

**BOARD OF SELECTMEN  
MEETING MINUTES – June 25, 2012**

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

**MEMBERS PRESENT:** William Pantazis, Chairman  
Leslie Rutan, Vice Chairman  
Jeff Amberson, Clerk  
Dawn Rand  
Aaron Hutchins

\*Pledge of Allegiance

**APPROVAL OF MINUTES – JUNE 11, 2012 REGULAR MEETING**

Selectman Amberson moved the Board vote to approve the meeting minutes of the June 11, 2012 regular meeting as submitted; Selectman Rutan seconded the motion; all members voted in favor.

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

To consider the application of CJ Restaurant Enterprises, LLC d/b/a Celtic Tavern to keep and operate two (2) Billiard Tables and one (1) Automatic Amusement Device at premises located at 45 Belmont Street.

Christopher Muello and Spiro Koullisis were present on behalf of CJ Restaurant Enterprises, LLC.

Chairman Pantazis opened the public hearing to consider the application as submitted by CJ Restaurant Enterprises, LLC d/b/a Celtic Tavern to keep and operate two (2) billiard tables at premises located at 45 Belmont Street. Mr. Coderre indicated that the Fire Chief, Police Chief and Building Inspector have reviewed the application and accompanying plan for the placement of the tables. All have indicated that the plan is acceptable and recommend approval.

Following no comments from members of the audience, Chairman Pantazis closed the public hearing, at which time the Board considered the application to keep and operate one (1) automatic amusement device at premises located at 45 Belmont Street.

Selectman Rand moved the Board vote to approve the application of CJ Restaurant Enterprises, LLC d/b/a Celtic Tavern to keep and operate two Billiard Tables and one Automatic Amusement Device at premises located at 45 Belmont Street; Selectman Amberson seconded the motion; all members voted in favor.

**7:05 p.m. - NORTHBOROUGH PANCAKES, INC D/B/A IHOP**

To consider the application for a Common Victualler and Entertainment License for premises located at 4102 Shops Way.

Terry Case was present on behalf of Northborough Pancakes, Inc. d/b/a IHOP. He indicated that the restaurant is scheduled to open in late July or early August. The hours of operation will be: Sunday through Thursday 7am – 10pm; Friday and Saturday 7am – Midnight. The entertainment license is for background music only.

Selectman Rutan moved the Board vote to approve the application of Northborough Pancakes, Inc. d/b/a IHOP for a Common Victualler and Entertainment License for premises located at 4102 Shops Way, providing that the licensee receive satisfactory inspections by the Building, Fire and Health Departments; Selectman Rand seconded the motion; all members voted in favor.

**7:10 p.m. - BUILDING A HEALTHY NORTHBOROUGH**

1. Approval and acceptance of a “Building a Healthy Northborough” Grant from Mass in Motion.
2. Presentation of Awards to “Building a Healthy Northborough” approved restaurants.

**Approval/Acceptance of a “Building a Healthy Northborough” Grant**

Health Agent Jamie Terry and Town Planner Kathy Joubert were present to request the Board’s approval and acceptance of a *Building a Healthy Northborough* Grant from Mass in Motion.

Ms. Terry updated the Board on the *Building a Healthy Northborough* Program, an initiative that helps combat childhood obesity. Promoting physical activity and recognizing local restaurants who offer healthy menu options are just a couple of initiatives that the program offers.

Selectman Amberson moved the Board vote to approve the acceptance of the Mass in Motion Grant pursuant to Massachusetts General Laws, Chapter 44, Section 53A for the purpose of expending said monies to continue efforts with the Building a Healthy Northborough Program and to authorize the Town Administrator to execute same; Selectman Rand seconded the motion; all members voted in favor.

**Presentation of Awards to “Building a Healthy Northborough” Approved Restaurants**

Ms. Terry provided an overview of the *Building a Healthy Northborough Restaurant Initiative* where local restaurant establishments are recognized for their commitment to their clients in providing healthy menu opportunities. Those restaurants who were recognized with an award were: Dunkin Donuts, IHOP, LaLa Java, Monti’s Pizza, Pickle Haus Deli & More, Texas BBQ and Wegmans. Ms. Terry added that many more restaurants are expected to follow.

## REPORTS

### Aaron Hutchins

- Recognized Walter Lincoln who recently retired after teaching in the Northborough School System for 44 years. By agreement, the Board will send a letter of appreciation to Mr. Lincoln.
- Attended the Senior Center picnic sponsored by the Rotary Club. Commended the Rotary Club and the Senior Center Staff and volunteers for coordinating this event.
- Acknowledged the continued tree clearing work being done around town by National Grid. Appreciated their efforts in preventing further damage from any future storms.
- Acknowledged the concerns expressed by many of the residents, including those present at tonight's meeting, in regard to the potential sale of the Indian Meadows Golf Course. He assured the residents that although tonight is not the time to express their concerns, they will have an opportunity to do so at a future meeting.

