

## Minutes: Selectmen's Meeting: Monday, June 18, 2012

Present: Chairman Kenneth J. Leva, Walter F. Alterisio, Clerk and Daniel F. Devlin Procurement Officer and Member

The Meeting was called to order at 7:00PM with quorum present.

1<sup>st</sup> item on the agenda is the review of planned action to Special Town Meeting – Alan will be the main presenter – Ted will ask for motion once meeting is opened. Town Moderator, Alan Chaney, Joyce Cail, After 2<sup>nd</sup> Ted will announce that presentation will be made on the property – after presentation can have question & answer session – will be 2<sup>nd</sup> and vote. Conservation, CPA, Finance, etc. Will be slides of the parcel, the funding plan and how the project will work. Alan advised that there will be an explanation of the BAN for the funding – and that it won't affect the tax rate – but to be paid. 2/3 vote is required because it's a land purchase and there's a borrowing. Selectman Alterisio indicated he thought it would be helpful to insure that people understand the relationship to the CPA, and that a portion comes from matching funds from the state so that individuals have an appreciation of what the town is actually contributing. – Good deal, but better deal because of the funding coming from the CPA program on the state side. Other component is of the moneys being used there's money just sitting there that can't be used for anything else – spending restricted to specific things it can be used for and no requests in the wing; Alan advised even with that we're not touching Historical or Affordable Housing funds for this purchase – those are being left alone. Discussion continued on the borrowing – short term @1.9%. Open Space will be used to keep the field open and unreserved for some of the other – interest for the Ferrari parcel is dropping a little each year. Understand there might be something coming from Recreation in a year or so and may use that parcel – all were agreeable to look at options

Alan advised that some of the field area will be kept with Conservation Restriction or open space restriction – could be used for a subsurface sewage disposable system in the area, just in case somewhere down the road town wanted to put in Senior housing or something like that – wanted to be sure the options remained open, but the three lots in the woods will have other options available. Discussion continued on uses for other

Board will make the motion. Alan will make the presentation with photos & descriptions, etc. Ted suggested when Alan addresses borrowing, if he could show that in 3 years it's over, it will make a huge difference. Bonnie and Alan will work on a slide to show what

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will be left over for the different uses and just how it will work and how long it will take. Joyce Cail asked once it's purchased, the other 3 lots will be land-banked for any of the other CPA purposes that are allowed. She questioned why would look at that for affordable housing where we were never able to move forward with the MUD for affordable housing. The discussion continued on the background of the MUD parcel and the affect the economy had on the project and what other options might be available. Selectman Alterisio advised there were other options where the town could make decision to fund the project themselves and if they did so, they'd have all the options on how it was operated.

Karl would like to stay involved and needs funding for the water improvements – doesn't want to miss any opportunity to get things collected to get things done. Selectman Alterisio asked for a specific list of the projects – so the Board is informed. Discussion continued on how it would have been beneficial if could have included a water line upgrade in the Route 113 project in the area of McGovern Wall. Have run of pipe – 476' worth in area of McGovern Wall – trying to see if can include water line upgrade projects into others that are moving forward so that are ahead of the game when the improvements come forward. Crust of meeting on Thursday was to look at how could work with a grant for improving the line from Pond Street to the Post Office; may be some way that can get these things done a little at a time. Road Commission is all for it – if they can get the funding for the upgrades in conjunction with other road projects, makes total sense – no sense digging up a road more than once if not absolutely necessary. Discussion continued into the sources that might be available for abutting towns, state authorities, NMCOG etc. Can't ignore water, even if move forward slowly, moving forward. Water is down a member –

Karl wants to stay in touch with Planning, Conservation, etc. so that everyone is kept cognizant of what they're doing. If and when that one piece goes, are going to be in a bad position. If he wants to excavate a particular part of the project, would need to have funding to do so – talking to DOT in Boston, all of a sudden, Dunstable Water is considered a utility. Knock on wood, hasn't so far, caused a problem but given time. Road Commission has spoken with Sarah from NMCOG who is researching any options for including the water line within project as the excavation project could blow the water line – when they drive the sheet piling in, it could blow the road and the water line. Doing what they need to do for the project could create a leak and an issue that needs to be corrected before project can move

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forward. Mike & Tom indicated project has gone up for bid, if we could coordinate the line at the same time with the same contractor, might be able to keep costs down. Karl advised over the course of time water has put together all that's involved in the project, cost per lineal foot, not a cheap number – talking with his colleagues in highway, when we construct the road could be some funding under Chapter 90. Water doesn't have the funding for it - \$60K for the water pipe – BORC indicated it could be a simple change order on the project. Tom advised that anytime you have an older water system and have to close and then re-open a valve, always the possibility that won't be able to open or close. Karl advised on the patches that have been made on the old asbestos line from Pond to Pleasant Street – if can just be proactive to continue to think about the water line improvements needed.

Water's talking right now about pipe, not even talking about pumps and motors @Pond Street station that can't be worked on because the improvements could have catastrophic effect. Selectman Devlin indicated from the figures he's heard, you could throw a well in for everyone served by Town water cheaper than to make the necessary repairs and improvements.

