

SELECTMEN'S MINUTES JULY 20, 1999

Present: Herman Kabakoff, F. Dore' Hunter, William Shupert, Wayne L. Friedrichs, and the Town Manager. Selectman Ashton was absent. (The meeting was televised)

CITIZEN'S CONCERNS

None were presented

PUBLIC HEARINGS AND APPOINTMENTS

TRANSPORTATION ADVISORY COMMITTEE

The Board met with Audrey Stuart of the TAC to discuss the parking conditions at the commuter parking lot. She noted they have been studying the Fitchburg Line and they offer the following review and summarized comments as presented in the May 19th memo. They have formulated some ideas and asked for the Board's input. Dore' asked about changing the balance in the lot with residents vs. non-residents. He felt we could increase the split in favor of the resident users. Audrey explained that they don't have hard numbers and felt an increased split could be phased in. Currently they suggest that the 12 meters on the ½ island should be converted for residents at this time. A review studying the activities on that expanded row will be done. Herman asked that she present her findings to the Board and then they would discuss the report. She said the conversation of the 12 spaces would be on a trial basis. The additional sites in the vicinity for parking she felt could be obtained with a leasing arrangement and could help until the sites further west become reality. She felt that the MBTA would support the acquisition if feasible. The site at the School Street vacant lot would need work, but the other possible lot off Maple Street is vacant and level and would hold 80 cars. Finally, she urged the Board to support the Littleton site expansion because it would be a strong regional solution that needs to be supported.

Wayne wanted info on splits from other communities. He wanted to know the costs other communities were incurring and spoke about the new assessment from MBTA of \$110,000. He wanted to know how they arrive at that assessment and their policy on costs. It is a legislative issue and Audrey will call MBTA to find out the details. He wanted to be sure we could recover these costs.

Dore' wanted to hold the cost and he would rather see any revenues go into

leasing property to accommodate more cars. He wanted to see if we could provide more to the residents who use this service. He feels it is important to keep the ridership.

Wayne felt \$500.00 per year to park in his opinion would still be reasonable. The drive would cost more in the area of \$5,000.00.

Trey was involved through the Master Plan Update with regard to the South and West Acton sites and wanted to go back and fight the assessment. He said he did not want to just rollover. He felt the liability of getting people from the Maple Street across the tracks and under the bridge in addition to traffic issues for the neighborhood needed to be reviewed.

Trey felt that the two municipal lots in West Acton previously disapproved by MBTA were rejected because MBTA felt it would impact schedules. They did however say if we presented a plan they would look at it. He urged the committee to look into the issue again with MBTA.

Herman said we need to look into the traffic flow impacts at the leased site and costs to develop it. Dore' felt we should approach the owners at the Maple Street site to see how much that would cost to provide additional spaces. Herman asked about their expectation of this meeting. She said that they wanted direction and wanted to see the items they highlighted discussed further. Herman noted that the Board is supportive of the recommendations including the addition of a stop in West Acton. He suggested we have an action plan to discuss at a future time. He wanted to be sure we cover out of pocket expenses in any scenario and to get clarification of out of pocket expenses, he felt the dollars were the same no matter how they were paid out.

SCHOOL CONSTRUCTION PERMIT FEES

There are two requests to waive fees on the building project. They did not put them in the capital building plan because no other towns charge fees for building permits. They would have to pay for it from new desks budget. Lees Stuntz is requesting the waiving of the Acton fees and they feel that have come up with a portion of the junior high fee from Boxborough but that would be discussed at the next scheduled meeting. Herman referred to Peter Ashton's opinions on the question of fee waivers as presented in his memo to the Board.

Dore' felt there were several portions to consider. The fee for the local and Acton's share include the fees for Plumbing inspector and electrical inspector and are out of pocket expenses and would need to be covered. Herman has asked Don to prepare a response, Don indicated the out of pocket expenses currently are Town Counsel fees at around \$10,000. The expenses for the future of out of

pocket he felt would be around \$8-\$10,000 for future counsel work in addition to gas, electrical and plumbing fees. He noted the microfiche fee and felt that the project would cost in the \$20,000 range. Dore' felt we should not try to recoup the legal fees. Don said the other fees for gas, electrical, and plumbing inspectors fees need to be covered, as they are fees we have to pay out. Dore' felt we needed to charge for the plumbing, electrical fees. Lees noted that they had wanted the building permit fee waived and that they did not know about the inspection fees at the writing of her letter. And assured that Boxboro would pay their fair share. Don suggested that serious thoughts be given to have school handle fees and not include in project documents.

Wayne had no problem waiving as long as out of pocket expenses were covered. DORE' HUNTER – Moved to Waive the Building fees except for Boxborough's portion of the fee for regional and we cover any counsel fees, but that we charge for normal inspection fees. TREY SHUPERT – Second. UNANIMOUS VOTE.

DAVID SANTOMENNA

They spoke about the Trust for Public land organization. He is a project manager working out of the Boston Office.

