

Final

BOARD OF SELECTMEN AND SEWER COMMISSIONERS' MEETING

**February 3, 2014
Francis Faulkner Hearing Room**

Executive Session 6:00 p.m.

Regular Meeting 7:00 p.m.

RECEIVED

APR - 9 2014

TOWN CLERK
ACTON

Present: Ms. Adachi, Mr. Gowing, Ms. Green, Mr. Clough, Mr. Sonner, Town Manager Ledoux, Recording Secretary; Christine Joyce. The meeting was televised.

CITIZENS' CONCERNS

None

CHAIRMAN'S UPDATE & OPERATIONAL MINUTE

Mr. Ledoux reported that the Hayward Road bridge has new weight restrictions as it is failing. Tomorrow, he and Steve Barrat will meet with Dr. Mills and Don Aicardi to discuss budget issues. ALG has been locked up on some issues and he feels that this meeting may help facilitate those discussions. He will meet with Concord Town Manager and special counsel on Wednesday to find out where Concord is with the acquisition of Knox Trail.

Ms. Adachi reported on the School Committee's Budget Saturday meeting. Board members Adachi and Green attended the meeting and met the new Superintendent Glenn Brand. The Schools are proposing a \$53.7M budget. The School Committee postponed their budget vote until staff could address some of the questions raised that day. The Chinese language school held their Chinese New Year celebration on Saturday. There will be a MAGIC legislative breakfast in this building on Thursday. Rep. Cory Atkins is holding a meeting for town officials in her district on Friday in Carlisle. There is also a special meeting of the BOS on February 10th for a presentation from the Boston Urban Land Institute regarding suggestions for Kelley's Corner.

PUBLIC HEARINGS & APPOINTMENTS

REQUEST FROM JF WHITE TO CONSTRUCT A 4 INCH CONDUIT IN CONJUNCTION WITH THE RENOVATIONS AT THE COMMUTER LOT

The representatives from JF White who are performing the traffic signal work for the Fitchburg line as well as Mr. Doherty from the MBTA were in attendance. They are asking the Board's approval for the conduit construction.

Mr. Gowing asked if this would delay the station progress. They said that it won't because while their work is related to the new station, it is separate from the main station construction contract.

Mr. Sonner asked if this will be east of Route 27 where there will be switching. They said it will be and they said they are not directly involved with the train lot improvements.

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Mr. Sonner - Moved to approve with the recommendations from the Town Engineer addressing the issue of signal connectivity as outlined in the Engineering Department's memo. Mr. Gowing seconded. UNANIMOUS VOTE

MINUTEMAN VOCATIONAL TECHNICAL SCHOOL UPDATE

Nancy Banks, the Acton representative to the Minuteman School Committee, formally requested that at Town Meeting, the BOS recommend the proposed regional agreement passed by the Minuteman school committee. At this year's annual town meeting, there will be two warrant articles pertaining to Minuteman: the annual budget and the revised regional agreement. The School committee approved a new regional agreement. Now all 16 towns in the region must vote for the agreement at their town meetings.

The new agreement is designed to right size the district, to make it easier for towns to leave the region, and to make it more attractive for towns to join the region. Under the agreement, the school committee member will have weighted votes based on a 4-year rolling enrollment average. The agreement changes the formula for calculating capital costs and changes the method for incurring debt. The Board of Selectmen in each town will now appoint the school committee member instead of the moderator, as is the case in some communities. Nancy said that the agreement is not perfect but will address many of their current issues. She feels that the impact to Acton is small and it gives the region a path to better meet the students' needs.

Mr. Sonner thanked Nancy for providing the flow chart as it made the changes easier to understand. He asked how they would handle staggering the school committee members' terms with the changes under the agreement. Nancy said that anyone in the middle of their term will continue to the end of the term.

Mr. Clough asked what the AB school district's involvement is in sending AB students to Minuteman. Nancy said that ideally it's a collaborative effort between Minuteman and the school districts and she said that they work together to market the school to students. The students themselves are the ones who have to apply. Mr. Clough asked if they had approached non-member communities to see if the changes to the agreement would make it more palatable to join. Nancy said that they have not at this time.

Mr. Gowing asked if anyone told the Moderator he will not have the power to name the school committee member. Mr. Ledoux said they hadn't and he noted that the town charter will need to be changed to reflect this.

Ms. Green asked if Nancy knew the number of communities looking to get out of the district. She does not at this time. Ms. Green urged them to publicize and to do marketing for the school.

Ms. Adachi asked about the per student cost for the school. Ms. Banks said it is \$19,000 a year.

SELECTMEN'S BUSINESS

FY15 BUDGET DISCUSSION

The Town Manager gave an update on the FY'15 budget and presented the new proposal, which reflects the net effect of regionalization, outlines the subsidies, OPEB contribution, and the proposed capital costs. He asked if he should put OPEB in the operating budget.

