

Final

BOARD OF SELECTMEN AND SEWER COMMISSIONERS' MEETING
May 24, 2010
Acton Town Hall
Francis Faulkner Hearing Room
7:00 P.M.

Present: Lauren S. Rosenzweig, Michael J. Gowing, Terra Friedrichs (absent), Janet K. Adachi, Pamela Harting-Barrat, Town Manager Ledoux, Recording Secretary; Christine Joyce.
The Meeting was televised

CITIZENS' CONCERNS

None

CHAIRPERSON'S UPDATE

Ms. Rosenzweig updated the Board on reappointments to Boards and Committees

Ms. Rosenzweig spoke about the Open Neighborhood presentation tomorrow evening.

OPERATIONAL MINUTE

Mr. Ledoux discussed the 275th Celebration of the Town and outlined the days activities

No report about the sign enforcement Board.

Mr. Ledoux spoke about upcoming Memorial Day activities

PUBLIC HEARINGS & APPOINTMENTS

Special Town Meeting Warrant

Mr. Ledoux outlined the articles for the Special Town Meeting

Mr. Ledoux gave a power point presentation with regard to the Fire Contract settlement. Currently there is no Memorandum of Agreement with this unit.

Ms. Rosenzweig thanked the Manager, the negotiation team and the Fire Union

Ms. Harting-Barrat – Moved to Recommended Article 1. Mr. Gowing – second. UNANIMOUS VOTE

Ms. Harting –Barrat – Moved to Approve Article 2. Mr. Gowing- second. UNANIMOUS VOTE

Mr. Gowing – Moved to Defer Recommendation for Article 3 & 4 at this time. Ms. Harting – Barrat – second. UNANIMOUS VOTE

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MORRISON FARM PRESENTATION

Mr. Gowing outlined the way that the meeting would be conducted. The Consultant Edwin Sargent of Stephen Keller Architects introduced the team that worked on the Project. They presented a slide show to the Board. They prepared three schemes for the re-use of the property.

The consultant noted the condition of the property at this time. They recommended a new heating system and other items that required attention. The structural Engineer said that the cost to repair would be more than to build a new building. Potential uses for the house would call for first floor office for recreation Department. The building would need to be upgraded to meet current code. The Barn is a stick built with some post and beams. The building has been retrofitted with steel restraints to keep the structure in place and has marginal use for storage.

Bruce Ringwall of Goldsmith, Prest and Ringwall discussed the site conditions. They looked at the positives on the site. The site is bordered by mature plantings and trench work that was used when it was farmed and it establishes a wet land buffer. Access is limited along the front. The various uses of the property were reviewed. They used a soccer field for size and chose dimensions that would allow the fields to be built to regulation. Mr. Ringwall spoke about parking and entrances to the site.

A cost budget was presented in the Power Point. Phase I budget is 1 million and Phase II 300,000 per sq foot, with a cost of 1-2 Million.

The consultant for Financial /Cultural Aspects spoke about costs. He felt that it could be self supporting over time.

Board Participation and comments. Ms. Rosenzweig thanked them for the presentation and felt it was helpful. She noted that when it first came before the Town, there were many stakeholders involved, such as Historic, Recreation Dept., 'Sports Leagues, and Conservation representing many interests.

The Consultant spoke about the cost of the bridge. Ms. Harting-Barrat noted the economy as it is today and felt that we could pull together as a community. She wanted the beauty of the site to remain. She felt that through fees and such we could do wonders on this property, but noted she was concerned with the cost.

Ms. Adachi noted that this has been hanging out there for a long time and there were a lot of opinions expresses and we are trying to make something work. She likes the reuse as presented. Ms. Adachi asked Tom Tidman about wetlands on site. The wetlands are dense and have a great value.

Tom Michelman spoke about the access to this site, and the widths of the trails. He asked if they were wide enough to accommodate bikes. The farm is in close proximity to the proposed Bruce Freeman Rail Trail.

Newtown Road resident asked how are we going to come up with the funds for this and how access to the shops could be made for people to go off trail for lunch and spend money.

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Debra Simes – asked about how she can get the report and how the public could get access to this report. It was noted that it will be on the web site.

Walter Foster, 3 Jesse Drive – spoke about the presentation of open space, agricultural and recreation uses. He endorsed the plan and how we would/could afford this largely through CPC funds. He really liked the connectivity in the final design.

Take this plan accept it and start work on building trails. He noted that these activities would be eligible for CPC funds in the Fall. The organic farming and the house and barn would qualify for CPC.

Mary Michelman spoke and asked that there be no chemicals on this site to make sure we are not fertilizing the pond.

