

July 7, 2003

**BOARD OF SELECTMEN
MINUTES
JULY 7, 2003**

Present: Arnold Wilson, Chairman
 Charles Blanchard
 David Schmida
 Hal White
 Doris Sosik
 James Malloy, Town Administrator

The Chairman called the meeting to order at 6:30 p.m. following the Pledge of Allegiance.

Approval of Minutes

MOTION: To approve the minutes of June 16, 2003 as submitted, by
 C. Blanchard.
 2nd: D. Sosik
 Vote: All in favor.

Department Head Quarterly Reports

Bev Poirier, Assistant Assessor, read her report to the Board (copy on file). She said that all of the land splits have been completed, three motor vehicle commitments have been processed and the second half tax bills were printed and mailed.

Larry Adams, Town Planner, gave his report to the Board (copy on file). Regarding subdivision activity, the Estates South was not approved by the Planning Board because of its access onto Old Farm Road, and was appealed to Superior Court. He said that other development opportunities there would make for a safer subdivision with lesser impacts on existing neighborhoods.

The Estates North, consisting of one commercial lot and three residential lots, was approved without water and sewer. The Planning Board has adopted a requirement that they will not approve a subdivision unless there is a permit in hand from the Board of Selectmen for water and sewer.

There are two elderly housing projects that are moving through the approval process: one which is in the design stage for an addition of 50 units to Autumn Ridge on Rt. 20, which needs a variance from ZBA

July 7, 2003

because it is a land locked parcel; and the second for active senior housing and assisted living on Hall Road, which must go before the Conservation Commission because of the wetland on the property.

Admiral T.J. O'Brien's has acquired from Old Sturbridge Village a portion of the building above the restaurant, a retail store and large banquet room. They are considering leasing the store out for a coffee shop/bookstore. There is adequate parking available through an arrangement with Basketville. The Planning Board has required that they come back in a year for further review.

L. Adams stressed the critical need for increased staffing and coordination for community development related boards because of the increased amount and level of review and the added complexity of projects in today's building climate.

A. Wilson recommended that J. Malloy contact the legislators to request that they review the law regarding curb cuts.

MOTION: That the Board authorize the Town Administrator to retain CME Associates to make a recommendation regarding the safety of the proposed curb cut feeding a subdivision off Rt. 131 and Farquhar Road, the price not to exceed \$1,000, by A. Wilson.

2nd: D. Sosik

Vote: Four in favor; C. Blanchard abstained.

Millyard Section 319 Grant

J. Malloy informed the Board that the only bid was \$197,652 for a project that was budgeted at \$50,000. This was the second time it went out to bid; the first time there were no bidders. Greg Morse, David Mitchell of the Conservation Commission and Jane Peirce of MADEP met to review the alternatives to address the concerns of the Conservation Commission and MADEP regarding drainage and the proximity of the Quinebaug River. They came to the conclusion that some of the work was more than what was necessary to achieve the desired results, and developed a plan that required additional effort on the part of DPW, with some aspects to be done by private firms.

Senior Municipal Service Workers

July 7, 2003

MOTION: To approve Gerald Suprenant's continued participation in the Senior Municipal Service Program, working at the Senior Center for FY04, by D. Sosik.

2nd: H. White

Vote: All in favor.

Regarding Myron Hooker's participation in the program working for DPW, C. Blanchard said that there is a policy that operating heavy equipment cannot be allowed; G. Morse will have to find other work for Mr. Hooker.

MOTION: To approve Myron Hooker's participation in the Senior Municipal Service Program, working for the DPW for FY03 and FY04, by D. Sosik.

2nd: D. Schmida

Vote: Four in favor; C. Blanchard opposed.

Lucent Gift Fund

MOTION: To approve the use of up to \$10,000 for 127A Stallion Hill Road from the Lucent Gift Fund to ensure accessibility to the property for the public, by H. White.

2nd: D. Schmida

Vote: All in favor.

D. Sosik noted that after Dan Szumilas passed away, a fund was created for a memorial tribute to him, and asked if anything had been done with that. J. Malloy said that the money is still available, and was a gift to the Conservation Commission. He will look into it.