Mr. Sonner said he wasn't sick about hearing about the impact of regionalization and thought we should keep those numbers separate so it's clear to town meeting voters. He was also ok with putting OPEB in the operating budget, but wanted it to be the same way the schools do it so it's easy to follow. He had reservations with the proposal to purchase and renovate the Harris Street property as we have not finalized the space plan.

Mr. Clough agreed with Mr. Sonner on how to lay out the school and OPEB costs. He asked if the OPEB number included the added personnel. Mr. Ledoux said that number reflects the town's portion of the \$1.1M OPEB contribution agreed to at ALG and that there is a separate line item for the OPEB surcharge in the operating budget.

Mr. Gowing said we should break out OPEB separately.

Ms. Green agreed with Mr. Gowing, and agreed that Harris Street is still unresolved.

Ms. Adachi would like to see OPEB in a line item and was pleased that we are being proactive about this but felt that the message may not have been absorbed on the school side.

Mr. Clough said he wanted to take Harris Street off if we were voting on a bottom line budget.

Mr. Gowing did not want the \$440k for Harris Street in the budget. There was some discussion, but general consensus on this point. Mr. Gowing noted that if we back out the Harris St. costs, the budget increase from FY'14 to FY'15 would now be 2.7%.

Mr. Sonner – Moved to recommend budget \$30,999,300 for FY15. Mr. Gowing second, UNANIMOUS VOTE.

POST OFFICE CROSSING

Ms. Adachi outlined the issue of the developer's preliminary plan. She noted that in 2012, the BOS provided a letter of support for the original application. The Department of Housing and Community Development approved the plan last August. There are still issues remaining with the septic system plan not being submitted. Storm water management will drain to underground filtration in zone 2 which is a concern of the Water District. There is also no landscaping plan, which is a requirement of 40B filing. There are concerns with residents trespassing on land belonging to the Water District and abutter Brewster Conant. The abutter will not provide an easement for sidewalks and will not allow a sidewalk on his property on Brook Street. Planning commented that there is not an optimal access to amenities. ACHC met with the developer last month, which reassured them that this is the same project presented to ACHC earlier. Ms. Adachi said that we should have DRB review the plan, including the landscaping plan. We should also address the issue of zoning as this will be another case of residential use in light industrial zone.

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Ms. Green said she thought the board should withhold its support for now as there are too many outstanding issues. Open space issues are concerning to her and no green space is provided for the residents.

Mr. Gowing would not approve moving forward considering the lack of materials and the applicant's history of not supplying information in a timely manner. He recommended that we send them away to gather information and come back to us.

Mr. Clough said that the DRB had done a good job reviewing this proposal before. He said the zoning issue and the lack of open space also concerns him.

Mr. Sonner agreed that we need to withhold comments as other boards and town staff have raised a number of issues. The light industrial zoning is the biggest concern to him.

Mr. Sonner – Recommended that we send ZBA feedback with the following items: that we ask to have Design Review Board look at the proposal once the plans are complete to note any changes since they last reviewed it, that we note that the light industrial zoning is an issue, that we will review this proposal again once it is complete, and that Ms. Adachi will include in the letter the concerns raised by other town boards and staff. Ms. Green – second. **UNANIMOUS VOTE**

SELECTMEN'S REPORTS

Mr. Sonner – nothing to report

Mr. Clough – Finance Committee met, which we already discussed earlier in the meeting. The DRB will take up the new site permit for the space on Great Road across from the Credit Union.

Ms. Adachi – The Acton Water District was meeting tonight; the Land Stewardship committee is now on Facebook; the regional finance oversight committee met recently and continued reviewing the regional school's finances.

Mr. Gowing - ALG – additions to the spreadsheet were questioned on both sides (school and town). We're trying to come up with easier ways to introduce new expenses and/or savings.

Cemetery Commission – Cemetery Commission met to discuss the repurposing of 2 old warrant articles to offset the cost of acquiring 66 Harris St. They requested additional time to consider it and will decide at their next meeting as they didn't have their full contingent of members.

MPO – the discussion of what will appear on this year's TIP and LRTP were discussed. The decision to finalize the projects to be recommended going forward will be discussed in the February through May timeline. I'll notify people when there is an opportunity for public input.

MMA – Robert DeLeo, Speaker of the House, spoke to the Governor's budget and said that the cities and towns would get a better deal from the legislature. I attended a seminar on hoarding that was very informative

Ms. Green – She attended budget Saturday at the schools, which we already discussed.

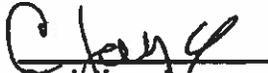
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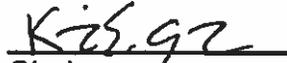
Ms. Adachi held #6: the Garden Club's request to place signs on the Town Common. A town common policy has been pending and she found it was going to be more complicated than

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initially anticipated. She will meet with the Planning Department and Municipal Properties on this issue.

