

BOARD OF SELECTMEN
SELECTMEN MEETING
TUESDAY, SEPTEMBER 14, 2010 - 7:30 P.M.
SELECTMEN MEETING ROOM

Meeting came to order at 7:30 p.m. with Selectmen Troy E. Garron, Kim R. Roy and Michael J. Schleiff present.

The following business was discussed:

AGENDA

The Agenda for Tuesday, September 14th, was unanimously approved without revision.

MINUTES

Moved by Roy and seconded by Schleiff, Board approved the following Selectmen Minutes:

Selectmen Meeting 6-22-10 - Regular Session
Selectmen Meeting 7-13-10 - Regular Session
Selectmen Meeting 7-27-10 - Regular Session
Selectmen Meeting 8-10-10 - Regular Session
Selectmen Meeting 9-07-10 - Regular Session

Selectmen Meeting 7-27-10 - Executive Session

ABATEMENTS/BILLS/COMMITMENTS/WARRANTS

Moved by Roy and seconded by Schleiff, Board unanimously affirmed approval for the payment of the following warrants:

Payroll Warrant	#18	\$ 165,474.52
Vendor Warrant	#19	\$ 26,887.36
Withholding Warrant	#20	\$ 58,368.25
Vendor Warrant	#21	\$ 170,842.81

Moved by Roy and seconded by Schleiff, Board unanimously affirmed approval for the payment of the following Selectmen bills:

CGS Communications	\$ 19,413.00
(replace & install 2 radio dispatch desktop consoles; insurance claim date of loss 6/5/10 - Police)	

Moved by Roy and seconded by Schleiff, Board unanimously committed for collection the following:

Ambulance Commitment	#8B	\$ 23,596.76
Mobile Home Park License Fee	#09	\$ 5,160.00

Moved by Roy and seconded by Schleiff, Board unanimously approved payment of the following Selectmen bills:

Deutsch Williams Brooks (legal services/August).....	\$ 2,609.11
Gilman & Associates (legal services/August)	\$ 46.25
Jordan on the Job (Hayward/Highway)	\$ 90.00

Moved by Roy and seconded by Schleiff, Board unanimously approved payment of the following warrants:

Payroll Warrant	#22	\$ 306,175.99
Vendor Warrant	#23	\$ 208,430.20

The Board acknowledged payment of the Selectmen Office Payroll for the following periods ending:

August 28, 2010	FOR	\$ 5,044.71
September 11, 2010	FOR	\$ 5,155.99

The Board acknowledged payments to Treasurer for the following turnovers:

<u>TURNOVER</u>	<u>AMOUNT</u>
2011-12	\$ 5.00
2011-13	\$ 5.00
2011-14	\$ 5.00
2011-15	\$ 5.00

GENERAL MAIL / BUSINESS

A. Cape Cod Cranberry Growers' Association

Cape Cod Cranberry Grower's Association will be hosting a public officials workshop in Plymouth on Friday, October 1st. This workshop will address cranberry agriculture, regulations, cultural practices, water use and economics of the cranberry marketplace. The Board of Health and Conservation Commission have been notified and Garron suggested letting the Water Department aware of this workshop seeing as "water use" for harvesting cranberries will be addressed.

B. Use of Town Hall Green - Historical Society

The Historical Society had asked to use the Town Green on September 11th for their annual fall plant sale. This request came between meetings and as there were no conflicts, Seelig granted the request. Seelig is asking the Board to Please confirm his approval.

Moved by Roy and seconded by Schleiff, Board confirmed Seelig approval of granting use of the Town Green to the Historical Society for their annual plant sale that was held on September 11th.

C. Community Sign

The Board of Health has suggested a chain of responsibility for making requests to use the community boards for emergency postings and accessing the letters for the boards. At this time the town has one set and if another one was purchased one set could be at the Town Hall and the other at the Police Station. Seelig has sent a memo Municipal and School Building Committee and the HEMA Director for their input on this. Chief Manoogian had brought up a point that when the letters get taken off the signs they may get mixed up between sets and with that being said Roy suggested having all the letters at one location. Garron asked how often have we had an emergency and Seelig said once every two years and the only time the signs would need to changed would be a weekend emergency. Garron would prefer not to buy another set and had asked about the LED sign the Lions Club was going to donate. Seelig said that they need to find a spot to put it that is outside the Historic District. Garron suggested tabling this until we get input from the Police, Fire and Building Department.