Resident 8 Thoreau Road asked about the three soccer fields. He commented that this plan is not preserving the lower meadow. He feels it is unique and asked them to think carefully about this.

Maya Spies –commented that the existing side walk connects to the property. She asked Mr. Ringwall if the team had been on site and what time of year had they been in the lower meadows during all the seasons. Mr. Ringwall noted all seasons as he is a resident of Acton who currently uses the property with his family. She spoke about the wild flowers in the lower meadow.

Anne Forbes asked about when this appointment was made for tonight. Mr. Gowing said a month or so. She did not want the barn and farmstead destroyed.

Mr. Gowing thanked them and we might have them back at a later date.

Ms. Rosenzweig asked what we do now, it was felt we read the report given them tonight.

Ms. Adachi said we need to keep in mind the proposals need to be pulled together for submittal to CPC in the fall so we can't wait too long.

SELECTMEN'S BUSINESS

107-115 GREAT ROAD, WETHERBEE PLAZA II DISCUSSION

Mr. Ledoux was asked to explain the May 31st deadline. Steve spoke about the outstanding “as built “ issues. He met with staff about this and there are several critical items. The drainage on the “as built “plans are not correct and we need to recommend that Mr. Bertolami hire an engineer to perform a peer review. It was requested that a bond be obtained to ensure that the drainage is installed correctly. The Board recommended that the occupancy be extended to October 1st for current tenant Terrene, and the new tenant. The Town will want to see the contract for the peer review.

Ms. Harting-Barrat - Moved that the Applicant meet with staff and to obtain a peer review contract and to have sufficient bond amount as well as a deadline of October 1, 2010 for completion and Temporary Occupancy for the two tenants. Mr. Gowing – second.

UNANIMOUS VOTE

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Ms. Rosenzweig was in favor of the motion. Mr. Gowing asked about peer reviews and the cost of these reviews. Roland suggested that the town choose the firm for the peer review process.
99 PARKER STREET, FRIENDLY LIP PROJECT, LETTER TO ZBA

Ms. Rosenzweig spoke about the draft letter to ZBA. Ms. Harting-Barrat - Moved to approve the draft letter with corrections. Mr. Gowing – second. UNANAMOUS VOTE.

SEWER PRIVILEGE FEE, RIVER STREET, LOTHROP MILL, LLC.

The Board noted that they will be acting as Sewer Commissioners for this portion of the meeting.

Doug Halley has the payment triggered upon Building Permits being issued. 7 new sewerage betterments fee of 3.61 betterment of \$12,311.52.

Ms. Adachi - Moved to approve the betterment fee conditioned upon all permits being obtained. Ms. Harting-Barrat – second. UNANIMOUS VOTE
It was noted that if less capacity was needed the applicant would be charged a lower fee.

ANNUAL GOAL SETTING WORKSHOP RESULTS

The results were discussed. Mr. Callendrella spoke about the Comprehensive Community Planning group and the use of the Planner's Collaborative as the planner for Phase II. He noted that they were not very good in Phase I. Mr. Ledoux noted that they have not closed the deal and the newly formed group will be reviewing the submittals.

Ms. Harting-Barrat – Moved to ratify the Goals. Mr. Gowing – second. UNANIMOUS VOTE

TRADITIONS BOOKLET DISCUSSION

Ms. Rosenzweig spoke about the booklet and what it contained. She raised the issue of how far back to go in distributing the document to former BOS members. Ms. Harting-Barrat expressed that after a certain number of years back the town and its traditions were different due to the size of the town and the structure of town government. Ms. Adachi felt it was a courtesy to send to BOS members that have served longer than 20 years ago. She offered to help with the comments from the former Selectmen. Ms. Adachi will report at the August meeting.

SELECTMEN'S REPORTS

Mike Gowing reported on the COD appeal to the handicapped access ramp denial. The Acton Building Inspector did not approve the ramp and the person went directly to the Architectural Access Board which overruled the decision. They plan to go before the AAB in Boston shortly

Ms. Adachi went to Land Steward Committee and noted they are planning on having a celebration next month.

Ms. Adachi also met with the Green Advisory Board and discussed the Grants they will be applying for.

Ms. Harting-Barrat gave an overview of her attendance at the BOH and Nursing Service. Sidewalk Committee and noted that people are excited about the priority list and connectivity.

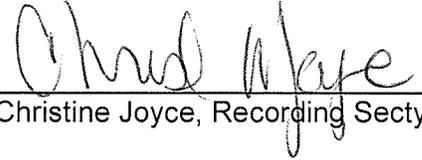
Final

OTHER BUSINESS

CONSENT

Mr. Gowing – Moved to accept the consent items. Ms. Harting-Barrat – second. UNANIMOUS VOTE.

