

## **Minutes: Selectmen's Meeting: Monday, October 21, 2013**

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

The meeting was called to order at 7:00PM with quorum present. Minutes were again tabled for full board approval. Selectman Leva advised that Chairman Devlin was unavailable as he'd had multiple wisdom teeth pulled this afternoon. The board reviewed Fire Chief's request for a warrant article for a fully equipped 2014 F350 @47K+. Selectman Alterisio advised he doesn't have a problem with upgrading from the vehicle he has as i2 having problems but not interested in raising the specter for the individuals who question the need for a full time chief - Selectman Leva agreed suggesting, with a little due diligence, could possibly locate a used vehicle that would serve the purpose.

Dana Kinne advised met with Tom Manahan at the River Street property, presented a drawing of the River Street parcel and pointed out the area they're looking for from the parcel. Rich has drawn something up for the article - at the meeting engineer was 100% for it - 6 acres, or might be a little more required. Selectman Alterisio noted a couple of things come up - must be support from wide range of departments - must be defined that specific area and requirements - sits on more than we were given - almost 59,000 sq. ft. being used now - recommendation from engineer is need 2 acres to do what they wanted to do and Town Forest isn't for it. They're trying to get engineering to give them something that can house the salt shed and sufficient area for a new highway facility; want to keep as many trees for coverage on the street. Selectman Leva questioned what Conservation's concerns would be with River Street-Alan advised obvious issue is 200' per Rivers Act. He indicated they were talking about the fact there are 1/2 dozen committees who are interested in that parcel - this would give the catalyst to survey the parcel to determine what acreage is there in the parcel. He suggested we should put an article in this special town meeting to fund the survey - get it done, and then get the multiple committees to look at an accurate picture of what's there and how it's best used. You don't want to just move ahead for one use and then find out that use had negated the parcel for any future uses. Alan provided background on the placement of the existing salt shed and problems with changing that permitted use.

Alan cautioned it's best to get the survey in place before moving forward - and reinforced the possibilities for the site - noting need to look at the complete picture - need to put the puzzle together.

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Selectman Alterisio – question 1<sup>st</sup> have to decide why 6 acres for a salt shed – don't know that we're looking at replacing the existing Highway building – will that be combined with a public safety building – Police, Fire and Highway. BORC members Mike & Dana indicated a new highway garage isn't in the current 10 year plan. Mike noted looking at southeast corner of the parcel – when and if the salt shed is placed, have to protect Unkety Brook. Unkety Brook behind Guilds house – town forest goes across Unkety Brook – Alan advised the individual indicated don't want to plunk it in the middle of the property, which they didn't want to do anyway – BORC was on the right track – they wanted that corner as it's 2000' from the river, trying to give buffers to everyone who lives on River Street so it doesn't encroach on their visibility. Trucks are going to have to come in from Pepperell to load salt & sand – then when they leave won't be shining lights into house windows. This way no one should have to tolerate that type of a thing as will be coming out on an angle. All of these considerations require a larger parcel to provide the buffers and protect visual. Alan noted that he knows that David is looking at another possible site which would be somewhat closer. Alan indicated that it would seem to him that the article that goes in the warrant should be to survey the whole parcel and get groups together to look at what we have, what we need and how it's best to place the projected needs. Then move forward at the annual for the transfer of the parcel. Dana preferred to get the transfer done now and can always look at it further at another town meeting. Dana's personal opinion there won't ever be a well down there since 3 phase power is so far away – the cost would be prohibitive. Alan advised that the new development – have 41 houses approved and another parcel ready to be developed which could produce another 75 to 100 homes. Logical step is to move forward with the survey – Mike advised that's been done – can identify a piece – transfer, and if it doesn't go it doesn't go, but if they don't have anything put aside and have to wait until spring town meeting, we've let more time go by. Discussion continued on how best to proceed. Selectman Alterisio agreed an article to survey the property and engineering cost for siting the salt shed. They are awaiting an estimate – they believe they have 17K left set aside for the Groton street parcel- original was 30k – they're going to get back to them with a ball park figure. Alan felt it would be good to get the money for the survey and the engineering but cautioned on moving forward with transfer of the property without some sort of input with regard to other uses including water.

Town counsel's article was basically to transfer custody and control to the Highway Department – discussion continued on BORC's

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interpretation of town counsel's article recommendation. Selectman Alterisio indicated that he didn't know that the Town needed to legally transfer ownership of the property. Mike advised that BORC needs to know that we will be granted a certain piece of the parcel. Selectman Leva noted the only logical step is for the survey at this point – Alan advised need to appropriate the funds for the engineering survey of the parcel so we know what we have. Article for the survey – need some idea of what kind of money we need for a topical survey and costs for the engineering. Selectman Alterisio reiterated that he didn't know that we have to transfer control to the Road Commission and/or Highway Department. Dana advised that part of their engineering is to not place the salt shed in the middle of the parcel which would preclude later placement of other accessory buildings, town garage, etc.

Dana advised on the survey, they asked today about staking – do you want to use pins and iron rods – Alan noted definitely want something permanent. Article will be funding the survey of entire parcel and engineering and design for placement of salt shed. Selectman Alterisio – all these things are within the confines of the present budget.

Board indicated all of the items on shopping list fall within the confines of available funds. Selectman Alterisio advised on items that could come up on town floor in discussion. Mike Martin advised that McGovern retaining wall road project will be completed tonight – this whole project and cooperation has been incredible – this has been a great project all along.

Heading back to Selectman Alterisio's point, need Advisory Board input, since we have a week, need to set up a quick meeting with Advisory Board to find out what we have to work with - may need to knock a couple of these items off to a future town meeting. Now that items have been identified, need to move forward. Just hoping that initial scoping of what needs to be done is complete – as far as water situation need an assessment as to situation and how to move forward – considering the exposure. Jim Regan stopped in re: Karl Huber's e-mail relative to a warrant item for the water department – responsibility of the boards to come up with the needs assessment. Selectman Alterisio advised he doesn't want to be super critical but have seen a number of projects done the cheapest way possible and can't be putting good money after bad. Selectman Leva will talk to Chief Rich about the pickup.

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Discussion continued on the question of transfer of actual ownership and control. The board also discussed the letter from Larter's attorney relative to the gift of the parcel of land for Larter field – she put some stipulations in there but none were to include provisions for her heirs to maintain control or input on the use of the property in the future. Selectman Alterisio would like to put together a response – relating to tax advantages the town agreed to. Selectman Alterisio will put together a form of response - something that clears the air.

Treasurer's warrants were reviewed and signed, and meeting adjourned at 8:05PM after appropriate motion by Selectman Alterisio, 2<sup>nd</sup> and vote.

Respectfully submitted,

Danice N. Palumbo,  
Board Secretary