TAX CLASSIFICATION HEARING

At 7:45 p.m. the Board convened a Public Classification Hearing for the purpose of allocating the local property tax levy among the five property classes for Fiscal Year 2011. Present for the hearing were Assessors Thomas Millias, and John Shiovone and Principal Assessor/Appraiser Suzan Duggan.

The following was discussed:

A. Single Tax Rate

A single tax rate is generally applied across the board, unless Commercial, Industrial, and Personal Property (CIP) make up approximately 30-35% of the Town's total value. Currently, Halifax is 88% residential. Typically unless it's a 65/35 split you would not want to do a split rate because it would drive business out of town and a majority of the business in town have an assessed value under a million dollars. This evening the Board would need to vote for a residential factor of "1" for all classes of property. Moved by Schleiff and seconded by Roy, Board unanimously voted to set a single tax rate for all classes of property.

B. Open Space Discount

This Category is defined by the Assessors but the Board of Selectmen determines who is going to be open space and what kind of a discount they will get. This is for private owners of the town who may have parcels that they want declared as open space and would get a discount on their taxes for that parcel. This discount is a tough one to define because it can not be classified land, chapter land, or anything that produces an income. It also must be open and natural and have some benefit for the majority of the people who live here in town. The down side is once granted the discount the owner could sell land for some other use and there is no obligation to leave the land this way, with no penalty but with "classified use" land you would have a five year rollback with a penalty. The Board of Assessors has never seen a benefit or has recommended a separate "open space" tax classification. Seeing as we do not have an open space category no action from the Board needed to be taken.

C. Small Commercial Exemption

Garron pointed out that the property owners (and not the business owners) generally benefit from this exemption. The Assessors did not recommend this be granted. Moved by Garron and seconded by Roy, Board unanimously voted not to have the Assessors adopt the small commercial exemption.

D. Residential Exemption

Given that the Town does not have a large seasonal population; the Board of Assessors did not recommend this exemption. Moved by Garron and seconded by Roy, Board unanimously voted not to include a residential exemption.

The Board was asked to sign and date the La5 form. Duggan mentioned that the only thing missing from the form was the excess levy amount, which can not be determined until the tax rate is set. The excess levy amount represents what we could have spent but did not.

The hearing was left open for final values and excess levy capacity at which time the Board will be notified of the amount and will added to the bottom of the La5 form to be initialed by Board.

On another note Tom Millias wanted to take the opportunity to introduce our new Assessor Suzan Duggan to the residents of Halifax.

Duggan then wanted to state the conversion has been done and the values have been approved. A lot of work still needs to be done over the next couple of years, which is typical when a conversion takes place and that the office will be fine tuning the information from CJ's system in to the new system which again will take some time. The values are good and they probably had about a one percent variation in value after they were converted over. There will be people that will

have an increase in their value of less than five percent and then there will be others who have a decrease. There are many factors that are involved with these increases and decreases, such as values of the homes have gone down but the tax rate has increased, so if anyone has any questions they were asked to come to the Assessor's office and they can go over it in detail.

Garron wanted to welcome Suzan aboard and asked her if she was aware of the town owned property located on Aldana Road, that Fisheries and Wildlife are interested in purchasing. Seeing that Duggan was familiar with this matter Garron had asked her if she could get an assessment on the property so the Board could have an idea the value of it and see if it is in the town's best interest to sell or hold onto it and have the information for the next time they meet with Fisheries and Wildlife. Garron appreciates Duggan getting this information for him and thanked her for her presentation.

Roy had asked Duggan if she expected that the tax bills would be done within a reasonable amount of time and Duggan said that she is done on her end and has coordinated everything on the recap sheet and the Accountant is putting her information in as well as the Treasurer and are shooting for a mailing around October 15th.

