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DATE 3/18/94

Catherine Belbin
TOWN CLERK, ACTON

**SELECTMEN'S MEETING
FEBRUARY 15, 1994**

The Board of Selectmen held their regular meeting on Tuesday, February 15, 1994 at 7:30 P.M. Present were F. Dore' Hunter, Anne Fanton, William Mullin, Nancy Tavernier, Norm Lake and Town Manager Johnson.
{Representatives from cable were present}

CITIZENS' CONCERNS

None expressed

Chairman Hunter announced to the citizens attending and viewing that the Board would be discussing budgets and articles for the upcoming Annual Town Meeting. He reiterated that the Board intended to attempt to adhere to the scheduled agenda as printed.

PUBLIC HEARINGS AND APPOINTMENTS

**BOSTON EDISON
POLE LOCATION - NAGOG HILL ROAD**

ANNE FANTON - Moved to approve. NORM LAKE - Second.
UNANIMOUS VOTE.

**BOSTON EDISON
POLE LOCATION - HORSESHOE DRIVE**

ANNE FANTON - Moved to approve. NANCY TAVERNIER - Second.
UNANIMOUS VOTE.

**BOSTON EDISON/NEW ENGLAND TELEPHONE
JOINT LOCATION - SCHOOL STREET**

NANCY TAVERNIER - Moved to approve. ANNE FANTON - Second.
UNANIMOUS VOTE.

**BOSTON EDISON/NEW ENGLAND TELEPHONE
JOINT LOCATION - HOSMER STREET**

NANCY TAVERNIER - Moved to approve. ANNE FANTON - Second.
UNANIMOUS VOTE.

ACHC - ADAMS STREET PROJECT

Steve Graham on behalf of the ACHC presented the housing plan as revised to reflect 8 units on 4 acres at the proposed Adams Street land. They have revised the plan to incorporate the concerns of the Town Departments and neighborhood residents. The ACHC has asked that the article be placed on the Warrant and that the Board of Selectmen prepare a Request for Proposals. They

urged the Board to put conditions in the RFP to reflect income guidelines in the area prescribed under State guidelines. They anticipate that the price would be in the \$94,500 range so that a family with an income in the low 30's to 38,000 will qualify for lending. They have spoken to some lenders and will talk more as information comes in.

Dore' asked about possible sewer tie-ins with Maynard in the future. They have adjusted the plan to reflect the concerns about future tie-ins and have left a 50 foot boundary buffer to use as an easement if needed in the future.

Anne asked about the locus with relation to the Maynard treatment plant. She was concerned about outstanding issues, and wants to have all the citizens concerns addressed before Town Meeting. She wanted to know if the odor problems mentioned by the neighborhood had been addressed. She asked if they had done any investigation into the issue of odor. Steve Graham said they will minimize the tree removal and hopefully it won't be an issue and noted that the odor could be addressed when the plant is upgraded.

Bill Mullin remarked that he had asked for a package of information which addressed the pro-forma, ground leasing options and has asked for these materials on two occasions. Steve Graham said that they would provide the materials as they were developed. Steve said that the Town has committed itself to the goal of affordable housing. Bill asked what dollar amount should be contributed. Steve felt the project would bring monies back to the Town in the form of tax revenue and would help address the Town's desire to present and maintain affordable housing stock.

Dore' said that the issue is whether it is practical, and whether the Board of Selectmen should put the article on the Warrant. If the Article was on the warrant the action of citizens would decide if we should move forward to the RFP stage.

Nancy felt it was important to continue to move forward with the project and to provide affordable housing. The ACHC was formed to gain control from the State. She said this is not a dollars and cents issue. She felt the Board would have the right to control the project under the RFP guidelines.

Bill asked for issues to be resolved such as any curb cuts on Adams Street, lot lines, and possible ground lease options prior to the next presentation.

Julian Horne of 5 Maillet Drive spoke against the project. He cited issues of sewage odor problems already existing in the neighborhood. They are concerned that the property would be given away and this would increase the financial obligation of the Town. He was concerned that the proposal would lower existing neighborhood values. He further talked about the notation to the Master Plan which promotes affordable housing as

a community goal. He felt that the other more important goals of the Master Plan to preserve the quality of life for existing citizens and to preserve open space were not being met by the creation of this neighborhood.

Anne Fanton noted that the Town of Acton was not at the State mandated 10% affordable housing levels and cautioned that the Master Plan did not prioritize goals developed by it.

Lois Mussier of 29 Adams Street asked about zoning issues with regard to the number of units allowed per 1/2 acre lot. Staff responded that the plan as proposed fell into the acceptable ratio because the area is in the major affordable housing district allowing up to five (5) units per acre.

