

**BOARD OF SELECTMEN
REGULAR SESSION MEETING MINUTES
Monday, October 6, 2014, 7:30 PM
900 Main Street, Room 229, Millis, MA 02054**

CALL TO ORDER: Sel. Wagner called the meeting to order at 7:30 pm. The following persons were present: Chair Andrea Wagner, Vice-Chair Christopher Smith, Clerk James Neville, Operations Support Manager Karen Bouret, and Town Administrator Charles Aspinwall.

ANNOUNCEMENTS

Nick Borgman spoke about his Eagle Scout project, a wooden sign that he constructed. Sel. Wagner commended his work and asked Charles Aspinwall to write a letter of appreciation from the Town.

14-276 APPOINTMENT WITH CABLE COMMISSION AND MCM

Sel. Wagner said the hearing will be moved to the next BOS meeting on October, 20, 2014.

14-283 LAND OF LOW VALUE

Jennifer Scannell, Treasurer/Collector, reviewed the Town of Millis Tax Foreclosure Guidelines adopted by the Board of Selectmen on October 21, 2013, and listed properties that have been designated as falling into the specified categories. (See Document A) Jennifer asked the BOS to designate her as custodian so that the designated properties can be auctioned off. Ms. Scannell said certified mail correspondence has been sent to owners of the properties in question and is recommending that the Board recommends foreclosure proceedings.

Sel. Smith made a motion to authorize the Treasurer/Collector, Jennifer Scannell, to begin foreclosure the foreclosure process on the following parcels : 05-016, 03-026, 19-199, 34-042, 34-024, 40-059, 34-032, 34-054, 40-028, 34-046, 40-049, 34-055, 34-053, 40-026, 40-126, 34-028, 40-070, 40-078, and 24,162. The motion was seconded by Sel. Neville, and passed unanimously.

Sel. Smith made a motion to designate the Treasurer/Collector, Jennifer Scannell, as Custodian to auction off the following Town of Millis Owned Properties: parcel 19-196, 35-033, 40-098, 40-099, and 33-013. The motion was seconded by Sel. Neville and passed unanimously.

Sel. Smith made a motion to authorize the Treasurer/Collector, Jennifer Scannell, to begin foreclosure proceedings on the following Tax Title Properties identified as: parcel 46-054, 39-007, and 30-082. The motion was seconded by Sel. Neville and passed unanimously.

Charles Aspinwall asked that the BOS recognize the effort and work put into the Land of Low Value process done by Kathleen LaPlant, Finance Director, Jennifer Scannell, Treasurer/Collector and Paula Dumont, Board of Assessors.

14-281 FUN FAIR SIGNS

Sel. Smith made a motion to retroactively approve the sign permit application for the Fall Fun Fair signs by the Church of Christ Congregation. The motion was seconded by Sel. Neville and passed unanimously.

14-282 TOUCH-A-TRUCK/HALLOWEEN PARTY SIGNS

Sel. Smith made a motion to approve the sign permit application from the Millis Recreation Department for the Touch-a-Truck/Halloween party to be held on October 25, 2014. The motion was seconded by Sel. Neville, and passed unanimously.

MINUTES APPROVAL

Motion by Sel. Smith, seconded by Sel. Neville, to approve and accept the Regular Session minutes of September 22, 2014, as written. The motion passed unanimous.

14-288 JOINT PURCHASE OF SALT CONTRACT AWARD

Mr. Charles Aspinwall recommended that the BOS authorize the Town to accept the Joint Salt Bid prices as noted in the memo from the Medfield BOS dated September 17, 2014 from Morton Salt and Eastern Minerals. (See Document B)

Sel. Smith made a motion to award the two contracts for joint salt purchase with the Town of Medfield for Morton Salt at \$59.98 per ton and Eastern Minerals Solar salt for \$63.00 per ton. The motion was seconded by Sel. Neville and passed unanimously.

14-277 KENSINGTON PLACE

Mr. Tom McDonough, developer, and Mr. Brian Levey, Mr. McDonough's attorney, spoke about a proposed condominium community called Kensington Place to be located between Van Kleeck Road and Irving Street. Mr. Levey said they are looking to see if the BOS will recommend the Town's support under the Local Initiative Program (LIP), for a "friendly" 40B development, consisting of 9 single-family market rate homes and 3 single-family affordable homes. Mr. Levey explained that the LIP program is managed through the Zoning Board of Appeals which would serve as the permitting agency. Mr. Levey said the LIP program provides the opportunity for the Town to give "up front" approval and work directly with the developer with more flexibility than a standard 40B track.

Don Nielsen of Guerriere and Halnon, Inc. reviewed the preliminary site plans. Henry Arnaudo, project architect, reviewed the proposed model floor plans. Several residents who were notified abutters were in attendance and spoke about their concerns. These included drainage, traffic, and privacy issues. Both the architect and site engineer answered questions and said further research and development will occur and that they are still in the primary planning phase. Mr. Aspinwall asked that a conceptual traffic plan from 1976 which addressed the intersection of Van Kleeck and Rte. 115 be revisited by the developer prior to the Town's approval of the project. Mr. Levey said ultimately they are looking for a letter of support from the BOS to attach to the LIP application. Sel. Wagner asked that the project be put on the next BOS meeting agenda on 10/20 for further review.