Millias had some good news, the State has reorganized and the town's re-value year has been postponed for one year. This is a good thing because this gives the Assessor office ample enough time to work through all the glitches from the conversion. Four other surrounding towns will also have their revalue the same year as Halifax and this will be helpful because they can all share information. He also wanted to thank Duggan for her knowledge on the new system. Duggan is familiar with the new system seeing as she worked on it before, which made the transition to the new one quite smooth and she knew the ins and outs. As Duggan went on to say the old system was inadequate and you could not do a lot of work on the old system as well as it not be compatible with the data that needs to be put in the system. Duggan added that they will have a terminal at the Assessor's counter and residents will be able to look up information on their own.

Schleiff had asked Duggan how she would handle the question if a resident was to come in stating that home sales and house values are down so why have my taxes gone up? Duggan said that the residents need to separate tax from value and that it is the Assessor's responsibility to attach a value on the home which is based on the sales of the homes in the last twelve months not today. Duggan stated that she will sit with the resident and go over the details listed on the homes property record card to see if they are correct. She also will explain that the tax rate is a mathematical calculation based on what is spent at Town Meeting and continue to explain the process as to how the rate is set so they can get a better understanding of it.

CHIEF MANOOGIAN – 911 GRANT

Due to a lightning strike in June one of two consoles in the Dispatch Center at the Police Station was destroyed (the other at this time still works). Chief Manoogian had applied for a grant before this happened from the States 911 Department. This is a reimbursable grant which means that you purchase the equipment and then get reimbursed the funds. Manoogian has received the grant and with these funds have purchased the console (grant can be used to replace the console but not the radios used to talk to the dispatchers with). Manoogian would like to and use the available money from the insurance claim for:

- base station repeater
- purchase and install cruiser and base radios
- purchase and install portable radios with microphones for Fire Department

(the 911 grant will not pay for items listed above)

The Police Chief is asking the Board to approve the use of the claim monies to purchase items listed above. Garron had asked why are they replacing the old equipment and what was being done with it. Manoogian said reason it is being replaced is because the old equipment will not work with the new one coming in. They will work but having two new ones will be more compatible. The old equipment will be going to Highway and Water Department.

At this time the fire Chief went on to explain why his department needed the new equipment.

Fire Chief Carrico explained that he was told that the repeated system they have is on it last leg. At this time it is drifting off the frequencies when receiving and sending out calls. This is a problem that happens when they get old and will probably need to be replaced next year so it would be better to replace sooner rather than later seeing as we have the opportunity to do so. How it works is that you transmit on one frequency and receive on another. What has been happening is that as it drifts off frequency and you will receive transmits from other towns or states. Another thing the Fire Chief mentioned is that he still has Firefighters in the department who do not have their own portable radios. Firefighters have these radios so that when they enter a burning building they can communicate back to command if there is a problem. Also on the radios there is an emergency button that will flash their name to other firefighters if one of them is in trouble. Schleiff had asked if we are catching up with other departments throughout the state and Carrico said we are getting closer to catching up with other communities. He also went on to say that the existing radios are a Motorola base system and you can only have “x” amount of channels for “x” amount of frequencies and that the capabilities on the new radios are incredible. Garron does not see a problem seeing as it is not costing the town any money because they intend to use the balance of the funds from the insurance claim but asked the Fire Chief if he would have been asking the town for money at a later time to purchase the equipment and Carrico said yes, definitely for the repeater system and in the past has asked for the radios. Manoogian wanted to state that when he goes to a purchase new cruiser he will not have to buy a new radio and if equipment can be drifted down then they will do so.

Schileff said that it was nice seeing the departments communicating together and does realize that grants restrict you to what you can purchase.

