

**MINUTES
BOARD OF SELECTMEN
September 13, 2011**

Present at the meeting that was held at the Town Building were Selectmen Gary Bernklow, Charles Kern, Thomas Ryan, James Salvie, and Laura Spear.

Also present were Town Administrator William Wrigley and Administrative Assistant Susan McLaughlin.

Mr. Salvie called the meeting to order shortly after 7:00 p.m.

Public Input

None.

Chairman's Comments

- All members of the Board attended one of the two 9/11 ceremonies, at the Fire Academy and the Stow fire station, and appreciated being invited.
- The monthly Council on Aging breakfast is delicious and costs only \$3.00. All are welcome to attend. "There is no better deal in town."

Police Officer Chris Harrington joined the meeting briefly to meet the Board members and thank them for bringing him on board.

Town Administrator's Report

Mr. Wrigley reported on the following:

- Two notes about a Lower Village water source:
 - 1) The State House Counsel is drafting special legislation to allow the Deerfield Lane conservation land to be used by the Town as a water source. This use requires an amendment to the conservation restriction currently in place.
 - 2) One business property owner will consider investing in a well on his site that could then be used by other property owners who need water. However, a reasonable return on the investment would be needed, which is unlikely in today's economic climate. At this time, the property is compliant with the DEP administrative consent order, so there is no regulatory pressure on businesses in the Lower Village.
- He attended the service for the 10th anniversary of 9/11 at the Fire Academy. The statements by the Fire Marshall and guest speakers were very moving

Meeting Minutes

None.

Multi-Use Track Road Committee Update

Committee Chair John Akers visited the Board to report on the group's start-up activities. These include:

- Met with stakeholders, such as the Conservation Commission, Planning Board, Crow Island Association, Assabet River Rail Trail Committee, and Assabet National Wildlife Refuge officials.
- Set up a web page and Facebook account.
- Researched areas of interest, such as governmental regulations, environmental issues, and the work of other rail trail groups.

- Began periodic press releases to create public interest.
- Made suggestions on AECOM design contract.

The AECOM work involves three to six months to produce a conceptual design. Before the kickoff with AECOM, the committee will hold a public forum on October 5 to gather ideas of what residents want from the rail trail and to answer questions.

Mr. Akers reminded people that the Town owns a permanent easement to the road, which is usable right now. It is a pleasant walk beside the river.

Randall Library Expansion and Renovation Project

Chairman of the Randall Library Trustees Tim Reed visited the Board to share the status of and plans for the library capital building project. He prefaced his presentation by saying that he “is looking at the big picture, not piece-meal solutions.”

He presented a list of 10 needs as identified by the library trustees and director Susan Wysk, accompanied by several possible solutions to each. He included four pages of color photographs covering both the interior and exterior of the building. The building needs are:

1. Water leak remediation
2. Better handicap access
3. Additional storage and work spaces
4. Separate adult section with areas for work and reading
5. Separate young adult section with areas for studying and tutoring
6. Separate children’s section closed off from general library
7. More opened and inviting entrance
8. Landscaping of grounds
9. Restoration of original library building
10. Additional parking

Several minutes were spent on ways of re-capturing or adding space.

The trustees will have a warrant article for the November Town Meeting requesting funds for preliminary design work, such as for evaluations by a structural engineer and a traffic engineer. He expects to have a firm estimate on the amount by September 30. They have already met with the Historical Commission and Community Preservation Committee to fill them in on the new approach.

Mr. Reed said that once they know how the various solutions fit together as a whole, they can decide whether or how to stagger implementation. While adding a second floor and covering in the patio are large projects, many of the projects are not too expensive.

In response to a question about the balance in the Randall Library Trust Fund, he said it is roughly \$500,000, of which the trustees use less than the amount of inflation to buy books and supplies (\$20,000 to \$25,000 per year). The Hale School Trust Fund provides an additional \$10,000 to \$15,000 per year. To be eligible for state funds, a certain amount of local spending is required. Stow barely makes this amount now, so this spending should not be cut.

Capital Planning Committee members Ross Perry and Steve Jelinek spoke from the audience, in favor of the phasing of implementation and the reuse of space. Mr. Perry suggested to Mr. Reed that another point to answer is what happens if the project is not done.

