

**BOARD OF SELECTMEN
MEETING MINUTES – SEPTEMBER 13, 2010**

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

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

*Pledge of Allegiance

APPROVAL OF MINUTES – AUGUST 16, 2010 REGULAR MEETING

Selectman Amberson moved the Board vote to approve the Minutes of the August 16, 2010 Regular Meeting as presented; Selectman Rutan seconded the motion; all members voted in favor.

7:00 p.m. - **MO BAYOU - CARLUX, INC.**
Consideration of a request from Mo Bayou of Carlux, Inc. to increase the allowed number of vehicles to be stored at 1C Belmont Street (Route 9) under his Class II License.

Mr. Bayou from Carlux, Inc. was present to inform the Board of his plans to build a new facility at the same location. He is requesting an increase in the allowable number of vehicles to be stored on the site to include 155 vehicles (138 for display and 17 for customer/employee parking) per the parking plan dated September 3, 2010.

Selectman Rutan moved the Board vote to approve the request from Mo Bayou of Carlux, Inc. to increase the number of allowable vehicles to be stored on premises located at 1C Belmont Street for his Class II License. A total of 155 vehicles (138 for display and 17 for customer/employee parking will be the allowable storage limit); along with the conditions as set forth by the Fire Chief in his memo dated September 3, 2010; Selectman Amberson seconded the motion; all members voted in favor.

7:05 p.m. - **DAVID GILLESPIE - AVALON BAY**
Approval/Execution of Avalon Bay Regulatory & Use Agreement.

Michael Roberts and Steve Schwartz from Avalon Bay were present in lieu of Mr. Gillespie who was not able to attend tonight's meeting. Mr. Roberts indicated that the Regulatory and Use Agreement is required by the MA Department of Housing and Community Development. The agreement includes regulations for use restrictions and rentals, tenant selection, limited dividends, management of the development, a monitoring agent and final cost certification.

Selectman Bakstran moved the Board vote to approve the Regulatory and Use Agreement for Comprehensive Permit Rental between the Town of Northborough, the Department of Housing and Community Development and AVB Northborough, Inc., and to authorize the Chair to execute same; Selectman Rutan seconded the motion; all members voted in favor.

REPORTS

Fran Bakstran

- Attended the Applefest Celebration. Thanked everyone involved.

William Pantazis

- Attended the Applefest Celebration. Thanked everyone involved.
- Questioned if the Church Street bridge will be included in the downtown redevelopment project. Ms. Buzanoski responded no, adding that the Town is in the process of working with a contractor to produce a design for it.
- Reminded the public to get out and vote tomorrow.

Leslie Rutan, Clerk

- Attended the Applefest Celebration and thanked everyone involved. Also enjoyed judging the apple recipe contest.
- Noted that the corner at Brigham and Leland Streets is in need of some brush clearing. DPW Director Kara Buzanoski was present in the audience and noted that in the past she has had to work with a homeowner to clear this particular area. She will do so again.
- Thanked the School Superintendent and his staff for the District Newsletter that goes out to all residents.
- Congratulated Senior Center Director Kelly Burke and her staff on the recent opening of the Bistro at 119.
- Questioned if the Town Hall hours are listed on the front page of the Town website? If so, requested that they be made more prominent.

Jeff Amberson, Vice Chairman

- Attended the Applefest Celebration. Thanked everyone involved.
- Encouraged residents to get out and vote tomorrow.

Dawn Rand, Chairman

- Attended the Applefest Celebration. Thanked everyone involved, especially the Rotary Club. Enjoyed judging the talent contest. Thanked the sponsors as well.
- Thanked Terry Crean, Kristen Henriques and Cecil Adderley for their years of service on the Cultural Council.
- Announced a fund raising effort by the Senior Center called Save the Date for a table at Romaines from 5-8pm on October 17th.

John Coderre, Town Administrator

- Announced that the initial application has been formally submitted for the Government Finance Officers' Distinguished Budget Award. This is considered the highest award that a public entity can seek.

PUBLIC COMMENTS

None.

DISCUSSION OF USE OF AVALON BAY MITIGATION FUNDS

Mr. Coderre reminded the Board that the Town entered into a mitigation agreement with the developer of the Avalon Bay apartment complex. The purpose of this agreement was to ensure that resources would be available to affected departments during the development process until such time as they become part of the tax base.

Mr. Coderre informed the Board that requests have been received from the School Superintendent and the Police Chief for use of the mitigation funds. The School Superintendent is requesting \$45,000 for the addition of a teacher at the Proctor School and the Police Chief is requesting \$90,000 for the purchase of three police cruisers. The only other significant expenditure to-date from the mitigation funds was \$470,000 to help off-set the recent acquisition of a new fire ladder truck.

Selectman Pantazis moved the Board vote to approve the expenditure of funds from the Loop/Avalon Bay Mitigation Fund Account in the amount of \$45,000 for the purpose of hiring an additional teacher at the Proctor School as requested by the School Superintendent and \$90,000 for the purpose of purchasing three police cruisers as requested by the Police Chief; Selectman Bakstran seconded the motion; all members voted in favor.

ACCEPTANCE OF DONATION FOR PARKING AREA PAVING ON PLEASANT STREET EXTENSION

DPW Director Kara Buzanoski informed the Board that increased use of the Howard Street Athletic Field has resulted in cars being parked along Howard Street and up Pleasant Street Extension. In order to increase the paved parking area, a plan is being considered to pave perpendicular parking on Pleasant Street Extension behind the Unitarian Church.

Because the Unitarian Church would also benefit from this scenario, they have offered to pay for the asphalt to be placed. The Highway Department would excavate, grade and roll the area and the Church would pay for the paving to be done by the Town's contractor.

Selectman Amberson moved the Board vote to approve the acceptance of funds from the Unitarian Church pursuant to Massachusetts General Laws, Chapter 44, Section 53A for the purpose of expending said monies for parking area paving on Pleasant Street Extension; Selectman Rutan seconded the motion; all members voted in favor.

REAPPOINTMENT OF CULTURAL COUNCIL MEMBER

Selectman Amberson moved the Board vote to reappoint Ingrid Molnar to the Cultural Council for a three-year term; Selectman Pantazis seconded the motion; all members voted in favor.

APPROVAL/EXECUTION OF CEMETERY DEEDS A844 & A845

Selectman Pantazis moved the Board vote to approve and execute Cemetery Deeds A844 & A845; Selectman Bakstran seconded the motion; all members voted in favor.

OTHER BUSINESS

None

ADJOURNMENT

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

Meeting adjourned at 7:35 p.m.

Respectfully submitted,

Diane M. Wackell
Executive Assistant to the
Board of Selectmen

Documents used during meeting:

1. Minutes of August 16, 2010 Regular Meeting
2. Information packet - Carlux, Inc.
3. Copy of Regulatory & Use Agreement - Avalon Bay
4. Information packet - Avalon Bay Mitigation Funds Requests
5. Memo regarding Pleasant Street Extension Parking
6. Memo regarding Reappointment to Cultural Council
7. Copies of Cemetery Deeds