Moved by Roy and seconded by Schleiff, Board unanimously approved the Police Chief to purchase the following equipment with the balance of the insurance funds from the lightening strike claim (date of loss 6-5-10):

- 1) Purchase and install one Kenwood Base Station Repeater with one duplexor.
- 2) Purchase and install cruiser and base radios
- 3) Purchase and install Kenwood Portable radios with microphones

MUTUAL AID AGREEMENT – FIRE CHIEF CARRICO

Fire Chief Carrico came before the Board to ask that they accept the agreement for mutual aid to the surrounding communities as outlined in Chapter 48; Section 59A. The Board could do one of two things; accept the chapter, which then the Chief would have to enter into a separate mutual aid agreement with the local communities of the agreement or accept the mutual aid agreement. Carrico stated that the Fire Chief's Association is making a push to have each individual town accept the agreement verse the chapter. The agreement is basically saying if Chief Carrico's men go to another community on a mutual aid call he (Carrico) is responsible for his men and equipment. Garron had questioned that he thought they had accepted this particular agreement in the past and Seelig clarified that what we had done was a series of one by one mutual aid agreements with the surrounding towns and that this is a general blanket mutual aid agreement so that everyone is on the same page and abides by the same rules and regulations. Garron had asked if this request to accept this agreement needs to go before Town Meeting and Carrico said no that it can be accepted by the Board of Selectmen.

Moved by Garron and seconded by Roy, Board unanimously accepted the recommendation from the Fire Chief Carrico for the mutual aid agreement as stated in Chapter 48; Section 59A.

Garron complimented Chief Carrico on the September 11th ceremony that was held at the Fire Station. The Chief mentioned that he plans on doing a little more next year seeing as it will be the tenth anniversary.

The Board had asked Carrico if he had any input about the community sign at the Fire Station in regards to changing the information for an emergency during non working hours. Carrico said that having the sign in front of the fire Station would be great because you could store the letter in one of the closets and they could have access to it and as emergency director he would assign accordingly with the Boards permission to do so.

Chief Carrico also brought up waste removal. He had submitted a contract from National Waste Management, Inc who would dispose of any medical waste for the Fire Department. Carrico was concerned with some of the language referencing that the price could change at any time. As stated by Carrico if that was to happen then he

would pull from having them pick up the waste and look into another company. Other companies he had looked into charge a monthly fee of about one hundred and twenty dollars as opposed to National Waste Management picking up once every six or seven months at a cost of sixty dollars for each pick up. The Board had asked Carrico if any hospitals took the medical waste. Carrico said that the hospitals are very reluctant about having needles dropped off at their facilities. Carrico will forward the contract to the Board of Selectmen to review.

In conclusion Carrico wanted the Board as well as the public to know of the open house at the Fire Station on October 10th. There will be lots of fun and numerous things for the kids to take part in.

GENERAL MAIL / BUSINESS (continued)

D. Old Colony Planning Council – Priority Development Areas

OCPC submitted a draft on the *Priority Development Areas* and *Priority Protection Areas* in the Town of Halifax for reviewing. Seelig said this draft has no legal implications but suggested a couple of changes be made.

- Change the Halifax Garden Site off of Route 36 by the railroad station from a priority protection area to a priority development area because of the train station.
- Include Halifax Historic District, Lyonville Historic District, area between Thompson and River (Winnetuxet River) and area north of Wood Street (Winnetuxet) as priority protection areas.

Garron does not see any harm in changing to a priority development area saying that this can be changed back at a later time if they feel necessary to do so. A couple years back the Board agreed in partnership with the developer that this area listed as a priority protection area to ward off 40B's.

Schleiff had asked if the Master Plan Committee was aware of this draft and if not suggested that this information be forwarded to them as well as to the Conservation Commission and Zoning Board of Appeals. Seelig did say that he forwarded this information to all departments but has not heard back from any. He will do so again noting that the deadline for comments is September 21st.

Moved by Schleiff and seconded by Roy, Board voted to go with Seelig's recommendations that are listed below and to have Seelig forward this information to Master Plan and Zoning Board of Appeals.

- 1) Change the Halifax Garden Site off of Route 36 by the railroad station from a priority protection area to a priority development area because of the train station.