14-278 FORMER BANK PARKING AREA

Juliani Labadini Properties is requesting an easement in perpetuity located on Farm Street behind 1098 Main but Mr. Aspinwall would prefer to lease the property to maintain the Town's control since there are utilities both above and below the ground. (See Document C) Mr. Aspinwall said there is a proposed article on the Fall Town Meeting Warrant to see if the Town will transfer the care and control of the 3,363 +/-S.F. piece of land described as Parcel "A". The BOS suggested an easement in perpetuity but with restrictions including using the land for parking only. Town counsel will be contacted by

Labadini Properties' attorney to work out an agreement which will be presented at the next BOS meeting.

14-279 BOARD OF HEALTH APPOINTMENT

Mr. Aspinwall recommended appointing Barbara Thissell as interim Board of Health Director for 24 hours per week subject to a CORI and physical.

Sel. Smith made a motion to approve Barbara Thissell as interim Board of Health Director for 24 hours per week pending CORI approval and a clean physical, at a Step 5 with the expectation of being appointed full time on or about January 1, 2015, subject to additional certifications. The motion was seconded by Sel. Neville and passed unanimously.

14-280 PEDESTRIAN CROSSWALK AT EXCHANGE STREET

Heather Houtchens, a resident at 8 Maple Avenue, spoke about the need for a crosswalk at Maple Ave and Exchange Street. A proposal by Gillon Associates was reviewed.

Sel. Smith made a motion to approve the proposed crosswalk and signage shown in Figure 3 of the proposal packet by Gillon Associates. The motion was seconded by Sel. Neville and passed unanimously.

14-285 OPEN AND CLOSE WARRANT TO CONSIDER ADDING ARTICLES

Sel. Smith made a motion to open the Fall Town Meeting Warrant. The motion was seconded by Sel. Neville and passed unanimously.

Sel. Smith numerically listed and reviewed the articles. It was decided that article #14 should remain on the warrant but with a recommendation to dismiss. Mr. Aspinwall said he will review and update the parcel numbers on article #7.

Article #18 and the extent to which it will be on the warrant were discussed in detail. Dave Baker, Fields Study Committee, reviewed the current status of the proposed fields' improvement project including answering questions and addressing concerns from residents. Sel. Wagner read excerpts from a letter written by Steve MacInnes on behalf of the Commissioners of Oak Grove Farm. General consensus of the BOS and Fields Committee representative Dave Baker was that the will of the Commission should be respected and the proposed new field at Oak Grove should be removed from the project until the Commissioners give their full endorsement. Craig Schultz, Finance Committee, raised concerns about finding concrete cost estimates for the project both initially and future maintenance costs. After some deliberation, it was decided to remove the scoreboard at Clyde F. Brown, the lighting at Clyde F. Brown, and the field at Oak Grove from the proposal bringing the cost down to \$5.5 million dollars which includes a 10% contingency. Mr. Aspinwall said that would increase taxes for the "average" single family home to an average of \$122.00 per year based on twenty years.

Sel. Smith made a motion to approve the following articles to be included on the Fall Town Meeting Warrant as follows:

- 1. Unpaid Bills**
- 2. School Traffic Officer Union Settlement**
- 3. Traffic Easement/Lease – Former Bank Building**
- 4. Police Cruiser**

5. Budget – Debt
6. Library Settlement Costs
7. Sewer Extension
8. Water Street Sewer Pump Station Replacement
9. Pave Local Streets
10. Paint Farm Street Tank
11. Defibrillators
12. Add to Stabilization Fund
13. Computer Equipment for Finance Committee and Permanent Building Committee
14. Cover Deficits
15. Consolidate BOH Vaccination Revolving Funds
16. Actuarial Study
17. School Van
18. Field Improvements
19. Police Union Grievance Settlement
20. Zoning Bylaw Relative to Backyard Poultry

The motion was seconded by Sel. Neville and passed unanimously.

14-286 SIGNING OF 11/3/14 TOWN MEETING WARRANT

Sel. Smith made a motion that the BOS approve, sign, and execute the November 3rd Fall Town Meeting Warrant as stated. The motion was seconded by Sel. Neville and passed unanimously.

14-287 SIGNING OF 11/4/14 STATE ELECTION WARRANT

Sel. Smith made a motion that the BOS approve, sign, and execute the November 4th State Election Warrant as stated. The motion was seconded by Sel. Neville and passed unanimously.

Sel. Smith made a motion to close the Fall Town Meeting Warrant. The motion was seconded by Sel. Neville and passed unanimously.

14-289 BOND NOTE RENEWAL – WELLS 3 & 4 REPAIRS

A bond note renewal for the project known as Wells 3 & 4 Repairs was reviewed.

Sel. Smith made a motion to approve and authorize the bond note renewal for Wells 3 & 4 Repairs. The motion was seconded by Sel. Neville and passed unanimously.

14-290 WATER/SEWER BILLS SEPTEMBER 2014

Sel. Smith made a motion to approve the final water bills and special commitments for September 2014. The motion was seconded by Sel. Neville and passed unanimously.

14-284 EXCHANGE STREET ON-STREET PARKING RECONFIGURATON

Sel. Wagner said the Exchange Street parking issue will be moved to the next BOS meeting for review.

EXECUTIVE SESSION: 11:20 pm

Motion by Sel. Wagner to enter in to 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; and the Chair does so declare. (CPPCD Legal Appeal) By Roll Call Vote: Smith—aye, Neville—aye, Wagner—aye.

Sel. Smith made a motion to exit Executive Session at 11:40 pm. The motion was seconded by Sel. Neville and passed unanimously.

MISCELLANEOUS INFORMATION

The next Regular Session meeting will be held on October 20, 2014.

ADJOURNMENT: 11:45 PM

A motion was made by Sel. Smith, and seconded by Sel. Neville to adjourn. The motion passed unanimously.

Respectfully submitted:

Karen M. Bouret