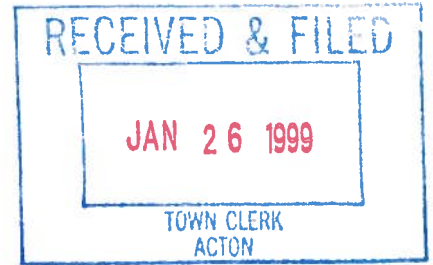


Amended January 5, 1998



**SELECTMEN'S MINUTES
NOVEMBER 17, 1998**

Present: Wayne L. Friedrichs, Herman Kabakoff, Nancy Tavernier, F. Dore' Hunter, Peter Ashton, Town Manager Don Johnson and Assistant Town Manager John Murray. (The meeting was televised by cable starting at 9:00 PM due to technical difficulties.)

CITIZEN'S CONCERNS

Anne Forbes, 25 Martin Street, stated that she has two announcements. The first one being that the Jones Tavern restoration and renovations are complete. Secondly, Ms. Forbes wanted to thank Dean Charter, Director of Municipal Properties for giving up a Saturday morning to speak at the Historic Massachusetts conference and let the Board know his dedication.

Ms. Forbes also wanted to clarify to the Board the difference between the Historic Properties Survey and Inventory which is an information base and the State Register of Historic Places which is a listing of properties that have received one of several official historic designations. Ms. Forbes indicated that she had watched the last Selectmen's meeting when the Board was discussing placing the McCarthy - Towne School on the Inventory of Historic Resources. Ms. Forbes indicated that she writes historical listings for a living and is familiar with the duties and as a Board member was concerned to see the Board of Selectmen discussing this school without having the Historical Commission present at the meeting. Ms. Forbes stated that the confusion in the Board of Selectmen's discussion would have been answered if the Historical Commission were present. Ms. Forbes presented the Board with information. Ms. Forbes also indicated that she could not take a position on the warrant article, without having the School documented because she would be unable to make an informed vote. Herman stated that he still has questions and a meeting has been scheduled with the Historical Commission to talk about these concerns.

Dore' stated that he has been asked to run again by twenty or more people and has decided to run again even though he has indicated that he would not run.

PUBLIC HEARINGS AND APPOINTMENTS

**NEW ENGLAND TELEPHONE
ARLINGTON STREET**

**HERMAN KABAKOFF -Move to approve with condition of fee. NANCY TAVERNIER
Second. UNANIMOUS VOTE.**

**BOARD OF HEALTH FEE
INCREASE REQUEST**

William McInnis, Board of Health member, is before the Board to discuss Nursing Service fee increases. Mr. McInnis spoke to the increase stating that most of these fees have been increased to reflect negotiated rates with the insurance companies. Mr. McInnis stated that if the published fee falls below the negotiated rate then our rate of return is lower than needed. A program has been established for waiver of

increases more closely. HERMAN KABAKOFF - Move to accept rate increases as proposed by the Board of Health. NANCY TAVERNIER - Second. UNANIMOUS VOTE.

TAX CLASSIFICATION HEARING

David Brown, Chairman of the Board of Assessors, presented the tax classifications. The Selectmen will need to vote whether or not to shift the rate, adopt an Open Space Discount or Residential Exemptions.

The Town currently has no parcels classified as Open Space and the Residential Exemption reduces the taxable value of a taxpayers principal residence with certain exclusions, and if this were to be shifted who picks up the shift. The lower value houses would benefit more than a higher value house who would tax on the shift. Other exemptions are available to the Elderly. The Small Commercial Exemption reduces the taxable value of eligible businesses by up to 10%. Eligible businesses are determined by the Department of Employment and Training. If this exemption is applied then the exemptions are recovered by increasing the tax levy upon the balance of commercial businesses.

A shift to Commercial Industrial of 5 % would give a \$300,000 home a decrease of about \$50.00 on their tax bill. Peter Ashton questioned how Commercial and Industrial properties are valued to ensure that the values are effective. Mr. Brown stated that every three years a reevaluation is conducted and to ensure that the values are appropriate. The Board of Assessors feel comfortable with the values assessed to the Commercial Properties. Exercises are conducted to ensure appropriate values. Peter asked if studies have been done regarding the split tax rate. Peter stated that there are a number of towns that currently have a split tax rate and have thriving commercial property.

