



**Board of Selectmen
Minutes
Tuesday, October 18, 2011 at 7:00pm
Town Hall Meeting Room**

The meeting was called to order at 7:00PM by Chair, Marie Sobalvarro in the Town Hall Meeting Room. Selectmen Marie Sobalvarro, Peter Warren, Ron Ricci, and Tim Clark were all in attendance as well as the Town Administrator Tim Bragan and Executive Assistant Julie Doucet. Bill Johnson was not present.

MBC PHASING

Marie Sobalvarro explained a general agreement was decided upon between Ron Ricci, George McKenna (Fin Com), Pete Jackson (MBC) and herself that a phasing approach needed to be determined by October 18th. She said given what we know now it is presumed approval will be requested at the 2012 ATM for design and construction of the Town Hall and approval for design and construction of the Hildreth House in 2013. Ron Ricci noted his plan was a breakout of key events necessary through the process and acknowledged who will lead in certain areas. He is interested in receiving feedback from the Finance and Capital Committees. Sobalvarro expects this will be discussed further at the second meeting in November and anticipates the architect to be on board by then. She asked if the BOS was interested in formally voting to support the MBC's application requesting CPC funds. Tim Clark noted the old library is not mentioned in either plan. Sobalvarro reminded him the old library is not included in the MBC charge. Peter Warren questioned the amount of time given to the procurement portion of the schedule as opposed to the construction portion. On a Ricci/Warren motion, the board voted unanimously to support the use of CPC funds for municipal building projects.

TRINITY FINANCIAL PROPOSED CHANGES TO REUSE PLAN

Tim Clark distributed a document with his initial response to the proposal. He acknowledged the responsibility and importance of the Planning Board and School Committee response. Clark explained the document he presented is his personal response taking into consideration the DEAT report, JBOS and Devens Committee meetings over the years as well the earlier Vicksburg Square proposal. He is looking to create conversations and encourages the others to do the same. Marie Sobalvarro compared this proposal to the Vicksburg Square warrant article from June 2009. She also referenced the DEC rules and regulations related to housing. Clark commented on the decision made to go with Trinity Financial was largely based upon their talent to develop community support. He is skeptical of their efforts thus far. He commented on the population Trinity is addressing does not seem to be residents of the surrounding three towns. Peter Warren said maybe some from Ayer and Shirley. Clark referred to other note worthy projects Trinity has been involved with to be in more urban areas where transportation was not an issue. He is not convinced this type of project is suitable in this area. Warren did mention the report DEAT member Paul Green gave stating housing of this nature is very desirable in nearby Leominster. Tim Bragan asked if the board members plan to draft questions prior to the November 1st presentation. Sobalvarro confirmed she will work with Planning Board Chair Kara Minar and DEAT Chair Victor Normand on this. She requested BOS members submit questions to her as well. School Committee Chair Keith Cheveralls will also be contacted. Tim Clark noted our only leverage is in the housing cap. The board members discussed several issues to consider including creation of specific housing, unresolved boundaries, absence of community building and education costs per pupil. Ron Ricci mentioned a serious long term concern to think about is

if all residential land were to become Harvard's. We will then be required to educate all students. Warren added the School Committee expects a decrease in students over the next ten years. Sobalvarro was perplexed by one specific change she noticed in Trinity's proposal. She explained their first proposal stated a balance between affordable and market rate units and this time around they state a mixture between affordable and market. Ricci summarized the discussion by stating the proposal agreed upon needs to be good for the developer now and good for Harvard two decades from now. He recommended Town Counsel review Trinity's proposal after the November 1st meeting.

SELECTMEN REPORTS

Tim Clark acknowledged the receipt of information from the Pilot Project. He said this should begin to answer questions raised by Selectmen Bill Johnson.

Master Plan Steering Committee update

Clark reported the committee is finalizing the scope of work. They plan to create several project work groups consisting of constituents with differing opinions. This will allow both sides of the aisle to discuss challenges that lie ahead. He said Devens will be addressed this time considering the proposal to redevelop Vicksburg Square. He announced the League of Women Voters will host a public forum November 19th on the Master Plan.

