

BOARD OF SELECTMEN
REGULAR SESSION MEETING MINUTES
June 18, 2012
Veterans Memorial Building Room 229
900 Main Street, Millis, MA 02054

CALL TO ORDER: Chair Donald Hendon called the meeting to order at 7:30 p.m. The following persons were present: Chair Donald Hendon, Vice Chair Charles Vecchi, Clerk Andrea Wagner, Town Administrator Charles Aspinwall and Administrative Assistant Jennifer Cederberg.

ANNOUNCEMENTS: Death of Len Bateman; proclamation for retiring Fire Chief Warren Champagne; annual carnival.

1040 MAIN STREET: Colleen Pietruszewicz of 1040 Main Street appeared before the Board to review her abatement application and stated that there are six units at this address that currently share one meter. She stated that the water bills are quite high because all of the usage is being lumped together and water charges and sewer charges are based on consumption. Therefore, they are being charged at a higher rate than an average homeowner. She stated that if gallon usage were divided out among the 6 units, the usage would show to be average for a single family home and the property owners would be charged at the lower rate which is reflective of their actual usage.

Mr. Aspinwall reviewed the history of these type of situations in the Town with a number of locations that have multiple units on one meter. He stated Meadowbrook did separate out some of their units which is an option that exists for this location as well. He reviewed a spreadsheet which shows what the current occupants of 1040 Main Street are currently being billed for and what the cost would be if they were billed on individual meters. He stated that a base rate and capital assessment would be added to each of their water and sewer bills if the meters were to be broken out. It was clarified that the total approximate bill per quarter right now is approximately \$1,500. The Board discussed with Ms. Pietruszewicz whether or not it would be more cost-effective to keep things the same vs. moving to individual meters and incurring the additional charges discussed. Mr. McKay explained how the current system in place would have to be modified to accommodate 6 individual meters and stated that it would be a costly project.

The Board agreed to wait to see what the property owners would like to do before voting on the abatement request.

EXPEDITED PERMITTING: Mr. Aspinwall informed the board that local property owner Steve Alpert contacted the Town and asked for consideration to designate his vacant property on Main St. as 43D or an expedited permitting site. Mr. Aspinwall reviewed the request and explained what expedited permitting means. He said the timeline for issuance of permits would affect all Boards that currently issue permits. He stated what the minimum criteria for priority development sites are including zoning for commercial or industrial development and the proposed or redeveloped building must be at least 50,000 square feet of gross floor area. He noted that the 180 day clock starts ticking when the applicant submits a permit request to the individual Board. Sel. Wagner clarified that one of the stipulations to adapt zoning to meet the permit requirements may cause the Town to have to call a Special Town Meeting if the permit request does not fall within the timeline of our normally scheduled Town Meetings.

Sel. Vecchi asked if we might have to tailor the Town bylaws for each application that comes in. He stated that it does not appear that this will be a simple bylaw change. Mr. Aspinwall noted the pros and cons of adopting 43D. Sel. Hendon stated that he would be interested to hear what the other Boards have to say. Kathy Lannon from the Board of Health stated that she has no problem with the concept but that the holdup often times revolves around incomplete information being submitted by the applicant or the developer. Her other concern surrounded wetlands delineation by the Conservation Commission and the timing for this to happen. Sel. Vecchi stated it is the responsibility of the Developer to make sure that the process is being followed and information is being submitted in a timely fashion.

Sel. Wagner stated that the Town would need to lay out a step by step process for the applicant. Sel. Vecchi stated that the developers are the professionals and should be laying out their own process and schedule. Mr. Steve Alpert appeared and reviewed the history of his property on Main Street. He stated that he is trying to find a tenant and the State told him that having his property designated as a 43D would help for marketing purposes. Mr. Aspinwall noted that other communities are adopting this statute. Sel. Wagner stated that she really does not see the down side to

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designating this property as a 43D. Jim McKay of the Planning Board stated that he is in favor of this process but voiced concerns over who would be managing the 43D process. Mr. Aspinwall stated that we aren't really staffed beyond the volunteer committees to manage the process. He recommended that the Board ask a representative from each effected board/committee to come together and then he would schedule a meeting with the state to further research this topic. Planning Board member Cathy MacInness stated that often times the delay is on the shoulders of the applicant/developer and not on the Boards. She recommended that the Board go ahead and vote the Main Street property as designated and then get it on the Fall Annual Town Meeting warrant.

Sel. Wagner asked what the plan is going forward. Mr. Aspinwall reviewed a list of tasks the Board is currently working on. Mr. Aspinwall will get in touch with representatives from the State and invite representatives from effected Boards and Committees to meet with them and discuss how to implement this process. This item will be placed on a future agenda.

47 HILLTOP DRIVE: Mr. Aspinwall reviewed the application for abatement asking for an abatement of sewer charges relating to a May bill for \$113.74 for filling a pool on the property. He stated no permits are on file to verify that a pool exists on this property and that there is no policy for this type of request. Past practice has been that homeowners are responsible for the sewer charges when their pool is being filled.

Motion by Sel. Vecchi, seconded by Sel. Wagner, that we deny the request for a sewer abatement from 47 Hilltop Drive in the amount of \$113.74. The motion passed unanimously.

FOUR NOTE RENEWALS: Mr. Aspinwall reviewed the Treasurer's memorandum to Ms. Cederberg and recommended the Board authorize the Treasurer to renew the four notes listed with corrections noted.

Motion by Sel. Vecchi, seconded by Sel. Wagner, that we authorize the treasurer to renew a one-year note on the modular classroom in the amount of \$66,000; to renew a one-year note on the Crestview/Klifford project in the amount of \$359,978; to renew a one-year note on the ambulance bay project in the amount of \$90,000; and to renew a one-year note for the Dewey land purchase in the amount of \$240,000. The motion passed unanimously.

CYCLE FOR LIFE:

Motion by Sel. Vecchi, seconded by Sel. Wagner, that we allow the Cystic Fibrosis bicycle tour to come through Millis on October 2, 2012; to arrive on Bullard Lane and continue into Medway subject to approval by the Police Department. The motion passed unanimously.

DEPUTY BUILDING INSPECTOR:

Motion by Sel. Vecchi, seconded by Sel. Wagner, to approve the Town Administrator's appointment John Naff of 6 Parliament Drive in Franklin, MA, as the Deputy Building Inspector/Zoning Enforcement Officer subject to a successful CORI and physical with a drug screen. The motion passed unanimously.

TRAFFIC LINE PAINTING: Mr. Aspinwall reviewed the bidding process and noted the low bidder was Highway Safety Systems and recommended that the Board declare their bid as unresponsive, noting the problems encountered last year with this company who missed important deadlines surrounding the start of school.

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Motion by Sel. Vecchi, seconded by Sel. Wagner, to grant the contract for traffic line painting to Markings, Inc. of 30 Riverside Drive in Pembroke, MA, in the amount of \$14,351.82. The motion passed unanimously.

MEETING MINUTES:

Motion by Sel. Vecchi, seconded by Sel. Wagner, to accept the regular session meeting minutes from 6/4/12 and the regular session and executive session meeting minutes of 6/7/12. The motion passed unanimously.

EXECUTIVE SESSION: At 9:10 p.m.,

Motion to enter into executive session to discuss strategy with respect to collective bargaining or litigation if an open meeting may have a detrimental effect on the government's bargaining or litigating position. Also, to conduct strategy sessions in preparation for negotiations with non-union personnel; to actually conduct collective bargaining and contract negotiations with non-union personnel. The motion passed unanimously by roll call vote.

Respectfully Submitted,

Jennifer G. Cederberg, Administrative Assistant