

**BOARD OF SELECTMEN
MEETING MINUTES - MARCH 10, 2008**

7:00 p.m. - Selectmen's Meeting Room, 63 Main Street, Northborough, MA

MEMBERS PRESENT: William Pantazis, Chairman
Leslie Rutan, Vice Chairman
Jeff Amberson
Dawn Rand

MEMBERS ABSENT: Fran Bakstran, Clerk

ALSO PRESENT: John Coderre, Assistant Town Administrator

ABSENT: Barry M. Brenner, Town Administrator

*Pledge of Allegiance

APPROVAL OF MINUTES – FEBRUARY 25, 2008 REGULAR MEETING

Selectman Rutan moved the Board vote to accept the Minutes of the February 25, 2008 Regular Meeting as submitted; Selectman Amberson seconded the motion; Selectman Rand abstained; all other members voted in favor.

7:00 p.m. - HISTORICAL COMMISSION

Presentation by Pauline Chase-Harrell, Boston Affiliates on Town Historic Resources Study Project.

Normand Corbin, Vice Chair of the Historical Commission, spoke briefly about the Historical Commission's website before introducing Ms. Chase-Harrell accompanied by Dale Klein. Mr. Corbin indicated their new website was up and running through the Town's official website, and thanked David Kane and Kathy Carnes for their assistance, as well as the Historical Society.

Mr. Corbin stated the Town undertook this study project in 2007 in order to determine how many properties could be included in the State Historic Register and thereby receive State funding as having been documented and inventoried. In the first phase, Ms. Chase-Harrell completed the inventory of 150 properties and submitted the reports to the State. In phase two, 190 more properties will be inventoried. They are attending the Selectmen's Meeting to provide a public update on their progress.

Ms. Chase-Harrell, President of Boston Affiliates, stated the first properties to be evaluated were logically the oldest properties to see if they qualify to be on the National Historic Register. If a property appears on the Registry, it is protected from major Federal and State projects, eligible for federal tax benefits, and eligible for funds to rehab the house or building. She indicated she was recommending Chet's Diner, which was missed in the original historic diners listing, as it meets the necessary criteria to be on the

HISTORICAL COMMISSION CONT...

National Historic Register. Also worthy of mention would be the possible Main Street/Boston Post Road District, the Meeting House Common District which is already a district, along with the thematic districts of old school houses, and Chapin Court. She complimented the Town for having a good Historical Commission and Historical Society.

Town Historian Bob Ellis was complimented for his many references in the study.

Following questions and comments from members of the Board, the Board thanked them for their presentation.

7:25 p.m. - PUBLIC HEARING

Application to transfer the All Alcoholic Package Store License from Shree Jalaram, Inc. d/b/a East Side Liquors to Bacon's Wine & Spirits of Northborough, LLC for premises located at 308 Main Street.

Attorney Arthur Bergeron was present representing Charles Bacon, President and Manager of Bacon's Wine & Spirits for the transfer of license. Mr. Bergeron and Mr. Bacon met with Lt. Lyver, and there were no concerns with the application. Mr. Bergeron noted Mr. Bacon had an excellent reputation in Hudson and felt this was a good time to expand his business.

Police Chief Mark Leahy concurred indicating it was found through Lt. Lyver's investigation, that Mr. Bacon was known to be a civic-minded person in Hudson, and, as such, would be a tremendous asset to this community. There were no concerns with the application and approval was recommended.

As there were no other public comments, Chairman Pantazis closed the hearing. Selectman Rand moved the Board vote to approve the application to transfer the All Alcoholic Package Store License for premises located at 308 Main Street from Shree Jalaram, Inc. d/b/a East Side Liquors to Bacon's Wine & Spirits of Northborough, LLC; and further that the Board has determined that the All Alcoholic Package Store License will not be detrimental to the educational and spiritual activities of St. Bernadette's Church located at 266 Main Street; Selectman Amberson seconded; all members voted in favor.

**7:35 p.m. LOOP RETAIL DEVELOPMENT
MARSHALL GOULD**

Request for Town Meeting Warrant Article to petition State Legislature for an additional Wine & Malt Beverages Package Store License for the Loop Retail Development.

Attorney Marshall Gould was present. Allen Hight, filling in for Kevin Giblin who could not be in attendance, accompanied Mr. Gould.

LOOP RETAIL DEVELOPMENT CONT...

Mr. Gould stated that, in 2006, he had recommended to the Board, and then Town Meeting, that the Town petition the State Legislature for additional licenses for 575,000 sq. ft. of retail space and restaurants at the Loop. Subsequently, Mr. Giblin ended up purchasing the O'Mara property which expanded an additional 30,000-60,000 sq. ft. of land to the Loop's retail space at the Route 9/Route 20 access interchange. It was customary to get the larger establishments to commit first, and one of the larger businesses interested in coming into the Loop offers specialty foods, with one of the requirements for that business being a wine and malt package store license. Mr. Gould, unfortunately, could not identify the name of the tenant, but was looking to the Board for their support.