MBC update

Marie Sobalvarro said the MBC is working on securing an architect in November.

Elderly & Disabled Taxation Aid Committee

Sobalvarro reported the Elderly and Disabled Taxation Aid Committee will be meeting to discuss changes and decide on public outreach.

TOWN ADMINISTRATOR

Town Hall Paint Analysis

Tim Bragan asked the BOS members if they would authorize moving forward with the paint analysis of Town Hall. This was supposed to be included when the repairs to Town Hall were done but with that project delayed the paint analysis is as well. Bragan does not want this to delay the municipal building projects. The board was fine with this.

Health Insurance

Bragan said Minuteman Nashoba Health Group will hold a meeting this week to review proposed changes and discuss timetables. Finance Director Lorraine Leonard will attend the meeting and vote in the best interest of the town. He expects to have the proposed health insurance changes for the upcoming year along with a timeline by December. The new changes will take effect June 1, 2012. He explained the insurance companies will design plans according to MNHG decisions. Once design plans are finalized they will present pricing.

Sewer Construction Project

Bragan said the first of weekly sewer construction meetings was held last week. He confirmed the construction will begin the week of October 24th. He explained residents can track the progress through the town website and also have the option to sign up for email notifications. He stated coordination with the school to inform parents through the Ed-line is underway as well.

Nashoba Valley Regional Dispatch

Bragan reported the Town of Lunenburg has joined. He said at last weeks meeting state officials from the E911 Department were present. They will provide new numbers to MassDevelopment. Also, an amended Inter-Municipal Agreement (IMA) will be drafted. Bragan said a grant request has been submitted to the Central Mass Regional Planning Commission by Chief Garrity in the amount of \$425,225 for communication equipment.

ALS BILLING RATES

Squad member Ed Barron asked the BOS to approve changes to their rates at the last meeting but realized he needed to make a few adjustments. On a Clark/Warren motion, the board voted unanimously to approve the amended billing rates as submitted effective 11.1.2011

HOUSE BILL 1972

Marie Sobalvarro revisited the request from Woburn Town Clerk seeking support for HB1972 “An Act Regulating Election Primaries”. She personally did not want to support as the full impact is unclear. Tim Clark said it may make sense for the reason that it will drive more voters to the polls. Ron Ricci was supportive due to the assurance votes for our troops overseas will count and the \$8,000,000 it will save taxpayers.

On a Ricci/Clark motion, the board voted to support the initiative as presented.

(Ricci – Aye, Clark – Aye, Warren – Aye, Sobalvarro – Nay)

RESIGNATION

On a Clark/Warren motion, the board voted unanimously to accept resignation of Jared Wollaston and send a letter of thanks for service.

**** On a Ricci motion, the Board voted unanimously by a roll call vote (Sobalvarro – AYE, Clark – Aye, Ricci – AYE, Warren - Aye) to enter into executive session at 8:25pm, as authorized by Chapter 39, Section 23B of the Massachusetts General Laws, at a meeting for which 48-hours notice has been given, to discuss non-union contract. Following the executive session, the Board will reconvene into open session only to adjourn. ****

The meeting was adjourned at 8:46pm.

Documents Referenced:

MBC PHASING – MBC schedule dated 10.06.2011 & Ricci schedule dated 10.14.2011

TRINITY FINANCIAL PROPOSED CHANGES TO REUSE PLAN:

Reuse Plan revisions dated 10.07.2011

Summary of changes to Zoning & Reuse Plan 10.11.2011

Proposed changes to Devens By-Law dated 10.07.2011

Reuse Map dated 10.05.2011

Bylaw Plan map dated 10.05.2011

Memorandum of Agreement dated 10.07.2011

ALS BILLING RATES – effective date 11.01.2011

HOUSE BILL 1972 – resolution dated 10.18.2011

RESIGNATION – letter from Jared Wollaston dated 09.26.2011