

**BOARD OF SELECTMEN
REGULAR SESSION MEETING MINUTES
September 24, 2012
Veterans Memorial Building Room 229
900 Main Street, Millis, MA 02054**

CALL TO ORDER: Chairman Donald Hendon called the meeting to order at 7:30 p.m. The following persons were present: Chairman Donald Hendon, Vice Chair Charles Vecchi, Town Administrator Charles Aspinwall and Administrative Assistant Jennifer Cederberg. Clerk Andrea Wagner was not present.

PERMIT REQUEST/RECREATION: Recreation Director Kris Fogarty addressed the Board concerning the upcoming event entitled "Touch a Truck" and Halloween party/parade on 10/28/12 from 10-12 at the Town Hall. She requested permission to conduct the event at the Town Hall.

Motion by Sel. Vecchi, seconded by Sel. Hendon, to grant a permit to the Recreation Department for a Halloween party and parade and an event "Touch a Truck" on 10/28/12 from 10-12 at the Town Hall with the parade beginning at 10:30 a.m. in the Town Hall parking lot and the event is free. The motion passed unanimously.

FATM ARTICLE REVIEW: Mr. Aspinwall reviewed a complete list of 30 articles that have been submitted for consideration at Town Meeting on November 5th at 7:30 p.m. He explained the origin of the articles briefly which include two zoning bylaw changes, request for funds to replace two police vehicles, funds to repair the HVAC system at the Town Hall as well as redesign the HVAC system at the DPW, replacement of portions of water mains at Well #3 and on Irving Street, and sewer I/I and manhole/drain manhole repairs. Mr. Aspinwall explained that Articles 23-26 are for various Community Preservation Projects. He noted that articles 27 and 28 are related to the possible construction of new athletic fields. He read a citizens' petition submitted as article 29 and article 30 to allow the COA to obtain a new vehicle and use the funds from the sale (not trade in) of an existing vehicle as part of the payment.

225 FARM STREET: Mr. Aspinwall explained that the abatement was filed because the property owner filled his pool in June and does not wish to pay the portion of the bill related to sewer as the water did not go into the sewer system. The Board reinforced their policy of not abating sewer bills for the reason specified.

Motion by Sel. Vecchi, seconded by Sel. Hendon, to deny the abatement for \$93.06 requested by Kevin L'Ecuyer of 225 Farm Street. The motion passed unanimously.

90 FOREST ROAD: Mr. Aspinwall reviewed the request to open the road at 90 Forest Road to obtain a gas connection as their home boiler is cracked and they would like to replace it with a gas furnace. He noted that Mr. McKay from the DPW has established a policy with the gas company as to their responsibility for five years after the road opening to maintain that site.

Motion by Sel. Vecchi, seconded by Sel. Hendon, to grant a waiver to the policy of waiting five years after a road has been paved to allow Heidi Perkins of 90 Forest Road to obtain a gas connection with the stipulation that they follow the policy in place with Mr. McKay to maintain the road opening with flowable fill and inspected by the DPW. The motion passed unanimously.

BAKE SALE PERMITS:

Motion by Sel. Vecchi, seconded by Sel. Hendon, to grant a bake sale permit to Millis Girl Scout Troop 74940 to hold a bake sale on election day which is November 6th, 2012, here in the Town Hall and to grant a permit to Millis Cub Scout Pack 115 to hold a bake sale on election day as well at the Town Hall. The motion passed unanimously.

NPDES DRAFT PERMIT: Mr. Aspinwall explained what NPDES means as it pertains to the Charles River Pollution Control District. He explained the CRPCD obtains a permit to be able to treat wastewater under the United States Environmental protection Agency. He noted that this is a new permit that has two major changes in it which include

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how the district will have to reconstruct its plant to handle phosphorus. He noted that the permit is now in the public review stage and that Millis is working with other towns to draft legal and technical concerns to send into the EPA by the September 27th deadline. He noted that there are concerns about increasing the Town's assessment by approximately \$100,000 but that there was a one-year delay. He noted other requirements placed on the Town as part of this new permit as the Town would be a co-permittee. He reviewed the reporting requirements as well as the compliance timeframe noted on page 17 of the draft permit. Mr. Aspinwall reviewed Attachment 3 which are proposed facility upgrades which are quite extensive. He noted that the collective Towns will be sending in comments by the timeline outlined (the 27th).

MILLIS LIONS ALCOHOL PERMIT:

Motion by Sel. Vecchi, seconded by Sel. Hendon, to grant a one-day wine and malt license to the Millis Lions Club, 298 Exchange Street, Millis, MA, Mark Chotkowski as the agent, for Trivia Night to be held at the St. Thomas Large Hall on October 25th from 7-10 p.m. The motion passed unanimously.

TOWN HALL HOLIDAY SCHEDULE: Mr. Aspinwall noted that Selectmen generally allow employees to leave work on Christmas Eve somewhere around 12-2. He noted that this year, Christmas Eve falls on a Monday and said that there was some discussion as to whether or not the Town Hall employees could work late on the Friday before (until 4:30) and close the building on Christmas Eve. He stated that this would be subject to approval by the unions.

Motion by Sel. Vecchi, seconded by Sel. Hendon, that instead of Town hall closing at 12:30 on December 21st it will remain open until the normal closing hours of 4:30 and on Monday, December 24th, the building remain closed in coordination with the unions; because Town Hall will be closed on Monday, on Wednesday, December 26th, Town Hall will be open until 7:30. The motion passed unanimously.

