

Present: Chairman Mark W. Lynch, Selectman A. Raymond Randall, Jr., Selectman Jeffrey D. Jones

Also Present: Town Administrator Brendhan Zubricki

The Chairman called the meeting to order at 7:00 p.m. in the Senior Center.

7:01 p.m. - 8:45 p.m. The Board hosted a presentation from Attorney Judith Cutler of Kopelman and Paige relative to the process for handling Chapter 40b applications for development. Officials from several other boards were also present.

8:45 p.m. - The Board began discussion regarding several other business items:

Ms. Susan Robinson, the Chair of the Planning Board, came before the Selectmen along with Planning Board Member William Holton to update the Board on a number of pending legal issues and to request access to Town Counsel in order to properly handle those items.

Ms. Robinson indicated that a party has asserted that they have the right to cross the Town-owned Coolidge Trust land to access a parcel to the rear of the Trust land from Southern Avenue. The Board agreed that the party's assertions should be reviewed by Town Counsel in conjunction with the Coolidge Trust deeds and documents that are on file in the Board's office.

Ms. Robinson indicated that a party who is presently operating under conditions of a Special Permit imposed by the Planning Board as a result of a Site Plan Review application has not met all of the conditions and has potentially actually violated some conditions. The case involves the purchase of a property by a landscaping company with a change from the 61A agricultural designation as the impetus for the Site Plan Review. The attorney for the party does not agree that any conditions have been violated and, further, has asserted that the Special Permit was not even necessary and is therefore invalid. The Board agreed that the Planning Board should have access to Town Counsel should the party or their attorney file any court actions or appeals.

Ms. Robinson presented to the Board a draft zoning by-law that would create an agricultural/residential overlay district in the John Wise Avenue area. A group of residents had advanced the concept to the Planning Board and the Planning Board recently agreed to bring the concept to the Selectmen. Seeing that the proposed district included his own property, Selectman Jones recused himself from the discussion until advice of the Ethics Commission could be sought. Selectmen Randall and Lynch indicated to Ms. Robinson that they first wanted the Planning Board to verify that the draft document was the final intended draft before considering further. Once that occurs, the two Selectmen will consider whether they desire to have the draft reviewed by Town Counsel.

Also, Ms. Robinson explained that it is possible that a recent Town Meeting vote would require a look-back regarding the Site Plan Review process for a certain property that was previously exempt. The Board agreed that Ms. Robinson should work with Town Counsel to develop a letter to the property owner informing them about that possibility since the property is presently for sale.

The Board discussed the proposed placement of bat houses by an Eagle Scout candidate at the Centennial Grove and agreed that only 15 houses should be allowed so long as they were placed outside of Zone I of the Town's wells. The Board asked Mr. Zubricki to contact the Scout and to ask him to either GPS or flag the proposed locations after getting clearance from the DPW Superintendent relative to the Zone I issue. The Board will then walk the site and make a final decision.

The Board considered the standing order for Mrs. Burke of Harry Homans Drive to keep her dog tied up while outside on the property since a recent report indicated that the dog was roaming freely. The Board asked Mr. Zubricki to draft a follow-up letter requiring a run to be in place and in use by November 15, 2007 or further action (such as banishment) would be considered.

A motion was made, seconded, and unanimously Voted to approve and sign the application forms for the State's Executive Office of Elder Affairs FY 2008 Formula Grant Program requesting the maximum amount of \$16,344 to benefit the Council on Aging.

A motion was made, seconded, and unanimously Voted to approve and sign the weekly warrant.

There being no other business before the Board, a motion was made, seconded, and unanimously Voted to adjourn the meeting.

Prepared by: _____
Brendhan Zubricki

Attested by: _____
A. Raymond Randall, Jr.