

SELECTMEN'S MEETING

JANUARY 20, 1998

The Board of Selectmen held their regular meeting on Tuesday, January 20, 1998 at 7:30 P.M. Present were Acting Chairman, Wayne Friedrichs, Herman Kabakoff, William Mullin, Nancy Tavernier, Town Manager Don Johnson and Assistant Town Manager John Murray. Dore' Hunter was not present.

{The meeting was televised by cable}.

CITIZENS CONCERNS

None Expressed.

PUBLIC HEARINGS AND APPOINTMENTS

REOPEN SITE PLAN 3/15/96-354

The owner of the property seeks an amendment to reopen site plan 3/15/96-354 to allow the placement of three (3) generators on site located at 31 Nagog Park. MCI, representing the owner, has requested these generators to be used during a power outage only. Representatives from MCI presented the Board with certified receipts from abutters who were notified. The amendment to the site plan will consist of an addition of a pad for outside generators. The generators will need to be tested once every two weeks and will be done separately. MCI would like to test the generators between 8:00AM and 9:00 AM once every two weeks with the test lasting 1/2 hour. This time was picked due to the already high traffic levels and noise levels. Fencing and screening will be installed around the generators so that the noise would be less intrusive. The testing results indicate that when the generators are operating the decibel level will be increased by approximately ten. State regulations limit the increase in decibels to be no greater than 10, therefore, the structure for the generators has been constructed to accommodate the decibel limit. The structure will be approximately 12 feet high and consume approximately 22,000 square feet. MCI representatives indicated that the total decibel level will be approximately 39.5 decibels which equates to a refrigerator running.

Abutters present commented and commended MCI for their research and questioned the need to test the generator at 8:00 AM. MCI indicated that they would work with the Town to sent a mutually convenient time to test the generators. Abutters also requested to see a formal proposal so that may comment. NANCY TAVERNIER - Move to take site plan amendment 3/15/96-354 under advisement. HERMAN KABAKOFF - Second. UNANIMOUS VOTE.

PLANNING BOARD PRESENTATION OF PROPOSED WARRANT ARTICLES

Planning Board members were review the proposed warrant articles with the Board. There are six (6) Kelley's Corner articles, two (2) Office Park 2 amendments, one (1) zoning change and one (1) annual article which makes minor changes to the Zoning Bylaw. The Planning Board reviewed all ten (10) articles with the Board and gathered feedback to take back to their public hearing. The Board voiced their concerns regarding changing the zoning of the Norton/Chemplast parcel located at 77 Powdermill Road from General Industrial to General Business. An equipment rental facility is interested in utilizing this vacant land and would like the land zoned as General Business. The Board stated they are concerned with spot zoning. The Board also discussed relaxing the dimensional controls going from a 0.2 and 0.4. FAR in the Office Park 2 areas. The object of the six (6) Kelley's Corner articles are to increase pedestrian use, and change design and implementation by creating more circular designs in roadways. It has also been proposed to increase the FAR from 0.4 to 0.8. The Planning Board feels that this will allow the existing buildings to re-build or re-design. The Planning Board public hearing is scheduled for February 9, 1998 at 8:00 PM.

SELECTMEN'S BUSINESS

STREET ACCEPTANCE DOCUMENTS

HERMAN KABAKOFF - Move to initiate the acceptance of Washington Drive Extension and McKinley Drive. NANCY TAVERNIER - Second. UNANIMOUS VOTE.

REPRESENTATIVE PAMELA RESOR

Representative Resor would like to come before the Board to discuss state budget priorities for fiscal year 1999. The Board directed Don to schedule Representative Resor at her convenience as soon as possible.

CARLISLE ROAD

It has come to staff's attention that an area located on Carlisle Road will being going on the market. Staff asked if there was any interest in scheduling this on a future agenda. The Board asked if this land is under Chapter 61A and does the Town have the right of first refusal. There are many owner of records for this property and staff will see if any or all of the land is under chapter 61A. The Board asked that this information be included in the next packet.

RECREATION DESIGNER SELECTION WORKSHOP

The Board reminded members that there will a Designer Selection Workshop on January 24, 1998 from 11:00 AM to 2:00 PM. Designs of the bath house, picnic pavilion, and amphitheater will be available for viewing.

BUDGET AND WARRANT DISCUSSION

The Board discussed the use of free cash, along with cutbacks, in order to balance the budget. The Board discussed cutting \$180,000 from each entity (APS, ABR, and Town) and using \$600,000 of free cash or the other option is to cut all three budgets at a total of 1.1million. Herman stated that he would rather see cuts instead of the use of free cash. Bill Mullin asked Herman if he was recommending staff cuts. Herman stated that he felt the cuts could be achieved by using cafeteria funds, community Ed monies, and the availability of revolving and enterprise funds. Nancy questioned the cutting of services, when taxes have been raised 5.5%. Nancy felt that the tax payers should get the services they are paying for. The Board stated that there is an ALG meeting tomorrow night and all this could be discussed with everyone present. It was the sense of the Board to support the free cash/cuts program at ALG.

Don discussed the addition of three possible warrant articles. These include, Right of Way Abandonment, Town Meeting 2/3 Vote counts, and Retirees' Cola.

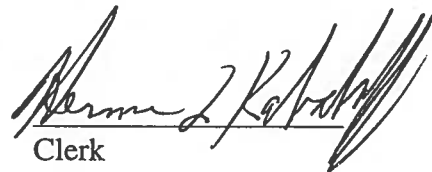
CONSENT AGENDA

Bill Mullin questioned who the gift of \$100.00 to the Nursing Service was from. Staff stated they would let the Board know.


WILLIAM MULLIN - Move to approve consent calendar as printed. HERMAN KABAKOFF - Second. UNANIMOUS VOTE.

TOWN MANAGERS REPORT

The meeting adjourned at 10:20 PM.


Clerk

2/17/98
Date


Sheryl Ball
Recording Secretary
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