

**BOARD OF SELECTMEN
MEETING MINUTES – OCTOBER 18, 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 – SEPTEMBER 13, 2010 REGULAR MEETING

Selectman Amberson moved the Board vote to approve the meeting minutes of the September 13, 2010 regular meeting as submitted, Selectman Rutan seconded the motion; all members voted in favor.

APPROVAL OF MINUTES – SEPTEMBER 27, 2010 REGULAR MEETING

Selectman Amberson moved the Board vote to approve the meeting minutes of the September 27, 2010 regular meeting as submitted, Selectman Bakstran seconded the motion; all members voted in favor.

7:00 p.m. - **PUBLIC HEARING**

To consider a pole petition from Verizon New England and Massachusetts Electric Companies to place one new pole on Washburn Street and one new pole on Howard Street.

Paul Debole from Verizon was present. Mr. Debole informed the Board that the new poles being installed on Washburn Street and Howard Street are the result of a request made by the Northborough Department of Public Works to remove guy wires that are attached to public shade trees that must be removed due to their hazardous condition. The new poles will be used to stabilize the existing poles.

John Bourgeois of 52 Washburn Street questioned why the guy wires cannot be attached to an existing tree rather than a new pole. He was told that a new pole would provide the best stability.

Selectman Bakstran moved the Board vote to approve the pole petition as submitted by Verizon New England and Massachusetts Electric Companies for the placement of one new pole on Washburn Street and one new pole on Howard Street; Selectman Amberson seconded the motion; all members voted in favor.

7:05 p.m. - **PUBLIC HEARING**

To consider an application by Yama Zakura to alter the premises of their All Alcoholic Beverages Restaurant License at 369 West Main Street.

Attorney Jeffrey Leland was present along with representatives of Yama Zakura. Attorney Leland described the alteration in detail. The proposed alteration will double the overall space by incorporating the adjacent premises.

The proposed alteration has been reviewed by the Police Chief, Fire Chief and the Building Inspector. There are no concerns with the application and all recommend approval with the condition that the license not be released to the licensee until a 304 certificate and a certificate of occupancy has been issued.

Selectman Amberson moved the Board vote to approve the application by Yama Zakura Corp. to alter the premises of their All Alcoholic Restaurant License at 369 West Main Street with the condition that the license not be released until the time that a 304 certificate and certificate of occupancy has been issued; Selectman Rutan seconded the motion; all members voted in favor.

7:10 p.m. - **SAMER JOUDI - FRESHWAY PIZZA**

To consider an application for a Common Victualler License for premises located at 14 East Main Street.

Samer Joudi was present to request a Common Victualler License for his establishment located at 14 East Main Street. All of the necessary inspections have been performed by the Building, Fire and Health Departments.

Selectman Rutan moved the Board vote to approve the application by Joudi Corporation d/b/a Freshway Pizza for a Common Victualler License for premises located at 14 East Main Street; Selectman Amberson seconded the motion; all members voted in favor.

7:15 p.m. - **DAVID SCHULTZ - METRO WEST MOTORCARS, LLC**

To consider an application for a Class II License for premises located at 281B West Main Street.

David Schultz was present to request a Class II License for premises located at 281B West Main Street. Mr. Schultz informed the Board that he currently owns a business in Hudson and is looking to move to Northborough to sell primarily late model used vehicles.

Mr. Schultz acknowledged that he has been advised of the conditions that will be placed on the license and is agreeable to them.

The application has been reviewed by the Police Chief, Fire Chief and Building Inspector. All recommend approval.

DAVID SCHULTZ - METRO WEST MOTORCARS, LLC CONT. . .

Selectman Rutan moved the Board vote to approve the application by Metro West Motorcars, LLC for a Class II License for premises located at 281B West Main Street with the following conditions:

- Eleven (11) vehicles may be stored on the property at any one time as shown on the parking plan dated October 12, 2010.
- Snow removal must be done with equipment on the site and not on Route 20.
- No vehicle at any time may be parked on the sidewalk or in a way that might interfere with traffic safety.
- No storage of flammable liquids or gases shall be allowed without a permit and the approval of the Groundwater Advisory Board, if required.

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

REPORTSFran Bakstran

- Announced that a Household Hazardous Waste Day will be held on October 30th.
- Announced that the Health Department will be holding a Family Flu Clinic on October 23rd from 9-12 at the Senior Center.
- Announced that the Fire Prevention Fair and Open House will be held on October 24th.

William Pantazis

- Attended a recent fundraising event hosted by the Friends of the Senior Center at Romaines.
- Encouraged residents to educate themselves and vote on November 2nd.

