

September 24, 2013



**Board of Selectmen
Minutes
Tuesday, September 24, 2013 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 Stu Sklar, Ron Ricci, Lucy Wallace and Leo Blair were all in attendance as well as the Town Administrator Tim Bragan.

MINUTES

On a Wallace/Ricci motion, the Board voted unanimously to approve the minutes of August 20, 2013.

APPOINTMENTS

Energy Advisory Committee

On a Wallace/Ricci motion, the Board voted unanimously to approve the appointment of Bill Codner, as a voting member and Sofia Catalina as a student to sit on the Energy Advisory Committee. The Board expressed their pleasure at having a young person willing to sit on the committee as well as having Mr. Codner who works for National Grid. The Board thanked both volunteers for their commitment.

Economic Development Committee

Sobalvarro presented the Board with the idea of expanding the membership of the Economic Development Committee from five to seven full members.

On a Wallace/Sklar motion, the Board voted unanimously to expand the membership of the Economic Development Committee, one term to expire 2014, the other to expire 2016.

The appointment to the Economic Development Committee is a joint appointment process. The Select Board met with three members of the Planning Board (Joe Hutchinson, Jim Breslauer, Erin McBee) to review the requests for appointment from Christopher Sintros and Peter Warren. The Planning Board members asked a few questions of Christopher Sintros before taking a vote.

On a roll call vote the Select Board and Planning Board members voted unanimously to appoint Christopher Sintros, term to expire 2014, and Peter Warren, term to expire 2016, to the Economic Development Committee.

SELECTMEN GOALS/UPDATE

Audits by Third Party

Tim Bragan reported that he called the Collin Center, UMass Boston, with regards to departmental audits. As a state agency there would not be the need for a bid process and stated that he looked for one professional group/organization that could do multiple departments, a price of \$5,000 to \$10,000 for each department was quoted depending on size of department and how extensive the report was. The Board questioned the need for specialized groups for each department, the time frame of the audits, type of audit

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performed and how each audit would be funded. Mr. Bragan agreed to ask for an outline of an audit as an example of what to expect from the report and suggested doing the audits one by one so that the Board knew what to expect.

Devens/Communications with JBOS

Leo Blair informed the Board that he was the primary representative to the JBOS and many of the meetings were not held due to lack of representation of the all the groups. Many of the groups lacked alternates to attend the meetings.

On a Ricci/Sobalvarro motion the Board voted to appoint Stu Sklar as alternate to the JBOS.

The Board then discussed if the Town of Harvard had actually voted to become an active member of the JBOS.

On a Wallace/Sobalvarro motion the Board voted unanimously for the Town of Harvard to be an active member of the JBOS.

PUBLIC COMMUNICATION

Jim Breslauer of the Planning Board addressed the Board with regards to the lack of a site plan review for the Cable Studio Building Project and the continuation of work after being told that the work would Cease and Desist until a site plan review request was submitted and approved. Town Administrator Bragan informed the group that a Cease and Desist order was put on the project on September 10th and then lifted at 11:00 PM that night after speaking with town counsel and the zoning officer. He reiterated that it was up to the zoning officer whether the project was exempt or not and the zoning officer determined that it was exempt. Wallace stated that she was under the assumption that there was a Cease and Desist Order on the project from the last meeting and in the future would appreciate that everyone be informed of any changes before the changes are implemented. Chair Sobalvarro called for the need of a discussion to be held at a future meeting to develop a process to clearly outline what needs to transpire between the zoning officer and the planning board with regards to the need of site plan reviews for new projects.

Tim Clark expressed his concern with the short fall of the town hall building project and that while the town tries to determine if the project is going forward there are other projects such as an increase in the CPA surcharge that could be performed to attain additional financing for both Town Hall and other CPA supported projects. The Board informed Mr. Clark that they planned on to a Special Town Meeting and ballot vote to find a resolution to the problem.

TOWN ADMINISTRATOR'S REPORT

Bragan reminded the Board of the Mass Development Board of Directors meeting being held in Devens on October 10, 2013.

Bragan informed the Board that they had not designated anyone to the MTBA Advisory Board. The Board took it under advisement.

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Bragan reported that he and Sobalvarro were reviewing articles for the draft Special Town Meeting warrant to include a citizen's petition as well as a temporary moratorium on medical marijuana treatment center.

ANNUAL KEN HARROD MEMORIAL BIKE RIDE

Review of New Route

The Board reviewed the map outlining the new route for the 4th Annual Ken Harrod Memorial Bike Ride. The new route will be made available to the residents with a copy of the map via website.

On a Wallace/Ricci motion the Board voted to approve the new route as submitted.

TOWN HALL BUILDING PROJECT UPDATE

Chair Sobalvarro reported the building project had a funding shortfall of approximately \$1.1 million dollars, presenting a budget of \$5.0 million dollars versus \$3.9 million dollars resulting in the need to go to a Special Town Meeting and ballot vote to fill in the gap. Concerns were expressed with regards to the correct amount (\$1.1 million, the amount of construction contingency (generally agreed to be 10%) and the amount of soft cost contingency (generally agreed to be 7%)) and all agreed that the additional costs needed to be solidified before going to the town for more money. Blair stated that the Board owed the citizens the ballot question, that full disclosure and honesty was the only way to go forward. Wallace reiterated that everyone needed to support the project, Selectmen, Capital and Finance Committee, so that the project could continue before costs escalated even more. Sobalvarro expressed the need for the Board to delineate what would happen should the voters not approve the additional \$1.1 million.

Tim Bragan discussed deadlines for calling the Special Town Meeting for mid October. He would work on the articles and present a warrant to the Board to vote on at the next meeting.

ADJOURNMENT

On a Wallace/Sklar motion the Board voted to close the meeting at 9:54 PM.

RESPECTFULLY SUBMITTED