- 2) Include Halifax Historic District, Lyonville Historic District, area between Thompson and River (Winnetuxet River) and area north of Wood Street (Winnetuxet) as Priority Protection areas

E. Highland Woods

Edward and Suzann Gavin, 16 Arrowhead Path, wrote about the developer of Highland Woods, Ocean Hill Inc., not maintaining (mowing the cul-de-sacs and plowing the sidewalks) the development. Ten to twelve lots remain unbuilt and there are no active building permits. Between the economy and the passing of Larry Salter last year, Seelig suspects the work is in a type of limbo and has wrote to Ocean Hill two weeks ago about this and have not heard back from them. Seelig will continue to work on trying to obtain a response from Ocean Hill. Schleiff had asked if the town plows all the sidewalks and was under the impression that each resident was responsible for the sidewalk in front of their property. Seelig said that he would check with Bob Badore on this. At this point the responsibility falls with the developer. The Planning Board is aware of this and is also trying to contact Ocean Hill. Unfortunately, this is another development that the Planning Board accepted to hold lots (not own them) in place of a bond. Schleiff suggested that if the developer comes in to pull permits the Town could change the conditions of the permit (Seelig does not know if permits have expired). Seelig brought up the point that if we want to stop plowing, sanding and picking up the sand then you need to stop doing it for all the private roads that are not accepted in town and if that was to happen then the issue of public safety is at hand. At this time the Board does not need to take any action on it but Seelig wanted them aware of the issue and wanted to give the developer ample time to take care of this matter.

F. Ambulance Abatements

Moved by Garron and seconded by Roy, Board unanimously voted to abate the following amounts from Ambulance Account:

July 2010	FOR	\$ 14,796.20
August 2010	FOR	\$ 15,891.82

G. Signature Authority for Fiscal 2011

Moved by Garron and seconded by Roy, Board unanimously approved to have a majority of the Board to sign all vendor bills.

Moved by Roy and seconded by Schleiff, Board unanimously authorized Troy Garron as the primary signer for the office payroll with Michael Schleiff as an alternate.

H. W.B Mason Office Supplies Agreement

Moved by Roy and seconded by Schleiff, Board unanimously authorized the Chair of the Board, Troy Garron to sign two (2) W.B. Mason office supply agreements.

I. Emergency Declaration

Moved by Roy and seconded by Garron, Board affirmed the emergency declaration dated September 3, 2010 that was signed by Troy Garron.

J. Revised Recycling Fee For Fiscal 2011

Moved by Roy and seconded by Garron, Board affirmed the revised Recycling Fee for FY2011 for the amount of \$122,960

K. Live Entertainment – Salon Serenity Day Spa

Moved by Garron and seconded by Roy, Board unanimously affirmed approval of Permit #2011-14 to Kelly McAndrews for live entertainment at Salon Serenity Day Spa on Saturday, September 18th, from 10:00 a.m. to 2:00 p.m.

L. Live Entertainment – Shannon Kennedy

Moved by Garron and seconded by Roy, Board unanimously affirmed approval of Permit #2011-16 to Shannon Kennedy for live entertainment at 59 Pratt Street on Sunday, September 5th, from 5:00 p.m. to 9:00 p.m.

M. Monponsett Pond

Lycott Environmental hopes to have a written draft by the end of September to present to our office. The additional information will be submitted to Natural Heritage for their review and approval.

N. Route 58 Corridor Study

Listed below are recommendations from the corridor study (aside from normal maintenance and safety issues along the entire corridor):

- small improvements to the Route 106/58 intersection; these might require a little money plus a meeting with the Highway Surveyor if the Town were to make changes in the intersection such as “No Right on Red” for some of the right-hand turns.
- extend sidewalks on both sides of Route 58 from the intersection of Route 106 to the end of the housing developments; this would require a bit more money;

- reconstruct Route 58 along the lines of the reconstruction of Route 36; lots of money to the point that this would be a Transportation Improvement Program project and would need to be put on the list for later in the decade.

The Highway Surveyor is in agreement with these recommendations.

The only problem Garron had is the “no right on red” and Schleiff was in agreement. Seelig was under the impression that it was just one spot where they did not want the “right on red”

O. Library Grant

Moved by Schleiff and seconded by Roy, Board unanimously authorized Garron to sign the Technology mini-grant for improving technology use for the seniors in Halifax.