The full development scenario of the Dexter property would have 120 houses and a 9.6 Million estimated value. They are considering funding sources but that amount is very daunting. He felt for the acquisition to go forward Acton would need to provide some level of funding. He felt we need Acton's share to encourage the commitment from others. He realized that Town Meeting needed to vote this. The time line is that the owners would like to know by the end of July whether or not we were able to come up with the money. The owners wanted a commitment before the end of July. They have a deadline of August 1. Trey asked how much money they wanted from the Town. He said the owners would need to be flexible with their offer. Mr. Santomena felt that around 3 million in funding would be available from outside sources. Trey noted the Master Plan said this is desirable parcel. He felt that the owner might not want to work within our timeframe. Wayne supports it as well, and encouraged them to meet with EDC to look at alternatives. Dore' noted that per pupil cost is \$6,000 per child or \$600,000 per year if figured that at least 40% of the homes would have school age children.

Herman noted that they would not like to see 120 homes on that site. They have a model for assessing the costs and would like to run that through the model. He noted we can't just take a vote and put an article on the warrant for 3 million at this time, he felt however, we would have 4 months since it is in 61A and would have to be offered to the Town in the future. The Trust of Public Land would buy the property and then convey it over to the Town. Dore' felt it is something we need to pursue. Trey did not want the landowners to get to the 61A point.

Dore' felt we needed to offer it to the community.

SELECTMEN'S BUSINESS

A/B CULTURAL COUNCIL – WAYNE FRIEDRICHS - Move to appoint Martha Day for 3 year term. HERMAN KABAKOFF - Second. UNANIMOUS VOTE

WAYNE FRIEDRICHS Moved to appoint members Coleman, Richmond and Goldman as Full members to the ABCC with terms to expire June 30, 2002. And to appoint members Salem, Drago and Addison as Associate Members with terms to expire June 30, 2000. HERMAN KABAKOFF - Second. UNANIMOUS VOTE.

OTHER BUSINESS

TUITION REQUEST - Wayne asked about the tuition request forwarded from the Supt. of Schools. Don explained that under state law if an individual wants vocational training not offered in our region that the town provides the funds to allow that attendance. Don has forwarded the information to John Murray for preparation of a Reserve Fund Transfer to cover the tuition cost.

HISTORIC DISTRICT COMMISSION - Dore' spoke about the off street parking disapproval recently handed down by them. He asked that counsel be consulted as he felt this was an at grade issue. If the fence is the issue then he suggested we remove it. Herman seconded Dore's comments.

SEWER PROJECT – Dore' said the bylaw may need to be adjusted to add back some portion on the tax base. He felt that the committee would vote to leave it at the same at this point.

He said that the 30-year plan looked feasible at this time. The next meeting is July 28th and the communication task force will probably take that entire meeting to discuss this. They anticipate the bid going out in August if no problems arise from the peer review. He felt October 25th would be a date for Special or two weeks later would be ok too. The Task force is holding a review update meeting in September. The second meeting will be October 18th. He felt the final bid numbers should be available if every thing goes well we would move toward the October 25th Special Town Meeting.

Herman asked about the STF minutes of June 9 indicating subsidizing and enterprise fund similar to NESWC. Dore' said that he could not answer that question at this time and Herman felt this needed to be addressed. Dore' will try to clarify it.

John noted that the Bond commitment for the 11 Million has been received in the

Treasurers office.

REZONING ARTICLE IN BEACON FROM EDC. He felt it was a significant step and would change traffic patterns. He hoped that we handle bringing this rezoning to the attention of more people so that there is a lot of comment and participation at public meetings. It should be well understood and the voters need to know what that change would be. Wayne said they are planning a lot of information meetings for education. Dore' said the Lawsbrook residents should be brought into the loop.

ALG – Will meet the first and third Thursdays. Bart Wendell and Sandy Stone will facilitate it. The time line for budgets has been prepared by the Town Manager. The Finance Committee was asked to come to the Board if they disagree with an item so that it can be resolved early on.

JULY 6TH STORM - Herman wanted the efforts in the July 6th storm recognized. Kudo's to department heads. He noted that residents were unable to get to a command post number to get information. He asked why we couldn't get a magnet for homes with the numbers for Boston Edison for the citizens to call them during emergency.

CITIES AND TOWNS PUBLICATION – The Board discussed the Cities and towns percentage of revenues. We are almost last in the funding from the State. Herman asked Don to draft a letter to Pam Resor and others letting them know we noticed our 7%.