Mr. Sonner moved to approve the Consent Items. Mr. Gowing seconded. UNANIMOUS VOTE


Christine Joyce
Recording Secty


Clerk
8 April 2014

Date

BOARD OF SELECTMEN & SEWER COMMISSIONERS'

MEETING AGENDA

February 3, 2014

7:00 P.M.

Francis Faulkner Hearing Room

Executive Session 6:00 p.m.

Regular Meeting 7:00 p.m.

6:00 There will be a need for an Executive Session
The Selectmen will discuss the exchange of certain real property being negotiated with the Regional School District

I. CITIZENS' CONCERNS

II. PUBLIC HEARINGS AND APPOINTMENTS

1. **7:05 CHAIRMAN'S UPDATE/OPERATIONAL MINUTE**
The Chairman will briefly update the Board. The Town Manager will provide a brief report.
2. **7:10 REQUEST FROM JF WHITE TO CONSTRUCT 4 INCH CONDUIT IN CONJUNCTION WITH THE RENOVATIONS AT THE COMMUTER LOT**
See enclosed materials
3. **7:15 MINUTEMAN VOCATIONAL TECHNICAL SCHOOL UPDATE FROM NANCY BANKS, ACTON'S REPRESENTATIVE**

SELECTMEN'S BUSINESS

4. **BOARD OF SELECTMEN VOTE RECOMMENDED FY15 BUDGET**
5. **POST OFFICE CROSSING COMMENTS/DISCUSSION**

SELECTMEN'S REPORTS

III. CONSENT AGENDA

6. REQUEST FROM THE ACTON GARDEN CLUB TO USE THE TOWN COMMON FOR THEIR ANNUAL PLANT SALE, MAY 17, 2014

See enclosed materials

7. ACCEPT GIFT, RECREATION

Please find a gift of \$10,000.00 from the Steinberg Lalli Charitable Foundation to be used to support the 2014 Summer Concert Series at NARA

8. ACCEPT GIFT, RECREATION

Please find a gift valued at \$2,800 from Dunkln Donuts/Big Fish Promotions for goods and services for use at the Winter Carnival

9. ACCEPT GIFT, RECREATION

Enclosed find a gift of \$2,500 from Sorrento's Pizza (Salemo's Restaurant) to be used to support the 2014 Summer Concert Series at NARA

10. ONE DAY LIQUOR LICENSE, NARA PARK, PELAGIC SAILING CLUB ANNUAL CLAM BAKE PICNIC

See enclosed materials

11. DISPOSAL OF OBSOLETE MATERIALS, MEMORIAL LIBRARY

See enclosed materials

ADDITIONAL INFORMATION

See enclosed 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

FEBRUARY 24

MARCH 10

Panera Bread Site Plan #3/5/13-441
252 Main St.
(request for withdrawal)

PENDING MINUTES

PENDING COMMITTEE APPOINTMENTS

January 6, 11, 27, 2014

Sherman Smith – Land Stewardship - Sent to VCC 1/22
Brad Graham – sent to VCC – Historical Commission
Hongyu Lio sent to VCC – Economic Development
Connie Ingram – Sent To VCC – Cemetery Commissioner
Vandana Sharma – interested in sustainable housing – applicant will
sit in on committee's to see what she feels would be appropriate
for her interests

INTERVIEWED BY VCC

Robert Skilling - Senior Center Study Committee
Chris Hamilton – Senior Center Study Committee
Margaret Flanary--- Senior Center Study Com.

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<input type="checkbox"/>	Type ↑	Title	Owner	Edited	Size	Actions
<input type="checkbox"/>		010 Agenda, February 3, 2014	manager	01/31/14	31 KB	▼
<input type="checkbox"/>		020 (2) MBTA Pole Request, Commuter Parking Lot	manager	01/31/14	1012 KB	▼
<input type="checkbox"/>		030 (3) Minuteman Tech Update	manager	01/31/14	39 KB	▼
<input type="checkbox"/>		040 (5) Post Office Square 40B Materials	manager	01/31/14	544 KB	▼
<input type="checkbox"/>		050 (6) Garden Club Request to Use Town Common	manager	01/31/14	39 KB	▼
<input type="checkbox"/>		060 (7) Accept Gift, Recreation	manager	01/31/14	43 KB	▼
<input type="checkbox"/>		070 (8) Accept Gift, Recreation Dept.	manager	01/31/14	32 KB	▼
<input type="checkbox"/>		080 (9) Accept Gift, Recreation Dept.	manager	01/31/14	92 KB	▼
<input type="checkbox"/>		090 (10) One Day Liquor License, NARA Park	manager	01/31/14	79 KB	▼
<input type="checkbox"/>		110 (11) Disposal of Obsolete Materials, Memorial Library	manager	01/31/14	16 KB	▼

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