

JBOS Joint Boards of Selectmen of the Towns of Ayer, Harvard, Shirley and the Community of Devens

March 21, 2013 Meeting Minutes
33 Andrews Parkway, Devens, MA

Chairman Gary Luca – Vice Chairman Tom Kinch
Acting Chairman Frank Maxant

Note: This meeting was taped by APAC, distributed to APAC, SPACO and HCTV. The meeting video is posted on the [Ayer website](#).

JBOS Members in Attendance: Tom Kinch (D), Frank Maxant (A), Enrico Cappucci (S)

Also present: MassDevelopment Real Estate Project Manager Edmund Starzec.

Call to Order. 7:06 PM. Chairman Luca (Ayer) was unable to attend. Therefore, the meeting was chaired by the Representative from the Town Ayer, Selectman Maxant.

Agenda of March 21, 2013. Motion to approve: Vice Chairman Kinch. Second: Mr Cappucci. No discussion. All in favor. The meeting agenda was approved.

MassDevelopment Report. Mr Starzec conveyed that Mr Ramirez sent his regrets, due to a family matter.

Vicksburg Square is marketed as a part of Devens. Devens marketing information may be found at www.devenscommunity.com. There is some printed collateral material. Additionally, Mika Brewer gives real estate tours nearly every day.

The Grant Road RFQ Public Information Session will be presented on Tuesday, at MassDevelopment. Mr Starzec will make the Powerpoint presentation available to the JBOS immediately following the meeting. Mr Starzec welcomes emails and phonecalls.

MassDevelopment has conducted a legal review of the housing cap. Going forward, the veteran's housing should be counted against the cap. This adds 14 units. Therefore, the number of housing units that have already been built or rehabbed is 142, leaving 140 units to be built within the 282 unit housing cap.

E-911 Regional Dispatch Center is expected to open in July.

The Police RFP will open in mid-March/early April. The education contract will not be revisited before the term is up in about three years.

Discussion: Acting Chairman Maxant asked for documentation to address whether or not MassDevelopment's marketing of Vicksburg Square as a package is in accordance with the Reuse Plan. Mr Starzec responded that MassDevelopment cannot break-out square footage to market separately. Acting Chairman Maxant asked: Why, in concrete terms, is MassDevelopment marketing Vicksburg Square differently than the Reuse Plan calls for it to

be marketed? The discussion needs to be specific and based on documentation. Mr Starzec agreed to provide more information.

Mr Starzec asked if there had been any response from UMass Lowell to the Town's letters regarding potential reuse of Vicksburg Square. Acting Chairman Maxant said no.

Discussion of a motion to support MassDevelopment in its quest to pursue the Grant Road Development Project. Acting Chairman will take it back to the Ayer BOS for discussion. Vice Chairman asked what the JBOS is going to do to bring the motion into order, as discussed in the last meeting. The JBOS should request letters of support from each BOS. Mr Cappucci agreed, and asked for postponement until the new Town boards are seated in May. All agreed. **Motion discussion was postponed until May.**

Discuss an amendment to the 2011 JBOS MOU. Vice Chairman Kinch said that the amendment should be clarified and redrafted so that each BOS understands and supports the reason for change. Acting Chairman Maxant said that the original MOU may have been interpreted to mean that only the appointed representatives and their seconds may sit at the JBOS table. The amendment was meant to clarify 1) who votes, and 2) that JBOS does want the appointed representatives and their seconds here, but that all selectmen are also welcome to sit at the table for discussion. Mr Cappucci agreed, but again asked that this discussion be postponed until after the new boards are seated in May. All agreed. **Amendment discussion was postponed until May.**

Review and Approve the 2012 JBOS Report. Vice Chairman Kinch noted that the draft report was read aloud at the February 28 meeting. Motion to approve, as presented: Vice Chairman Kinch. Second by Mr Cappucci. All in favor. **The 2012 JBOS Report was accepted, as presented.**