CONSENT AGENDA

DORE' HUNTER - Moved to approve with the additional item in the Extra information packet to declare as surplus the Trash Trailer. **WAYNE FRIEDRICHS** -Second -**UNANIMOUS VOTE.**


SPECIAL PERMIT – The board noted that the proposed outside Lunch area at the Acton Toyota location was large enough to display 4 vehicles and suggests we pass with a caveat that it not be used for sale or display of vehicles, noted specifically. Herman Moved to approve the Amendment noted above with the Caveat that it not be used to display vehicles. – **DORE' HUNTER** – Second. **UNANIMOUS VOTE.**

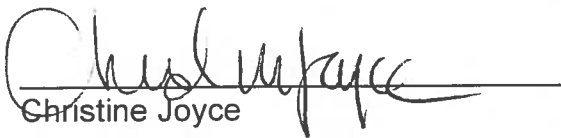
TOWN MANAGER'S REPORT

ICMA RESOURCE CITIES PROGRAM - Staff is asking if we have support to go forward. John said benefits are that we have best practices and being exposed to cutting edge technology. Herman was concerned about employees being out for 3

weeks including their allotted vacation time. Dore' said he felt it was a good thing to start looking outside of our town. He could not see how this would not help the countries and ultimately Acton. He felt it was municipal foreign aid. Trey agreed and felt it would extend our reach beyond Acton. Wayne felt that as a private businessman it looked like there would be no dollar value to Acton, however if we can do it and not disrupt staff and all our projects it would be ok, he felt it is a matter of resources. Herman asked if staff would donate a week of their vacation time to attend. This is not just a staff process; it is the entire community, Chamber and others. Herman felt that to add more to an already over worked labor force would not be a good situation. DORE' HUNTER Moved to Authorize staff to research what the commitments of staff would be. FRIEDRICHS – Second. UNANIMOUS VOTE.

Trey wanted to know who would be interested in participating.


Clerk
9/14/99
Date


Christine Joyce

July 16, 1999

TO: Board of Selectmen

FROM: Herman Kabakoff, Chairman

SUBJECT: Selectmen's Report

AGENDA
July 20, 1999
7:30 P.M. - Room 204

I. CITIZEN'S CONCERNS

II. PUBLIC HEARINGS & APPOINTMENTS

1. **7:35 TRANSPORTATION ADVISORY COMMITTEE** – Member Audrey Stuart will be in to discuss the enclosed memo from (TAC) regarding the South Acton Commuter Lot.
2. **7:55 SCHOOL CONSTRUCTION PERMIT FEES** - Enclosed please find two requests for waivers of fees for the Local and Regional Construction Projects, along with staff comments for Board consideration.
3. **8:15 DAVID SANTOMENNA**, Trustee for Public Land and the Acton Conservation Trust will be in to discuss the Carlisle Road land.

III. SELECTMEN'S BUSINESS

4. **A/B Cultural Council** – Enclosed please find correspondence regarding appointments to the ABC for Board consideration.

5. OTHER BUSINESS

IV. CONSENT AGENDA

6. **ACCEPT MINUTES** – Enclosed please find Minutes from the May 25 and June 8, 1999 Board meetings for Signature.
7. **COA COMMITTEE APPOINTMENT** – Enclosed please find a request from the VCC for appointment of Joseph Grandine to the COA for a term to expire June 30, 2000 for action.
8. **AMENDMENT TO SITE PLAN #05/03/73-066** – Enclosed please find a request from the Building Commissioner for approval of an amendment to Acton Toyota's Site Plan for Board action.
9. **ADESA AUTO AUCTION** – Enclosed please find materials from the Building Commissioner for Board review regarding compliance with conditions of the Class II Dealers License issued to Adesa.

V. TOWN MANAGER'S REPORT

10. **ICMA RESOURCE CITIES PROGRAM** – Enclosed please find additional information regarding this Program.

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.

August 17 – Concord Acton Squash Club Beer and Wine

Sept. 14

Sept. 28

FY 2000 GOALS

1. Resolve the Audubon Hill problem/issues (Shupert)
2. Establish or reconstitute a Computer Advisory Committee for Municipal issues (Hunter)
3. Review the structure and organization of the ALG and establish a definite, periodic meeting schedule (Kabakoff)
4. Develop a comprehensive Beaver Nuisance policy (Friedrichs)
5. Improve communication among the various boards, particularly Fincom, SC and BOS. This seems to have been lacking to some extent during the last year (especially ALG process) (Kabakoff)
6. Continue to search all alternatives for a viable sewer solution that is timely and fiscally workable (Hunter/Shupert)
7. Form a task force to investigate ways of achieving greater coordination, efficiency and utilization of resources between the schools and the town (Ashton)
8. Continue the work of the Senior Tax Relief task force and also investigate ways of assisting others who may need tax relief (Ashton/Hunter)
9. Develop early on an ALG plan and budget; i.e. have general agreement on budgetary parameters by October/November before formal budgets are developed. Continue to update, refine and modify as needed the five year budgetary plans which we initiated this year (Kabakoff)
10. Work with the Planning Board to implement the goals, objectives and strategies of the Master Plan update (Ashton/Shupert)
11. Conclude the work of the Kelley's Corner working group and bring to the Planning Board a final set of recommendations (Ashton)