Betterment Assessment Division

MOTION: That the Board of Selectmen, acting as the Sewer Commissioners, approve the division of assessed land as provided for by Massachusetts General Laws, Chapter 80, Section 15 for land located at 66 Westwood Drive, owned by the Palmer Family Trust on Westwood Drive, recorded at the Worcester District Registry of Deeds, Book 24678, Page 352, which is to retain 100% of the original Cedar Lake Sewer Betterment Assessment and to assess 0% of the aforementioned Sewer Betterment Assessment lien to the 5,558 square feet of land, more or less, located on the southerly side of Westwood Drive, Sturbridge and shown as Lot 20A on a plan of land entitled, "Plan of Land owned

July 7, 2003

**by Lillian H. Palmer, Trustee, dated October 2, 2002,
prepared by Jalbert Engineering, Inc. and recorded in the
Worcester District Registry of Deeds in Plan Book 795,
Plan 54, by C. Blanchard.**

2nd: H. White

Vote: All in favor.

DTE – E911 Request

Regarding the surcharge for E-911 on personal and business telephone lines, J. Malloy reviewed it further through the DTE's website and found that the process they are going through was determined by a law passed in 2002 by the State Legislature (Chapter 239 of the Acts of 2002). It was the consensus of the Board not to pursue it, since there is already a law on the books.

Correspondence

Robert Williams, President of R.G. Williams Construction Co., sent a letter requesting approval from the Board for a water and sewer connection for Assessors Map 30, parcel 35 on McGilpin Road. J. Malloy said that property records indicate that he does have a right to go across 14 Apple Hill Road to extend sewer to 35 McGilpin Road. A. Wilson suggested that Tighe and Bond render a decision as to what size line should be used, and what ties it should have. C. Blanchard suggested that J. Malloy confirm that this is only about one lot, one grinder pump and one line. There are five or six other lots that would have the same easement and opportunity to connect to the sewer line. This was not within the original Phase 2 sewer project, and will be an extension of that project.

Michael Parsons, Executive Vice President of Tighe & Bond sent a letter regarding a proposal to monitor the DEP process for 51 and 55 Holland Road.

**MOTION: To allow J. Malloy to sign the proposal from Tighe & Bond
to monitor the cleanup of the Holland Road site where
contamination was discovered, for \$5,000, by C.
Blanchard.**

2nd: D. Sosik

Vote: All in favor.

Old Business

July 7, 2003

C. Blanchard suggested considering a policy that indicates that the Board of Selectmen authorizes the Town Administrator, DPW Director and Finance Director to review all requests for water and sewer abatements and to grant or deny these requests based on a majority vote of these three people for requests up to \$500. The abatements will be placed on a weekly warrant to be signed by the Board of Selectmen. In the case of abatements over \$500, the Town Administrator will present the abatement request to the Board of Selectmen with the recommendations of the Town Administrator, Finance Director and DPW Director for the Board's approval prior to placing the abatement on the warrant.

MOTION: To approve the policy on water and sewer abatements as stated by C. Blanchard on July 7, 2003, by D. Sosik.

2nd: D. Schmida

Vote: All in favor.

New Business

D. Sosik requested an executive session to discuss land acquisition.

A. Wilson announced that two experts on the Community Preservation Act will be present at the Board's work session on July 14th, at the request of the Community Preservation Committee: Dawn Henderson of the state Dept. of Environmental Affairs and Chris Sacardi, CPA Coalition representative.

MOTION: To enter into executive session under MGL Chapter 39, §23B, Paragraph #6: To consider the purchase, exchange, taking, lease or value of real property, not to reconvene in open session, by D. Schmida.

2nd: H. White

Roll call vote: All were in favor.

Penny Dumas, Chairperson of the Community Preservation Committee, appeared before the Board.

MOTION: To invite the Chairperson of the Community Preservation Committee to join the Board in executive session, by D. Schmida.

2nd: H. White

Vote: All in favor.

Ask the Selectmen

July 7, 2003

H. White took a call from Ginger Peabody, who said that the Board should take advantage of the senior rate for cable customers when the next cable contract is negotiated.

Another caller noted that the Board had neglected to introduce the Chairman of the Community Preservation Committee. A. Wilson introduced Penny Dumas.

Respectfully submitted,

Judy Knowles

BOS Clerk

Date