Discuss advice and concerns for the 2013 Annual Joint Meeting with MassDevelopment. A firm date is still needed. Vice Chairman Kinch will discuss dates that are convenient to the MassDevelopment BOD. Following this, Mr Cappucci will discuss dates with Melissa Fetterhoff, who will assist in involving the Devens business community. Liz will start a draft list of previously expressed concerns and advice. **Further discussion was postponed until May.**

See if the JBOS is interested in exploring self-determination options for the Devens Regional Enterprise Zone. Acting Chairman Maxant would like to see this as a common cause. Currently, there are two bookends: At one end, there is the Devens Committee idea for Devens to achieve self-determination through becoming a town. At the other end, the DREZ residents have the option to achieve self-determination through the Towns in which they live. Somewhere between those two bookends, there may be something that JBOS can achieve as a common goal.

Acting Chairman Maxant described self-determination as giving the DREZ residents management of their own municipal affairs, to some degree. In other places, there are townships, which are not towns and they are not counties. Townships are in-between; they are not a town and not a colony, but do offer the people some opportunities for self-governance. This kind of thing may not be, ultimately, what people are looking for, but it may be a place from which JBOS can take another step at some time in the future.

Vice Chairman Kinch described the current municipal management as an enterprise zone comprised of commercial, industrial and residential, managed by MassDevelopment. Imagine that the DREZ is sort of like a school district. JBOS advises the school district. JBOS should be like a Board of Education, but is more like a PTA. The Devens Committee is sort of like a BOS, but it is far short. Something like a BOS is really missing. Vice Chairman Kinch said that it sounds like a great idea to brainstorm some approach that could accomplish this goal.

Vice Chairman Kinch will work with Selectman Maxant to flesh out the idea and bring a one page overview to the JBOS for discussion.

Review and approve the Minutes of February 28, 2013. Motion to approve, as presented: Mr Cappucci. Second: Vice Chairman Kinch. All in favor. **The Minutes of February 28, 2013 were approved, as presented.**

Treasury Report. Balance remains: \$44,140.27

Communications. Draft Minutes were sent to the full JBOS. The website is down, temporarily. Liz will work with Mr Crosby to get the Go Daddy account login information. It will be a fairly simple fix to connect the domain name to the google site.

Agenda was posted at all three Town Halls and at MassDevelopment. Meeting announcement was sent to all three cable committees for airing. Meeting discs were distributed to all three cable committees for airing. [Meeting videos](#) are posted to the Ayer website for viewing within a few days of the meeting.

JBOS Agenda Mailing List will be expanded to include the Devens business community. To this end, Liz will contact Melissa Fetterhoff. Agendas will be sent to members of all three economic development committees. The Grant Road RFQ Public Information Session will be filmed by APAC.

Regarding job creation at Vicksburg Square, MRPC's John Hume said that the Federal Economic Development Administration only offers grants for projects that would, with absolute certainty, create a large amount of jobs. Mr Hume suggested that the JBOS could look at the MassDevelopment Pre-Development Program. The MassDevelopment Pre-Development Program offers up to \$100,000 in low interest loans. Interest may be deferred. Loans must have a 50% match. Mr Hume will keep us in mind as more grants come into MRPC. There may be grants out there that have not come into his office. Also, if there is a second round of DLTA Grants, the JBOS could submit applications.

New Business. There is no need for a meeting in April, due to the Town elections. The next JBOS meeting will be **7 PM, May 2.** Liz will send a meeting invitation to each of the incoming selectmen.

Adjournment. Motion to adjourn by vice Chairman Kinch. Second: Mr Cappucci. All in favor. The JBOS meeting adjourned at 7: 52 PM.

Public comment. None.

Documents Referenced

JBOS Agenda of March 21, 2013

JBOS Minutes of February 28, 2013

2011 JBOS MOU, with proposed amendment

2012 JBOS Report

Minutes taken by Liz Garner

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