P. Invitation to speak to 6th Graders at The Halifax Elementary School

Principal Claudia Motta has asked if any of the Board members would be interested in speaking with the 6th Grade students about being a leader in the community. All three members of the Board are interested in speaking with the students.

Q. Land Donation - Chestnut Road

Marie Valle is interested in donating property to the town that she owns located on Chestnut Street (Map 31, Lot 253). The Town owns the parcels on either side of the property. This property is treed and is somewhat wet. Seelig will check with the Town Collector to see if any taxes are owed on the parcel and will go out to look at it after the first frost.

R. Boat Ramp Ceremony

The boat ramp ceremony will be Friday, September 17 at noon. Seelig had asked if anyone from Board was planning on attending. Schleiff and Roy will be there. Garron will be unable to attend due to a prior commitment.

S. Fall Clean up

The Girl Scouts are interested in scheduling a fall clean-up day for Saturday, October 16th. The Highway Surveyor is fine with that date, but suggested setting up a rain date of October 23rd.

T. Recycling Abatement

Move by Roy and seconded by Garron, Board unanimously abated Fiscal 2009 Recycling Bill #0732 reason being the current owner did not own the property in FY2009.

U. Re-precincting

After the 2010 Federal Census date is released each municipality in Massachusetts with populations greater than 6,199 must redraw their local precinct lines for Massachusetts General Court in its upcoming redistricting of state and federal representative districts. This is something that the Town has to do in response to the 2010 Census. Seelig plans on working with the Town Clerk and will attend a training session in Brockton on Tuesday, October 19th. The boundaries between the two precincts will have to change slightly because there was more growth (new housing) in one precinct versus the other over the past 10 years.

V. Talent Bank Form – Allyson Bradford

Allyson Bradford of Lydon Lane submitted a talent bank form stating she is interested in serving on the Beautification Committee and the Taunton River Stewardship Council as well as other Boards and Committees. We now may have enough people interested in serving on the Beautification Committee to get it re-instituted and have two “seats” on the Taunton Council, one of which is vacant. In addition, she is interested in serving on the Town Government Study Committee (not her preference). Seelig asked the Board if they were interested in having Ms. Bradford come in to talk with them about the open positions (the other Boards and Commissions as well as Bob Hughes of the Town Government Study Committee, have been notified of her interest on serving). The Board stated that they would like her to come in. Seelig will get in touch with her to set up a date and time to come in.

W. Road Cut - Bay State Bas / Pole 34, South Street

Moved by Garron and seconded by Roy, Board unanimously approved Permit 2011-19 issued to Bay State Gas for a 2' x 2' +/-; 1' +/- deep road cut to raise test station at Pole 34, South Street.

X. Signature Authority FY2011 For Other Departments

All members of the Board have signed the Signature Authority form for FY2011 for all other departments.

Y. Ethics Certification

At this time this are still town employees/officials who have not provided the Town Clerk's office with the form indicating that they have received the summary and/or turned in the certification indicating that they have finished the Ethics Certification training. Seelig would like to send out one more note to them asking them to do so or to meet with the Board on September 28th. Garron had asked what could the State do if not completed and Seelig said employees could be penalized or fined, Garron suggested that Seelig add that to his letter. Schleiff asked if they were having problems getting on the site to take the test or maybe come in to the office and do it if they do not have access

to a computer. Seelig said that they have been notified numerous times and he has not gotten any responses stating that they have been having trouble getting on or having problems.

Z. Easements for B Street

Two of the abutters have sent back the easement documents and we are still waiting on documents from Alan Dias and Kim Siegel. Alan Dias wanted to check the plans that Bob Badore had in regards to the work that is going to be done before signing off. Seelig has not heard back from Badore as to whether Dias had looked at them or not. Seelig has written as well as called Kim Siegel and is waiting to hear back from her. Schleiff asked if they need to hear back from all parties and Seelig said yes otherwise we cannot do the work.