Mr. Wrigley agreed to follow up with Building Commissioner Craig Martin on the balance of the \$100,000 water remediation funds from Town Meeting and progress on the repairs.

Note on Foreclosed Property

Treasurer-Collector Pam Landry visited the Board to ask its wishes on how to handle a foreclosed property on Great Road. Now that Land Court has legally foreclosed, the property belongs to the Town. The owner may redeem the property by paying the full amount of back taxes by February 11, 2012. The next step in the process is for Ms. Landry to send notice to the homeowner. Mr. Salvie said that, due to the severity of a foreclosure, he wants to be sure the Town did every step.

Ms. Spear moved to authorize the Treasurer-Collector to send a certified letter to the former property owner on the foreclosure, with February 11, 2012 as the deadline to pay his taxes; Mr. Ryan seconded; and all voted in favor.

Ms. Landry will return to the Board if she has not heard back in October.

Mowing Agreement on Wildlife Woods Open Space

Anthony Parrinello, Wildlife Woods Homeowners Association Trustee, returned to the Board to sign the agreed-upon contract under which the Trust may maintain the Town owned, open space areas of the development.

Ms. Spear moved to approve the agreement between the Town of Stow and the Wildlife Woods Homeowners Association Trust on the care and maintenance of Wildlife Woods open space areas, dated September 13, 2011; Mr. Bernklow seconded; and all voted in favor.

The Board and Mr. Parrinello signed the agreement, which Mr. Parrinello took for the other trustees to sign. He will then return it to the Town.

Review of Board of Selectmen's Priorities Grid

Mr. Salvie led a brief review of the items on the Board's priorities grid, last updated at the April 12, 2011 meeting. The Board's priorities include Lower Village water, affordable housing, elementary school project, Minuteman school feasibility study, economic development, Pompo re-use and senior/community center, and Assabet River water quality.

Mr. Salvie took notes and will update the chart. He will remove Town Building parking and add the capital projects and transportation.

Ms. McLaughlin will post notice that the Minuteman building committee is seeking volunteers.

Larsen Apple Barn as Surplus Municipal Property

Mr. Bernklow reported on the Community Preservation Committee meeting on preserving the stone apple barn, at which residents requested \$100,000 in CPA funds toward the cost of moving the building. The total cost is estimated to be from \$150,000 to \$300,000. The committee will write the request for bids and the warrant article for a September 26 vote.

The Board agreed to designate the building as surplus municipal property with the following vote. It was agreed that the sundial will go with the building, unless the Elementary School Building Committee wants to change that.

Ms. Spear moved to identify the Larsen apple barn on the Center School property, also known as the stone building, as Surplus Municipal Property, pursuant to Mass General Law Chapter 30B; Mr. Ryan seconded; and all voted in favor.

Acceptance of Lower Village Bench Gift

After a series of discussions among a Stow family, the Planning Board, the Board of Selectmen, and a Lower Village Planning Committee member, the Board agreed to accept the gift of a bench for the Lower Village Common.

Ms. Spear moved, on behalf of the town, to accept the donation of a bench for the Lower Village Common from the Decker family in honor of their mother, Olga Decker, in compliance with the guidelines for accepting gift benches, dated July 26, 2011, with Planning Coordinator Karen Kelleher serving as project manager; Mr. Ryan seconded; and all voted in favor.

Review of Liaison and Committee Assignments

There was a small change in the Board's liaison assignments to better balance the workload.

Ms. Spear moved to change the Board of Selectmen's FY 2012 liaison appointment to the Nashoba Regional School District from James Salvie to Gary Bernklow; Mr. Ryan seconded; and all voted in favor.

Vote for Metropolitan Planning Organization Elections

Ms. Spear will serve as the Board's representative to the upcoming Boston Metropolitan Area Planning Organization's elections.

Mr. Ryan moved to name Laura Spear as the Board of Selectmen's voting delegate for the Metropolitan Area Planning Organization elections on October 26, 2011; Mr. Kern seconded; and all voted in favor.

Liaison Reports

Inadvertently left off the agenda.

Future agenda topics:

None.

At 9:00 p.m., Mr. Ryan moved to adjourn; Mr. Kern seconded; and all voted in favor.

Respectfully submitted,

Susan McLaughlin
Administrative Assistant

Approved as amended, October 25, 2011