NANCY TAVERNIER - Moved to include the article on the Town Manager warrant to transfer four acres presently held for sewage disposal purposes to affordable housing usage. NORM LAKE - Second. UNANIMOUS VOTE.

Bill Mullin urged them to submit a pro-forma before the next presentation as well as tax advantages/disadvantages. Dore' asked ACHC to provide wording for the article to town staff as soon as possible for inclusion.

FY95 DETAILED BUDGET PRESENTATION

The Board began to discuss the program/capital request list with regard to items being suitable for bonding and inclusion in departmental operating budgets.

Dore' asked if the re-val update, ladder truck and cruisers might be appropriate for capital budgets or articles. Nancy felt the ladder truck would be a bond issue, cruisers have been carried as a budget item as they are replaced so frequently. Nancy also was concerned about what would be done if we set these out separately and they were defeated. Dore' wanted to continue to carry it in the budget. Bill advocates we use more of our bonding capabilities to use the money for operations. Police Cruisers were under base B budget, Re-val was mandated and should be included in the Base B Budget.

Don updated the Board on the meeting held today concerning computer options. He feels comfortable recommending a lease program for the computers used by Accounting and police at around \$25,000/year. It would give the Town a chance to evaluate before purchasing, we could see what issues could be resolved. Dore' commented that it would work well since the schools had chosen to delay their technology article.

Anne wanted to use the \$130,000 in the gift account to offset the operation of the senior center. Nancy wanted to see some of the fund retained to fund housing for elderly.

Anne questioned the Planning Asst. Salary. Part of the secretary's salary now was reflected in the Engineering budget.

Bill asked about actual vs budget expenditures for FY94. Roy responded that a print out would be forwarded.

Bill further questioned the increase in the Assessor's budget. Staff explained that the increase reflected expert witness fees for appellate tax hearings. It was explained that if we include this it will allow us to decrease the overlay amount that is held. Bill asked if we were on target with regard to our legal budget. Don responded that we are within 10% and have budgeted 10% above for anticipated increase for land use issues.

The ladder truck was discussed and felt it would be a contingent expense and put on as an override question.

Nancy wanted to move the computer lease to the budget. The Computer Upgrade revised figure is now \$18,000 and the Computer study is dropped with the police upgrade reduced to \$6,000.

Norm discussed the E-911 communication center and felt it could be bonded.

Sidewalks- Nancy felt they should be contingent on override and moved down the list. Ann wanted them off the list.

Four Wheel Drive - Bill felt we could not justify the 4-wheel. Dore' questioned the dire need expressed last year for replacement. Nancy spoke in support of the purchase.

Impact Fee Bylaw - Anne questioned the possibility that it should come off unless it would be useful for negotiating.

Summer Help - This money includes a Engineering CAD Operator.

Mobil Data Units - Norm asked if it could be bonded - Nancy Tavernier thought it was too small.

Exhaust Fire - Dore' felt comfortable doing West this year and holding off on the other two stations.

Loader - No comment -no detail - Bill asked to bond this purchase.

Alarm Panel - No comment

Municipal HVAC - No comment

Sign Truck - Bond?

Traffic Signal- no comment

Mobil Data terminal - no comment

Exhaust Fan South Acton - No Comment

Cemetery Bldg. - A vote to redesignate money to reflect change - warrant article needed.

Garage Roof Police Station - No comment

Kelly Corner - No comment

Expansion Library - This would include money for a study of expansion of the footprint.

Paving - Dore' asked if the money could be subdivided and noted it does not reflect Chapter 90 funds.

1 Ton truck replacement- No comment

Hydrology - No comment

Fire Prevention Officer - Dore' questioned the need. Anne noted our placement of Fire services as compared to other communities. The Board agreed to strike this item.

Memorial Library Additional Labor - to group in override question.

Landfill Cap - Strike

Side saddle truck - strike

Bill felt that capital should be bonded and salaries put in operating budget, and to group remaining items in an override question.

Don asked the Selectmen to send him any remaining concerns on the grouping of the items before Friday noon so that he could incorporate them into a updated list for Tuesday.

PRELIMINARY WARRANT ARTICLE DISCUSSION

Dore' suggested the Board hold a special meeting on Tuesday to continue the budget discussion as well as to discuss the warrant. The Board will reconvene on Tuesday, February 22, at 7:30 to continue.

CONSENT CALENDAR

NORM LAKE - Moved to accept the Consent Calendar as submitted. NANCY TAVERNIER - Second. UNANIMOUS VOTE.