### Dawn Rand

- Questioned whether anything can be done to mitigate the amount of dry dust being blown around by the downtown construction project? DPW Director Dan Nason and Health Agent Jamie Terry stated that they are working with Mass DOT and the contractor to implement some techniques to reduce the amount of dust until the topcoat is applied.

### Jeff Amberson, Clerk

- Attended recent ribbon cutting ceremonies for Dick's Sporting Goods and Ebb N Flow Yoga Studio.
- Congratulated the Algonquin Boys and Girls Lacrosse and Baseball Teams for making it to the State Finals.

### Leslie Rutan, Vice Chairman

- Thanked the DPW Director and his staff for clearing the brush in the areas that were mentioned during the last Board Meeting.
- Noted the concern of some residents who lost power for a long period of time due to the recent thunderstorm. Mr. Coderre responded that the cause of the outages experienced during the thunderstorm were from falling trees that were hit by lightning.
- Congratulated the Algonquin Sports Teams who made it to the State Finals.

### William Pantazis, Chairman

- No report.

### John Coderre, Town Administrator

- No report.

## PUBLIC COMMENTS

Chairman Pantazis informed the audience members that the next agenda item will include an update on the Indian Meadow Golf Course by the Town Administrator.

**UPDATE REGARDING INDIAN MEADOWS GOLF COURSE**

Mr. Coderre summarized the process of the Town's right of first refusal under MGL, Chapter 61B in regard to the Town's recent notice that the Indian Meadows Golf Course is under agreement to be purchased. He indicated that the standard practice is to send the option to the various land use, recreational and financial boards for review and input, adding that it is ultimately the decision of the Board of Selectmen as to whether or not to exercise the right of first refusal and call a Special Town Meeting where the voters decide whether or not to purchase the land.

Mr. Coderre informed the audience members it has been determined that several unique circumstances exist with regard to the property in question. The fact that not all of the land is in Northborough or under 61B protection, gave rise to questions of how best to proceed with the Chapter 61B process. On June 21<sup>st</sup>, Town Counsel sent a letter to the appropriate parties seeking additional information. Given the nature of the information that is still outstanding, the Board will wait to hold the requisite public hearing to discuss the matter. It is the Town's position that until the outstanding information is received, the 120-day decision period is not triggered.

Mr. Coderre requested that interested residents send their comments to the Board of Selectmen at 63 Main Street where all comments can be compiled and made part of the file. He also indicated that those who leave their name, email address and telephone number on the sign-in sheet will receive notice of the public hearing when it is scheduled.

Members of the Board thanked the residents for coming out to attend tonight's meeting and assured everyone present that they will be notified when a public hearing is scheduled.

Town Planner Kathy Joubert added that the proposed buyer, New England Baseball Association, has just filed an application with the Zoning Board of Appeals. Even though there are still many questions that need to be answered about the Chapter 61B process, the Zoning Board of Appeals by law has to hold a public hearing within 65 days. She added that the application is available in her office and recommended that interested residents call her with any questions.

Mr. Coderre indicated that the next meetings of the Board of Selectmen will be held on July 16<sup>th</sup> and August 20<sup>th</sup>. Providing that the additional information is forwarded as requested by Town Counsel, August 20<sup>th</sup> would be the most likely date for the public hearing.

In closing, Mr. Coderre encouraged everyone present to visit the Town website and sign up for future meeting agendas, which are delivered by email as soon as they are posted. Chairman Pantazis added that it would be helpful if one or two residents volunteer to be the contact person for the group present tonight.

**APPROVAL/EXECUTION OF UTILITY EASEMENT AGREEMENT WITH MASSACHUSETTS ELECTRIC COMPANY AT 211 MAIN STREET**

Mr. Coderre requested that the Board approve and execute the permanent Utility Easement Agreement with Massachusetts Electric Company relative to the previously executed January 14, 2011 Lease Agreement with US Wireless, LLC for a cell tower at the Police Station. It is anticipated that construction will begin in July.

Selectman Amberson moved the Board vote to approve and execute the Utility Easement Agreement between the Town and Massachusetts Electric Company for 211 Main Street pursuant to Article 34 of the April 28, 2012 Annual Town Meeting; Selectman Rutan seconded the motion; all members voted in favor.

**APPROVAL/EXECUTION OF CEMETERY DEEDS A895 & A896**

Selectman Hutchins moved the Board vote to approve and execute Cemetery Deeds A895 & A896; Selectman Amberson seconded the motion; all members voted in favor.

**OTHER BUSINESS**

None.

**ADJOURNMENT**

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

Meeting adjourned at 8:15 p.m.

Respectfully submitted,

Diane M. Wackell  
Executive Assistant to the  
Board of Selectmen

**Documents used during meeting:**

1. June 25, 2012 Meeting Agenda.
2. June 11, 2012 Meeting Minutes.
3. Information packet – CJ Restaurant Enterprises Applications.
4. Information packet – Northborough Pancakes Applications.
5. Information packet – Building a Healthy Northborough.
6. Information packet – Indians Meadows Discussion.
7. Information packet – Utility Easement Agreement – 211 Main Street.
8. Cemetery Deeds.