FINANCIAL UPDATE: Mr. Aspinwall reviewed Packet A which are the Cherry Sheets for the Town and noted that there is a net increase in aid of \$156,030 and a net decrease in charges of \$15,002. He noted that there is an approximate change of \$170,000 to the good. He then went on to review the FY11 vs. FY12 turnbacks differ in the amount of \$63,351. Mr. Aspinwall reviewed the FY2012 estimated revenues and revenue collections including real estate, personal property, local estimated receipts, water enterprise and sewer enterprise. He noted that what is concerning is that the pace of increase in collections has slowed down, particularly in motor vehicle excise.

Mr. Aspinwall went on to review Page 8 (turnbacks) in greater detail for the Board. He explained about encumbered monies and what happens if those funds are not used to pay expected bills. He reported that not included in the packet are figures associated with new growth. He stated that historically we've used around \$100,000 as a number and that this year, it came in at \$144,000 which is a permanent addition to the tax base.

Ms. Wagner arrived at 8:20 p.m.

SEWER JET CLEANING:

Motion by Sel. Vecchi, seconded by Sel. Wagner, to award a contract to Truax Corporation of Plainville, MA, for sewer jet cleaning and flushing for a three year period. The motion passed unanimously.

BLOCK PARTY PERMIT:

Motion by Sel. Vecchi, seconded by Sel. Wagner, to approve a permit for a block party for Bow Street in the name of Ann Potts of 13 Bow Street, to be held at 30 Bow Street from 5-11 p.m. on 10/6/12; they

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would also put up barriers at 30 Bow Street to block the road on either side with coordination with the Police Department. The motion passed unanimously.

FIELDS COMMITTEE: Mr. Aspinwall reviewed the candidates that have come forward for appointment to the newly formed Fields Committee. It was clarified that other departments have been asked to participate but names have not yet been submitted. Steve MacInness from the Oak Grove Farm Commission stated that it was not clear to him whether or not the Commission should be included in the Fields Committee. Ms. Wagner stated that she felt the input from the Commission would be important and helpful. Mr. MacInness stated that it will be discussed at an Oak Grove Farm Commission meeting on Thursday.

Motion by Sel. Vecchi, seconded by Sel. Wagner, that we appoint to the Town Fields Committee Sue Vara, Brutus Cantoreggi, Chris Smith, Jim McKay and Andrea Wagner. The motion passed unanimously.

Mr. Aspinwall reviewed his email dated September 17th where he proposed what to charge the Town Fields Committee with reviewing. He requested that the Committee also consider who would maintain new fields and what would have to be added to a budget to maintain them.

Motion by Sel. Vecchi, seconded by Sel. Wagner, that we charge the Town Fields Committee with the following agenda: 1. Developing a Use Priority for Town fields; 2. Developing a financial policy; 3. Reviewing the existing Town fields inventory and make a determination as to whether the number of existing fields is sufficient; 4. If the number of fields is determined to be deficient, recommend locations for new fields; and 5. Determine who would maintain any new fields and how would the maintenance be paid for. The motion passed unanimously.

1073 MAIN STREET: Mr. Aspinwall reviewed the issues of concern raised if the property being discussed were to be acquired for a public safety type complex. He stated that what it boils down to is cost issues and access/ancillary issues. He reviewed the numbers for purchasing the property and tearing down and rebuilding a new facility vs. putting a new PD on Auburn Road and renovating the existing Fire Station. He reviewed spreadsheets showing what impact a \$16 million loan would have on the average taxpayer vs. an \$8.3 million loan which is \$434 vs. \$224 for year 1. He reminded the Board that the study findings were that the buildings would be teardowns which was discussed and reviewed at the last Board meeting. He also reminded the Board that there is a potential access issue as to whether or not there is legal access to the property over the railroad tracks.

Mr. Aspinwall stated that he feels that there is some value to keeping the PD in the Downtown area. He stated that he would not recommend at this time that the Town purchase the property for the three reasons stated: cost, access and location to the downtown area. He noted that he and Mr. Vecchi met with Mr. Alpert (property owner) today and there is a little bit of new information but nothing substantial. Mr. Aspinwall stated that part of the feasibility study is looking at what it would take to keep the Fire Department where it is and renovated in a suitable fashion for the next 15-20 years and that these costs are coming in ranging from \$980,000 - \$2 million.

Sel. Vecchi stated that he does not feel that this option would be palatable to the Town at this point. He said the voters may not be ready to become major developers down the road. He further noted that he is on the Permanent Building Committee and last week, the architect made a presentation on this topic and that the condition of the current PD/FD is very concerning. He stated that the project is going to be daunting enough without the consideration of 1073 Main Street. Mr. Vecchi stated that he feels the 1073 Main Street property is going to remain in tact for some time and he is in support of continuing on the original course of erecting a new PD on the Library site and renovating the existing PD/FD for the FD.

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Ms. Wagner voiced concern that this topic has only been discussed over a couple of meetings and stated that at the outset this looked to be a very promising situation. She stated that at this point she would not rule it out completely depending on the final results of the feasibility study but that she would not spend any more money looking at this issue. Mr. Hendon stated that this is a huge amount of money and the Town is going to take it step by step and discussion will continue as warranted. He asked Mr. Aspinwall to keep the Board informed of developments. Mr. MacInness of 78 Island Road stated that he is appreciative that the Board has looked at this option so closely. He asked if the taxes being paid are equal to the actual value of the property and is there the possibility of purchasing just the part of the property to allow the Town to expand the cemetery.

MEETING MINUTES:

Motion by Sel. Vecchi, seconded by Sel. Wagner, to accept the regular meeting minutes from 9/10/12 and approve the executive session meeting minutes from 9/10/12. The motion passed unanimously.

ADJOURN: At 9:16 p.m.,

Motion by Sel. Vecchi, seconded by Sel. Wagner, to adjourn. The motion passed unanimously.

Respectfully Submitted,

Jennifer G. Cederberg, Administrative Assistant