SELECTMEN'S BUSINESS

MPCC - Anne offered to organize and plan the meeting with the town boards and the Chamber. Dore' offered to chair. Bill Lawrence will remain the liaison. NANCY TAVERNIER - Moved to accept the items listed under Item four of Anne's memo (attached) BILL MULLIN - Second. UNANIMOUS VOTE

GIRL SCOUT REQUEST - The Board had no problem with this request.

COFFEE SALES AT COMMUTER LOT - The Board did not have a problem with this request. Staff was asked to contact the requestor to let her know that a canteen truck currently is servicing the lot.

MARSHALL PARCELS - NANCY TAVERNIER - Moved to not exercise the Town's Right of First Refusal with respect to Lots 8, 9 and 10 Carlisle Road - NORM LAKE - Second. UNANIMOUS VOTE.


TOWN MANAGER'S CONCERNS

NARA - Don asked if the Board wanted to handle this project the same as Town hall Expansion/renovation. The Board agreed that it would be best handled in the same manner. Nancy Tavernier will be the Board member assigned for review purposes.


EXECUTIVE SESSION

BILL MULLIN - Moved to go into Executive Session for the purpose of discussing potential litigation.

The Board adjourned at 11:45 P.M.



Christine Joyce
Recording Secty.
cmjW11-(488)



Clerk
3/15/94

Date

FEBRUARY 11, 1994

TO: Board of Selectmen
FROM: F. DORE' HUNTER, Chairman
SUBJECT: SELECTMEN'S REPORT

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AGENDA
ROOM 204
FEBRUARY 15, 1994

I. CITIZEN'S CONCERNS

II. PUBLIC HEARINGS & APPOINTMENTS

1. 7:31 CHAIRMAN'S MINUTE
2. 7:32 BOSTON EDISON - Nagog Hill Road - Enclosed please find petition information and staff comment for Board action. This paper work formalizes the Emergency Hookup that the Board previously approved.
3. 7:33 BOSTON EDISON - Horseshoe Dr. - Enclosed please find petition information and staff comment for Board action. This paper work formalizes the Emergency Hookup that the Board previously approved.
4. 7:34 BOSTON EDISON/NEW ENGLAND TELEPHONE - School Street - Enclosed please find petition information and staff comment for Board action.
5. 7:35 BOSTON EDISON/NEW ENGLAND TELEPHONE - Hosmer Street - Enclosed please find petition information and staff comment for Board action.
6. 7:45 ACTON COMMUNITY HOUSING CORP. - The ACHC will be in to update the Board on the Adams Street project.
7. 8:00 FY95 BUDGET AND WARRANT DISCUSSION

III. SELECTMEN'S BUSINESS

8. MPCC - Enclosed please find minutes from Vice-Chairman Fanton outlining recommendations and future of MPCC as well as offering to organize the Annual Meeting proposed under Itme 4.

9. GIRL SCOUT REQUEST - Enclosed please find a request on behalf of the Girl Scouts to sell cookies at the commuter lot on March 4 from 5-7 P.M. for Board action.
10. PROPOSED COFFEE SERVICE - Enclosed please find a request and staff comment on the application of Ms. Hillstrom to sell coffee at the commuter lot.
11. MARSHALL PARCELS - Lots 8,9, and 10 - Enclosed please find the notification under MGL 61 section 8 that the MSM Trust has received a bona fide offer to purchase as well as staff comment regarding these three parcels for Board review and action. A Locus Plan will be available for Board review on Tuesday evening.

IV. CONSENT AGENDA

12. MINUTES - Enclosed please find minutes of January 4, 1994 for Board approval.
13. ONE DAY LIQUOR LICENSE - Enclosed please find a request for a One Day Liquor License from the Congregation Beth Elohim Sisterhood for a One Day Liquor license in conjunction with their Passover Food and Wine Sale or Board Action.
14. THANK YOU LETTER - Enclosed please find a letter drafted by Anne Fanton to those that participated in the preparation of the Amicus brief for Board reiview and action.

V. TOWN MANAGER'S REPORT

15. NARA- Enclosed please find staff correspondence regarding the NARA. The Town Manager will seek Board direction on the issue raised in the memo.

VI. EXECUTIVE SESSION

The Town Manager has asked for an Executive Session.

MEETINGS

- April 10, 1994 2-4 P.M. - Open House Senior Center
PLEASE NOTE!!

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.

March 1, 1994

Kennedy Lane - Street Acceptance
Saab Class I review

March 15, 1994

Metropolitan Deli - Special Use Permit
Common Vic
Costa Donuts - Special Use Permit
Common Vic.
NARA/Bldg. Commissioner Public Meeting

824 acs