

**BOARD OF SELECTMEN  
MEETING MINUTES – September 14, 2015**

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

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

\*Pledge of Allegiance

**APPROVAL OF MINUTES – AUGUST 10, 2015 REGULAR MEETING**

Selectman Rand moved the Board vote to approve the meeting minutes of the August 10, 2015 regular meeting as submitted; Selectman Rutan seconded the motion; all members voted in favor.

**7:00 p.m.      PROCLAMATION – 143<sup>rd</sup> HOMECOMING DAY**  
**NORTHBOROUGH HIGH SCHOOL ALUMNI ASSOCIATION**  
Presentation by Richard Sargent.

Richard Sargent was present to inform the Board that the 143<sup>rd</sup> Annual Homecoming Day for the Northborough High School Alumni Association will be held on Saturday, October 3, 2015. Members of the Board were invited to attend the homecoming celebration at the Northborough Senior Center at 12Noon.

Selectman Rand moved the Board vote to proclaim October 3, 2015 as Homecoming Day for the Northborough High School Alumni Association in recognition of its 143<sup>rd</sup> Reunion Homecoming; Selectman Pantazis seconded the motion; all members voted in favor.

**7:05 p.m. -      FRED LITCHFIELD – TOWN ENGINEER**  
Approval/Execution of Intermunicipal Agreement with the Town of Spencer for FY2016 participation in the Central Massachusetts Regional Storm Water Coalition for Storm Water Management.

Town Engineer Fred Litchfield informed the Board that the Central Massachusetts Regional Stormwater Coalition now consists of 28 communities. Last year, the Intermunicipal Agreement (IMA) amount was \$4,000 per community allowing the Coalition to fully fund the \$200,000 FY2014 Stormwater Management Program.

This year, the Steering Committee is asking the towns to sign another IMA with the Town of Spencer (the lead community) for an extended commitment of five (5) years and contribute \$4,000, which is the estimated annual contribution. Although the IMA is for a five (5) year period, the financial commitment is not and Northborough can withdraw at any time during the five year term and retain ownership of all products previously delivered.

**FRED LITCHFIELD CONT. . .**

Mr. Litchfield added that through the coalition, the Town of Northborough is allowed access to additional resources and equipment in order to enhance our stormwater program in a manner similar to our neighboring communities.

Selectman Perreault moved the Board vote to approve and execute the Intermunicipal Agreement with the Town of Spencer for FY2016 participation in the Central Massachusetts Regional Storm Water Coalition for storm water management. Selectman Rand seconded the motion; all members voted in favor.

**7:05 p.m. - RICK LEIF – NORTHBOROUGH AFFORDABLE HOUSING CORPORATION**  
Review of NAHC Project.

Rick Leif from Northborough Affordable Housing Corporation (NAHC) and Tim Firment from Habitat for Humanity MetroWest/Greater Worcester were present to seek the Board's preliminary approval of a potential project in which the two organizations will collaborate to purchase and re-develop the properties located at 33 & 37-39 Main Street into affordable housing. The properties are owned by TriCo, Inc., a subsidiary of Trinity Church and are located next to the Trinity Church parking lot.

Mr. Leif stated that NAHC would purchase the properties and donate them to Habitat for Humanity who has the expertise to renovate the interiors and develop two affordable units in each building for a total of four. The exterior of the buildings will be maintained as they have some historical value. The units will ultimately be sold and owner-occupied in accordance with Department of Housing and Community Development (DHCD) program guidelines.

Mr. Coderre added that this project is a bit different from previous affordable housing projects in that this project is partnering with Habitat for Humanity. He indicated that Town Counsel has reviewed the proposed joint project. Town Counsel recommends that all three parties develop and work under one agreement. The agreement would include a deed restriction on the properties that will keep them affordable in perpetuity.

Mr. Leif indicated that the Community Preservation Committee has approved the proposed project. With the Board's preliminary approval, the NAHC can begin the process of surveying the property. The NAHC will then present the final proposal to the Board at a future meeting.

An abutting neighbor to the properties was present in the audience and asked some general questions about previous affordable housing projects and specific questions about this particular proposal.

Following some questions and comments, members of the Board indicated their support of the project as proposed this evening.

## REPORTS

### Jason Perreault

- Attended the Corn Hole Tournament at the Texas BBQ to benefit the Mark Fidrych Foundation. Thanked everyone who organized the event.

### Dawn Rand

- Requested a report on the status of the Recreation Department Revolving Fund Account.

### William Pantazis, Clerk

- Attended the recent Golf Tournament sponsored by the 250<sup>th</sup> Town Anniversary Committee. Encouraged residents to get involved in the 250<sup>th</sup> Town Celebration throughout the 2016 Calendar Year.

### Leslie Rutan, Vice Chairman

- Noted the recent passing of Michael Gelbwasser and extended her sympathy to his family. Mr. Gelbwasser was an editor for the Northborough Patch and often covered the Board's meetings.
- The Lincoln Street School Committee offered a wonderful tour of the Lincoln Street School. Thanked the project manager and the architect for their attendance. Pleased with the progress thus far. Encouraged residents to check it out.
- Thanked DPW Director Dan Nason and his staff for the recent resurfacing work completed throughout town. Thanked residents for their patience.
- Congratulated Peaslee School on the opening of their new playground.

### Jeff Amberson, Chairman

- No report.

### John Coderre, Town Administrator

- Thanked parents, students and staff for their patience during the renovation/addition project at the Lincoln Street Elementary School. Especially thanked School Principal Jen Parson, the entire staff and the school committee for their efforts in ensuring a smooth transition into this school year.

## PUBLIC COMMENTS

Regional School Committee Member and Naming Subcommittee Chair Patricia Kress announced that the Naming Subcommittee is currently accepting nominations for high school names. She directed interested residents to the School's website.

## EXECUTION OF CEMETERY DEED A973

Selectman Pantazis moved the Board vote to execute Cemetery Deed A973 and to waive the fee; Selectman Perreault seconded the motion; all members voted in favor.

## EXECUTION OF CEMETERY DEEDS A974 & A975

Selectman Pantazis moved the Board vote to execute Cemetery Deeds A974 & A975; Selectman Perreault seconded the motion; all members voted in favor.

**OTHER BUSINESS**

None.

**8:05 p.m. - EXECUTIVE SESSION**

Selectman Pantazis 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 this matter in an open meeting may have a detrimental effect on the position of the Board; Selectman Rand seconded the motion; the roll call vote was taken as follows:

|           |       |          |       |
|-----------|-------|----------|-------|
| Perreault | “aye” | Rutan    | “aye” |
| Rand      | “aye” | Amberson | “aye” |
| Pantazis  | “aye” |          |       |

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

**ADJOURNMENT**

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

Meeting adjourned at 8:55 p.m.

Respectfully submitted,

Kimberly Foster  
Assistant Town Administrator

**Documents used during meeting:**

1. September 14, 2015 Meeting Agenda.
2. August 10, 2015 Meeting Minutes.
3. Proclamation.
4. Information packet – IMA for Storm Water Management.
5. Information packet – HAHC Project.
6. Cemetery Deeds.