Nancy commented on how good of a job Mr. Brown did. Nancy stated that she downloaded information showing that the tax rate has only increased by one penny since FY88. Wayne indicated that he is in favor of a flat tax rate. Dore' indicated that he supports a flat tax rate. Dore' stated that there has been some shrinkage in commercial properties in the last year and we should strive to achieve more commercial businesses in Acton.

Bill Lawrence stated on behalf of the Chamber of Commerce, that the Town of Concord had a split rate and has since taken it from 20% to flat rate. Mr. Lawrence stated that the Chamber fully supports a flat tax rate. DORE' HUNTER - Move to continue tax classification hearing to December 8 at 8:25 PM. NANCY TAVERNIER - Second. UNANIMOUS VOTE.

Wayne asked Peter if a Task force should be developed regarding tax abatements for the Elderly and or others. A suggestion was made to set up an Elderly Task Force to discuss this issue. Peter to draft letter. Dore' stated that check off for contributions to help alleviate the burdens. Dore suggested that the task force work on all exemptions and also concentrate on getting people to help. Dore' wants to see these two warrant articles on the spring town meeting. Nancy stressed that there should be an income measurement not just an age limitation.

LIP APPLICATION HARRIS STREET VILLAGE

Mark O'Hagen, representative of the developer of Harris Street Village, gave an overview of the proposal. This LIP application would allow for 4 homes to be sold at an affordable rate of \$94,500. This application has been reviewed and endorsed by the Acton Community Housing Corporation. The Board of Selectmen are being asked to endorse, support and sign this application. DORE' HUNTER - Move to support this application and have chairman sign. NANCY TAVERNIER - Second. UNANIMOUS VOTE. Wayne stated that he does not generally support these projects and he was uncomfortable with this project. Nancy stated that by approving this small project we can ultimately say no to other larger projects that we do not necessarily like. NANCY TAVERNIER - Move to authorize the chairman to sign the second

November 13, 1998

TO Board of Selectmen

FROM: Wayne Friedrichs, Chairman

SUBJECT: Selectmen's Report

AGENDA

Room 204

November 17, 1998

7:30 P.M.

I. CITIZEN'S CONCERNS

II. PUBLIC HEARINGS & APPOINTMENTS

1. **7:31 BOSTON EDISON – ARLINGTON STREET** - Request for 4 new poles for Board Action.
2. **7:45 BOARD OF HEALTH FEE INCREASE REQUEST**– Enclosed please find a request to increase the fees of the Nursing Service for Board review.
3. **8:00 TAX CLASSIFICATION HEARING** – Enclosed please find materials from the Assessors in conjunction with tonight's Public Hearing for Board review.
4. **8:45 LIP APPLICATION – HARRIS STREET VILLAGE** – Enclosed please find materials from North West Structures regarding affordable units and request for Board endorsement of the LIP Application as outlined in the attached materials.

III. SELECTMEN'S BUSINESS

5. **1999 ANNUAL LICENSE RENEWALS** – Enclosed please find the list of licenses that require Board action.
6. **FIRST READING OF E-MAIL POLICY** – Enclosed please find a copy of the E-mail policy for Board action.
7. **PUBLIC RELATIONS** – At the request of Selectman Tavernier, as outlined in her memorandum of October 23rd, she asks that the Board discuss the issue of public relations procedures.
8. **AB CELEBRATION SIGN REQUESTS** – Enclosed please find a request and Staff recommendation for Board review and action.
9. **OTHER**

IV. CONSENT AGENDA

10. BOSTON EDISION/N.E.T PETITION – Enclosed please find a request for approval of relocation of two utility poles in conjunction with the reconstruction of the S. A. Bridge for Board action.

11. DECLARATION OF SURPLUS EQUIPMENT – Enclosed please find a request from the Director of Municipal Properties for the declaration as Surplus various types of equipment as outlined on the attached request for Board action.

12. ACCEPT MINUTES – Enclosed please find October 5, 1998 Minutes for Board acceptance.

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.

**December 8 – 8:30 Start time
Coles Brook Continuance**

**January 5, 1999 – Planning Board
Historical Commission Over sight Mtg.**

December 15

January 19, 1999

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