The Board then met with the Road Commissioners relative to the salt shed engineering – they've already had some preliminary bidding – defining scope of work – going to move forward to create specifications from the information they've already gotten from the two engineering firms. Their proposal is to keep the salt shed at the existing location – if decide to change location, the costs could go up – no negative feedback from area residents or other boards on maintaining its current location. Selectman Alterisio advised that one of the arguments might be the exposure from run-off – Tom advised that they believe they can keep the footprint to the same area. Have gone back & forth with locations – current location no complaints from any abutters but any of the others they've looked at, are already hearing of possible neighborhood opposition without moving forward. Liquid in the brine tank – salt isn't the same – with the new building, all mixing would take place inside the building with non-permeable surround that would provide more protection from run-off.

No matter what they did – need the storage building – same as seen around the area – somewhat cone shaped – Quonset hut, etc. Selectman Alterisio – site carved out of Town Forest – if anticipated that may need more room, have some steps to work through. Road Commissioners advised that are presently looking at using the existing

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site with no expansion. BORC will work with engineering firms to better define as project moves forward

Chairman Leva advised on e-mail regarding Abigail Clark who is interested in an appointment to the Commissioners to Expend Parkhurst Free Lecture Funds – board was encouraged by her enthusiasm and Chairman Leva would like to pursue. Both Selectman Alterisio and Selectman Devlin felt comfortable with an appointment – Selectman Devlin made motion to appoint until next election – voted unanimously. Secretary will send out the customary appointment credentials.

Minutes of the 6/4 were approved as amended to reflect reference to discussion with John Curran, Town Manager of Billerica and minutes of the 4/23 as written. Minutes of June 11<sup>th</sup> as amended to reflect on page 4 of 4 – explained if under 5000 population (not \$) Selectman Alterisio provided motion to accept with that amendment – Chairman Leva 2<sup>nd</sup> and vote taken with Selectman Alterisio & Chairman Leva in favor.

Selectman Alterisio provided update on meeting he & Karl had with NMCOG last week – appears that NMCOG is going to review and critique the application – taking an arm's length approach – very encouraged with Karl's understanding. Karl will write the grant for the funding for the water line from Pond Street to the MUD property – essential for the development of affordable housing on the site. Project has already been approved, preliminary design, town accepted and on town property.

Selectman Alterisio indicated there are a lot of things that are positive to moving forward; 2<sup>nd</sup> component of meeting was to take a look at how can move forward to define town administrative position – had meeting with Tim Goddard, Town Administrator for the Town of Carlisle – has been elected Selectman for Town of Littleton – served as Town Manager for the town of Littleton and is currently Administrator for Carlisle. He'll bring a breath of experience – excited about sitting down with Selectman Alterisio – is very interested in assisting. A certain amount of mutual respect; If works out will invite him to a forum of elected officials of the community – looking for him to say the best items to focus on as move forward.

Request from Conservation Commission for written approval of expenditure of \$1,000.00 from the Wetlands Protection Act Fund: Selectman Alterisio offered motion to confer with the recommendation

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of the Conservation Commission to put a program forth to stabilize, 2<sup>nd</sup> by Selectman Devlin and voted with all in favor.

Selectman Devlin noticed reference in minutes from last week's meeting relative to the roof on the bandstand which needs attention. Selectman Alterisio noted that there was some concern as to whether the CWP workers could work on the roof – Selectman Alterisio has been in touch with Ms. Griffin from GLTHS – Selectman Devlin will touch base with Jim as to whether GLTHS can assist – if not he'll be following up with CWP.

Library rails was completed today – materials donated by Ron Mikol. Chairman Leva suggested setting up meeting with Town Engineer – Selectman Alterisio suggested organizing thoughts presented at the meeting last week – seemed to be two boards who had not problems but some issues. Re-iterate can appreciate he earns a living with a particular company, however the town has appointed Jeff Rider – resources are part of the equation but still is Jeff that is responsible to the Town as an appointed official.

The Board noted their regularly scheduled meeting on the 25<sup>th</sup> and the Special Town Meeting on the 26<sup>th</sup> and briefly mentioned their summer schedule which they'll need to pull together.

Selectman Alterisio indicated, looking at the burn sheet on May 31<sup>st</sup> – we're right on the money however within the components of the budgets, are a number of ups and downs, of the excess funds, and whether it is best to hold over some funds for specific purpose. He suggested it might be a good time to sit down with Fincom and Town Accountant as to some of the items that might be best held over; food for thought moving forward, need to work to insure buy-in from departments.

On Monday's meeting will need to look at outstanding appointments.

The board noted the need to look at a number of contracts, Fire Chief, Police Chief and where's best starting point for contracts, etc. Chairman Leva advised that secretary has done some research into Fire Chief contracts and will continued to see what's out there – with like towns.

In the mail, Selectman Alterisio referenced recent information from Verizon, on some programming changes, referenced update from Town

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Clerk on vacancy in Water Commission and options available. Board will work a little harder toward engaging a candidate.

The board discussed the costs for upgrades for the water lines – water users pay a fee. Bill Ahern questioned, just for matter of interest, shouldn't there be a master plan for running the water utility – and whether there is another way to provide individuals with the service moving forward, unless there's a policy in place that you can't eliminate the service. Barring a mandate, initially off the top of their heads, majority seemed to agree it seems way too expensive to continue that service.

Summer schedule – will be set up next week. Board will meet on Monday, the 25<sup>th</sup> and then again on Tuesday the 26<sup>th</sup> for the Special Town Meeting.

Treasurer's warrants were reviewed and signed and the meeting adjourned at 8:30PM after appropriate motion and vote.

Respectfully submitted,

Danice N. Palumbo,  
Board Secretary