Common Vict. 358 Great Road
Special Permit Site Plan - 358 Great Road
South Acton Village District Plan
License Renewal Reviews

Dec. 20-

855 acs