

**BOARD OF SELECTMEN
MEETING MINUTES – DECEMBER 6, 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 – NOVEMBER 22, 2010 REGULAR MEETING

Selectman Amberson moved the Board vote to approve the meeting minutes of the November 22, 2010 regular meeting as submitted, Selectman Rutan seconded the motion; all members voted in favor.

7:00 p.m. - PUBLIC HEARING

To consider an application from BJ's Wholesale Club, Inc. for the on-site storage of 60,000 gallons of gasoline in three underground storage tanks and for above-ground storage of 300 gallons of diesel fuel for a generator on premises located at 1106 Shops Way, Assessor's Map 106, Parcel 7-1106.

Attorney Marshall Gould was present along with representatives of BJ's Wholesale Club to request on-site storage of gasoline and diesel fuel for a gas station to be located at 1106 Shops Way as part of the new BJ's complex.

Fire Chief Durgin informed the Board that the company has been cooperative and is agreeable to the conditions listed in his Memo dated November 19, 2010. Attorney Gould added that the gas station will only be open to BJ's members, not to the general public.

Mary Cantwell of 19 Hitching Post Lane questioned how the well water would be protected in the case of a leak in one of the tanks. Chief Durgin assured Ms. Cantwell that the containment tanks are heavily regulated and are protected with state of the art devices.

Selectman Amberson moved the Board vote to approve the license application as submitted by BJ's Wholesale Club, Inc. for the on-site storage of 60,000 gallons of gasoline in three underground tanks and for above-ground storage of 300 gallons of diesel fuel for a generator on premises located at 1106 Shops Way, Assessor's Map 106, Parcel 7-1106, along with the conditions as recommended by the Fire Chief in his memo dated November 19, 2010; Selectman Bakstran seconded the motion; all members voted in favor.

7:05 p.m. - PUBLIC HEARING WITH BOARD OF ASSESSORS

For the purpose of discussing the valuation of each class of property; the minimum residential factor and the allocation of the tax burden among the four classes of real property: residential, open space, commercial and industrial, and of personal property.

Principal Assessor Diane O'Connor's presentation included information and options for the Board of Selectmen to determine whether there shall be a single or split tax rate for the various classes of property for FY2011.

Ms. O'Connor informed the Board that if they decide to continue with a single tax rate, the FY2011 tax rate would increase from \$14.38 to \$15.11. The average single family tax bill would decrease from \$5,992 in FY2010 to \$5,971 in FY2011 (excluding the Community Preservation Act surcharge).

The Board of Assessors unanimously recommended that the Board of Selectmen continue the single tax rate. A major factor in the Board's recommendation is the amount of the Town's value that is derived from the commercial, industrial and personal property (CIP) classes. Of the Town's 6,293 taxable accounts, commercial and industrial properties represent 5.2% of the taxable parcels in Northborough, but account for 22.14% of the total tax revenue, indicating that they are paying their fair share of taxes under a single tax rate.

Members of the Board expressed their support of the continuation of a single tax classification. Chairman Rand indicated that both the Industrial Development Commission and the Chamber of Commerce submitted written comments strongly supporting the continuation of a single tax classification as well.

Ms. O'Connor indicated that tonight's public hearing will need to be continued to the December 20, 2010 Board Meeting, pending the State Department of Revenue's certification of the values.

Selectman Bakstran moved the Board vote to continue the Public Hearing with the Board of Assessors for the purpose of discussing the valuation of each class of property; the minimum residential factor and the allocation of the tax burden among the four classes of real property: residential, open space, commercial and industrial, and of personal property to the December 20, 2010 Regular Board Meeting, and to make the following motions contingent on the State's Preliminary Certification of Values; Selectman Pantazis seconded the motion; all members voted in favor.

Selectman Bakstran moved the Board vote to maintain a uniform tax rate for all classes of property at a factor of one; Selectman Pantazis seconded the motion; all members voted in favor.

Selectman Bakstran moved the Board vote to oppose the implementation of a residential exemption; Selectman Pantazis seconded the motion; all members voted in favor.

Selectman Bakstran moved the Board vote to oppose the implementation of a small commercial exemption; Selectman Amberson seconded the motion; all members voted in favor.

REPORTS

Fran Bakstran

- Noted that the Annual Holiday Trolley event will be held on Saturday December 10th.

William Pantazis

- No report.

Leslie Rutan, Clerk

- Thanked the Northborough Helping Hands Association and the Moms & Tots Organization for their efforts in sponsoring the Winter Coat Drive. Noted that winter coats can still be donated.
- Requested that the Senior Center Newsletter include select school events for the benefit of the seniors.
- Thanked the Food Pantry volunteers for all of their hard work.

Jeff Amberson, Vice Chairman

- Noted that following the Holiday Trolley event on Saturday, December 10th, there will be caroling and the lighting of the downtown Christmas Tree at 5:30 pm.
- Congratulated Police Chief Leahy who will be installed as President of the Mass Chiefs of Police Association on Thursday, December 9th.

Dawn Rand, Chairman

- Noted the resignations of Diane Barrile from the Council on Aging and William Halter from the Wind Committee. Requested that letters of appreciation be sent on behalf of the Board.

John Coderre, Town Administrator

- No report.

PUBLIC COMMENTS

None.

OTHER BUSINESS

None.

7:35 p.m. – EXECUTIVE SESSION

Selectman Rutan moved the Board vote to enter into Executive Session pursuant to Massachusetts General Laws, Chapter 30A, Section 21, Subsection 3 (collective bargaining) 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 Amberson 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 Amberson moved the Board vote to adjourn; Selectman Rutan seconded the motion; all members voted in favor.

Meeting adjourned at 7:45 p.m.

Respectfully submitted,

Diane M. Wackell
Executive Assistant to the
Board of Selectmen

Documents used during meeting:

1. November 22, 2010 Meeting Minutes.
2. Information packet - Public Hearing for BJ's Fuel Storage License.
3. Information packet - Public Hearing w/ Board of Assessors.