Mr. Amberson moved the board vote to place an Article on the Town Meeting Warrant to petition the State Legislature for an additional Wine & Malt Beverages Package Store License for the Loop Retail Development; Selectman Rand seconded; all members voted in favor.

While he was meeting with the Board, Mr. Gould provided an update on the progress of the Loop. He indicated that much work is going on including two bridges on the premises, sewer development and site work. The job has been awarded to contractor Amarello and will begin in the summer. The off-site area on the westbound side of Route 20 – all four ramps – will have to be reconfigured per Mass. Highway. He noted this interchange was a costly commitment and part of the reason for the delay. He indicated this spring, hopefully before Town Meeting and before the start of the fiscal year, they hoped to make a good faith payment to the Town of \$200,000. Mr. Gould believed the Police Chief spoke to Mr. Giblin last week and knows that 1/3 of the \$600,000 mitigation commitment was due with the first building permit. The Police Chief clarified Mr. Giblin brought the subject up as just something he was considering.

Selectman Rand asked Assistant Town Administrator John Coderre if the subject of the first \$200,000 should be placed on an agenda for discussion. Mr. Coderre indicated this was the first he heard of an initial payment since no building permits had been issued. He believed the first payment would go into a designated fund and there would be a direct correlation between what the developers are doing and how that actually relates to departmental needs.

REPORTSDawn Rand

- No report.

Jeff Amberson

- Noted that four police officers had recently been honored by MADD: Jeremy Trefry, Kostas Agiomavritis, Justin Faucher and Nathan Fiske. That represented 5% of those 79 present.

REPORTS CONT...Leslie Rutan, Vice Chairman

- Reminded residents that election papers were available to be taken out until March 20th and returned March 24th.
- Asked residents to contact the DPW office for cleaning out of any storm drains that were backed up in their areas.
- Choral night at the High School is Tuesday, March 18th at 7:30. A good time to hear the chorus and see the new auditorium and the finished high school.

Bill Pantazis, Chairman

- No report.

PUBLIC COMMENTS

- Jerry Bourque of 19 Jefferson Road, a service officer with the American Legion Post 234, provided the Board some information concerning the WWII Memorial Committee that was established by the American Legion over a year ago. He indicated he was Chair of the six-member Committee. Donald Haitsma was also present from the Committee.

The Committee's desire is to place a memorial plaque and pole at appropriate locations in Northborough on Route 20 for 10 servicemen who died during World War II and one serviceman who died during the Korean War. This was started as a request to honor one of the servicemen, and then the Committee decided to look at all eleven. Mr. Bourque indicated they would like to have the first memorial for PFC Francis McShane in place for Memorial Day at the Main Street/School Street location, and the balance of the memorials by Veterans Day. They are seeking contributions for the other memorials, which would cost around \$600 apiece, from businesses and family members.

Selectman Rand suggested all the names be read. They are:

- Charles A. Newton
- Francis L. McShane
- Francis E. Flanders
- Pasquale Acampora
- Joseph E. Demont
- James W. Gregg
- Maxwell J. Stadler
- Robert E. Robertson
- Raymond J. Boudreau
- Earl M. Askew
- William Hollis Hinkson

- Adele Beatty of 23 Shady Lane thanked the Selectmen in this economy for the decisions they have to make and their hard work. She also wanted to thank the Police Department for checking on her house while on vacation. Lastly, thanks to the DPW for putting sewer on her street in a non-disruptive manner.

NEW BUSINESS**CLOSE TOWN MEETING WARRANT**

Mr. Coderre indicated that the Board was required to close the warrant. There were no further items to appear on the draft, except the petition by Marshall Gould and a citizens' petition that had been submitted prior to the deadline requesting the ZBA membership be increased from 3 to 5. It required no action or discussion on the Board's part and the signatures had been certified by the Town Clerk, so it will automatically be placed on the Town Meeting Warrant.

Selectman Rutan moved the Board vote to close the Warrant for the April 28, 2008 Annual Town Meeting; Selectman Amberson seconded the motion; all members voted in favor.

SCHEDULE PUBLIC HEARING FOR STREET ACCEPTANCES FOR MARCH 24, 2008.

Mr. Coderre indicated that the Board needs to schedule the annual street acceptance hearing for their next meeting where Town Engineer Fred Litchfield would be present to answer any questions.

Selectman Amberson moved the Board vote to schedule a Public Hearing on March 24, 2008 to consider the following Street Acceptances:

- Fairway Drive
- Mulligan Way
- Winn Terrace
- Woodstone Road
- Fawcett Orchard Road

Selectman Rand seconded the motion; all members voted in favor.

ANY OTHER BUSINESS TO COME BEFORE THE BOARD

None.

ADJOURNMENT

Selectman Rand moved the Board vote to adjourn; Selectman Amberson seconded the motion; all members voted in favor.

Meeting adjourned at 8:05 p.m.

Respectfully submitted,

M. J. Fredette
Executive Assistant to the Board of Selectmen
and Town Administrator