EXECUTIVE SESSION



Christine Joyce, Recording Secty



Clerk
Date: 6-21-10

BOARD OF SELECTMEN & SEWER COMMISSIONERS'
MEETING AGENDA

Francis Faulkner Hearing Room
May 24, 2010
7:00 PM

I. CITIZENS' CONCERNS

II. PUBLIC HEARINGS AND APPOINTMENTS

1. **7:05 CHAIRMAN'S UPDATE**
The Chair will briefly update the Board on topics of interest
2. **7:10 OPERATIONAL MINUTE**
The Town Manager will provide a brief report on topics of interest
3. **7:15 SPECIAL TOWN MEETING WARRANT**
Board will sign the materials in the subject regard as well as vote positions on the articles.
4. **7:40 MORRISON FARM PRESENTATION**
Enclosed please find materials in the subject regard

III. SELECTMEN'S BUSINESS

5. **SELECTMEN'S REPORTS**
6. **107-115 GREAT ROAD WETHERBEE PLAZA II DISCUSSION**
Enclosed please find materials in the subject regard
7. **99 PARKER STREET, FRIENDLY LIP PROJECT COMMENT LETTER TO ZONING BOARD OF APPEALS**
Enclosed please find materials in the subject regard
8. **SEWER PRIVILEGE FEE LOTHROP MILL, LLC, 69, 71, 73, 75, 77, 81 RIVER STREET**
Enclosed please find materials in the subject regard
9. **ANNUAL GOAL SETTING WORKSHOP, RATIFICATION OF RESULTS**
Enclosed please find materials in the subject regard
10. **TRADITIONS BOOKLET DISCUSSION**

11. OTHER BUSINESS

IV. CONSENT AGENDA

12. ACCEPT MINUTES, BOARD OF SELECTMEN, MARCH 29, 2010

Enclosed please find materials in the subject regard

**13. TWO, ONE-DAY LIQUOR LICENSES, NARA PARK, LIONS CLUB FAIR
JUNE 25 AND 26**

Enclosed please find materials in the subject regard

**14. LIONS CLUB ANNUAL TOWN FAIR PERMIT, JUNE 25-26TH, NARA
PARK**

Enclosed please find materials in the subject regard

**15. COMMITTEE APPOINTMENT, DEAN CAVARETTA, TRANSPORTATION
ADVISORY COMMITTEE**

Enclosed please find materials in the subject regard

16. NURSING SERVICE IDENTITY THEFT POLICY

Enclosed please find materials in the subject regard

**17. APPOINTMENT OF JAMES OKUN AS A SPECIAL MUNICIPAL
EMPLOYEE**

Enclosed please find materials relative to Mr. Okun's working on the Acton/Grace project

18. ONE-DAY LIQUOR LICENSE, NARA PARK, FAMILY REUNION

Enclosed please find materials in the subject regard

19. ACCEPT GIFT, POLICE DEPARTMENT

Enclosed please a gift of a K-9 Police Dog vest from Vested Interest In K-9's, valued at \$725.00 to be used for Acton's K-9 Miso

20. DISPOSAL OF OBSOLETE MATERIALS, COUNCIL ON AGING

Enclosed please find a request in the subject regard

21. DISPOSAL OF OBSOLETE MATERIALS, WEST ACTON LIBRARY

Enclosed please find materials in the subject regard

22. DISPOSAL OF OBSOLETE MATERIALS, MEMORIAL LIBRARY

Enclosed please find materials in the subject regard

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.

JUNE 7

Betsy Ball Scholarship Awards
Mr. Bertolami, 50-60 Powder Mill Road
New London Pizza Transfer Liquor License
Committee Reappointments
McCarthy Village II

JUNE 21

TD Bank Site Plan, 408 Mass Ave
Non-BOS "Reps" for Regional Mtgs.

MINUTES PENDING VOTES

April 26, 2010, May 10 and 19, 2010

PENDING COMMITTEE APPOINTMENTS

Ronald Beck - Conservation Commission – VCC recommends he serve on the Conservation Commission

Ahmed Hilmy - Design Review Board, Finance Committee, EDC –Application sent to VCC and Town Moderator

Daniel Factor - has been interviewed by VCC and recommends he serve on the COD (MG to interview)

Michael A. Luongo - Board of Appeals, Board of Health, Application sent to VCC

Fenglan Zhang - Board of Health, (Minuteman Voc and South Acton Revitalization Committee) note that we currently have a Minuteman Rep. and the South Acton Revitalization committee is no longer a committee, application sent to VCC