AA. Pine Street North Purchase – Lots 135 & 136

Alan Dias was the only one who submitted a proposal to buy land off Pine Street North (Lots 135 & 136). Dias was contacted and asked that if he was to purchase the lots would he give up development rights. Dias is not interested in purchasing property if he cannot use it for a development. That being said the Board can do one of three things:

- accept his bid “as is”
- reject all proposals and do a new RFP with or without a restriction on development rights.
- reject all proposals and not send out a new RFP.

Roy stated she is not in favor in selling the land with development rights.

Moved by Garron and seconded by Roy, Board voted as follows to reject all proposals for the purchase of the Town owned parcels off Pine Street North; Lots 135 and 136:

Troy E. Garron	- Yes
Kim R. Roy	- Yes
Michael J. Schleiff	- Abstained

AB. Reconciliation

There were a couple of non sufficient items for January through March that needed to be worked out. At this time Sandy is now in April.

AC. Streetlights – Harvest Lane

The light detecting sensor needed to be replaced, which was done by the Highway Surveyor at minimal cost of \$6.00.

AD. Lloyd Wright Property

Lloyd Wright Sr.'s son, Lloyd Wright, Jr. is thinking of developing the Wright property on Franklin Street. It is 36 acres with a fair amount of wetlands (1/2 to 2/3 probably and accessed at \$340,000). This property has been in Chapter 61A and he is thinking of taking it out of Chapter 61A to develop a series of house lot (some regular Form A lots, some estate lots). With this property being assessed at \$340,000 "as is" Lloyd Wright Jr. might go on to say that if he subdivides he may get more for each individual lot sold. Wright Jr. wanted to know if the Town was interested in the property. This would have limited value to the town seeing as this is not a central location but Seelig suggested it could be purchased for open space or maybe athletic fields. Garron suggested sending this information to the Planning Board and Conservation as well as any other departments who may be concerned to get their feedback on this matter.

AE. Elm Street/Burrage Pond – Meeting for September 28th

Seelig has contacted the State legislators in regards to this meeting but has not gotten any confirmation from them on attending. He will keep the Board informed if he hears back from them.

AF. Aldana Road

Garron would like some thoughts from Highway Surveyor, Bob Badore and Conservation in regards to the property located on Adana Road. He wants to know how much land he thinks Badore might need to make a standard road seeing as there is not enough land on either side to do this and asked Conservation if it can be done due to the fact there are a lot of wetlands.

Garron's impression is that the State wants to purchase our tax title land, to be used by Fisheries and Wildlife, so that the town does not have to deal with it (the tax titled land) and thinks they(the State) will be forgiven by the Town of Halifax on the 17 acres at Burrage Pond. If this is the case then we can ask the State to give us the strip of land on Aldana Road that they own, to be used to fix the road properly.

If given the stripe of land plus \$250,000 (figure thrown out there) on the tax titled land then we are ahead of the game. Garron wants to see if the land is buildable before a deal is made.

Garron wanted to throw this idea out there and mentioned to Schleiff and Roy that if they had any ideas they are more than welcome to bring them forward.

Schleiff add that it sounds like the town will not get what it is owed so at what point do we settle for a little less in order to clear up this matter.

If the Board has a meeting with the legislators on September 28th Seelig will invite the Board of Assessors to attend.

EXECUTIVE SESSION

Moved by Garron and seconded by Schleiff, Board voted as follows to enter into Executive Session at 9:25 p.m. to discuss collective bargaining:

Troy E. Garron - Yes
Kim R. Roy - Yes
Michael J. Schleiff - Yes

Garron announced that no statement would be made at the end of the Executive Session and the Board would not reconvene in open session.

Moved by Roy and seconded by Garron, Board voted as follows to come out of Executive Session at 10:10 p.m.

Troy E. Garron - Yes
Kim R. Roy - Yes
Michael J. Schleiff - Yes

There being no further business, moved by Roy and seconded by Garron, Board unanimously voted to adjourn the meeting at 10:10 p.m.

Kim R. Roy
Clerk

/pjm