Leslie Rutan, Clerk

- Thanked the Friends of the Senior Center for organizing the fundraising event at Romaines.
- Announced that the Senior Center has a new newsletter called the Northborough Times.
- Noted that she supports the Recreation Department in their efforts to encourage dog owners to clean up after their dogs by installing three dog-clean-up stations at Ellsworth McAfee Park.
- Noted the success of the new solar compactors located at Ellsworth McAfee Park. Mr. Coderre added that the funds were provided from a grant program and that the Assistant Town Administrator is looking at options to purchase additional units.
- Announced that the 2nd Annual Northborough Helping Hands Winter Coat Drive has begun.

Jeff Amberson, Vice Chairman

- Attended the 50th Anniversary celebration for Chet's Diner.
- Attended the fundraising event hosted by the Friends of the Senior Center at Romaines.

Jeff Amberson Report Cont. . .

- Announced that a Blood Drive is scheduled for October 22 at the Trinity Church from 1-7pm.
- Attended the Northborough Stands Together Against Bullying 5K Race at the Melican Middle School sponsored by the Recreation Department and the Melican Middle School. The funds will go to various educational programs at the Middle School. Thanked all who organized the event.

Dawn Rand, Chairman

- Noted the resignation of Adele Beatty from the Algonquin School Naming Committee. Requested that a letter of appreciation be sent on behalf of the Board.
- Attended the Northborough High School Alumni Reunion on October 2nd.
- Informed Mr. Coderre of a resident requesting a stop sign at the end of Crestwood Drive going onto Birch Hill Road.

John Coderre, Town Administrator

- Announced that the Fire Prevention Fair will be held on October 24th.
- Acknowledged the Fire Department and their efforts during the Applefest celebration.
- Announced that the auditor will be scheduled to make his report to the Board at an upcoming meeting.

-

PUBLIC COMMENTS

None.

LEASE AGREEMENT FOR WIRELESS COMMUNICATIONS FACILITY

Mr. Coderre introduced the proposed lease agreement relative to the recent RFP for a cell tower at the Police Station. This project was approved under Article 39 at the April 26, 2010 Annual Town Meeting. Once completed, the project will accomplish the following:

1. Eliminate the need for a capital project costing approximately \$250,000 to replace the existing tower at the Police Station.
2. Provide Public Safety (Police, Fire, EMS & DPW) with all new antennas and equipment on the tower at no cost to the Town.
3. Provide guaranteed revenue totaling \$651,606 over the twenty-year life of the Lease Agreement (annual payments will commence at \$24,250 and increase 3% each year). In addition, the Town will receive payments equivalent to 10% of the lease revenues paid by wireless carriers co-locating on the tower, or approximately \$250,000 if the Tower is fully leased by four co-locators over the life of the Agreement.
4. Eliminate the need for another cell tower in this general vicinity as previously proposed by another cell carrier.
5. Replaces an existing liability in the form of an aging tower on the site with a modern facility that will ensure continuity of public safety services.

LEASE AGREEMENT - WIRELESS COMMUNICATIONS FACILITY CONT.

Selectman Pantazis moved the Board vote to approve the lease agreement between the Town and US Wireless for a period of twenty years on property adjacent to the Police Station in substantially the form as presented, subject to final revisions as approved by Town Counsel, and further authorize the Town Administrator to execute the lease agreement on behalf of the Board of Selectmen; Selectman Rutan seconded the motion; all members voted in favor.

APPROVAL/EXECUTION OF WARRANT FOR STATE ELECTION

Selectman Pantazis moved the Board vote to approve and execute the Warrant for the November 2, 2010 State Election; Selectman Bakstran seconded the motion; all members voted in favor.

EXECUTION OF CEMETERY DEEDS A846, A847 & A848

Selectman Amberson moved the Board vote to execute Cemetery Deeds A846, A847 & A848; Selectman Rutan seconded the motion; all members voted in favor.

OTHER BUSINESS

None

7:35 p.m. – EXECUTIVE SESSION

Selectman Bakstran moved the Board vote to enter into Executive Session pursuant to Massachusetts General Laws, Chapter 30A, Section 21, Subsection 3 (collective bargaining and litigation) due to the Chair's determination that a discussion regarding these matters in an open meeting may have a detrimental effect on the position of the Board; Selectman Pantazis seconded the motion; the roll call vote was taken as follows:

Bakstran	“aye”	Amberson	“aye”
Pantazis	"aye"	Rand	“aye”
Rutan	"aye"		

Chairman Rand announced that the Board would return from Executive Session only to adjourn.

ADJOURNMENT

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

Meeting adjourned at 8:25 p.m.

Respectfully submitted,

Diane M. Wackell
Executive Assistant to the
Board of Selectmen

Documents used during meeting:

1. September 13, 2010 Meeting Minutes.
2. September 27, 2010 Meeting Minutes.
3. Information packet - Pole Petition Public Hearing.
4. Information packet - Yama Zakura Public Hearing.
5. Information packet - Freshway Pizza.
6. Information packet - Metro West Motorcars, LLC.
7. Information packet - Cell Tower Lease Agreement.
8. November 2, 2010 State Election Warrant.
9. Cemetery Deeds.