

Note: A portion of these minutes has been redacted.

**BOARD OF SELECTMEN  
EXECUTIVE SESSION MINUTES  
APRIL 2, 2007**

Present:     Arnold Wilson, Chairman  
              Hal White  
              Ted Goodwin  
              William Emrich  
              Steven Halterman  
              James Malloy, Town Administrator

The Chairman called the executive session to order under MGL Chapter 39, §23B, Paragraph #3: To discuss strategy with respect to collective bargaining or litigation; and #6: To consider the purchase, exchange, taking, lease or value of real property; not to reconvene in open session.

**Land Auction**

A.Wilson said that at the land auction, Gerry Paquin had bid \$905,000, then two hours later he called A. Wilson indicating that he wants the Town to own the land. He noted that Richard DiBonaventura is foreclosing on a number of properties. He said that Mark Zelkiewicz wants to develop the land with Gerry Paquin, and he may have trouble getting other investors within 30 days. J. Malloy suggested asking Mr. DiBonaventura for some of the land for trail development. He said that it may be necessary to call a Special Town Meeting to deal with it, and it must be held within 30 days. H. White suggested inviting the Community Preservation Committee to the next meeting.

J. Malloy said that another land issue involves the property on the corner of Route 20 and Holland Road. He noted that a developer has an option to buy it, and it has a 21E on it, and is considering knocking down the existing structure and building a mixed use building with condos and retail stores. It is zoned general/industrial, and the question is whether or not to negotiate contract zoning for retail/residential use, and whether or not to allow him to go one story higher for a smaller footprint. The developer proposes to build a 30-unit condo, designed like the original mill. It was the consensus of the Board to consider it.

**Paramedics**

J. Malloy informed the Board that he had conducted a thorough review of the financial issues and had the following comments:

- The premium for wages for the paramedics over and above what the EMT-Is are paid (provided by Brian Towns through H. White's email to the Board and J. Malloy) ranges from 13% - 26%. From the initial review of

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the other towns that Sturbridge compares to, he found about a 7% higher rate for paramedics.

- He thought that the Town should offer to pay around 5%, then use 7% for the outside limit.
- B. Towns indicated in the spreadsheets that he had emailed to H. White he was suggesting an education stipend of \$2,000 for Associates Degrees and \$4,000 for Bachelor's degrees. J. Malloy has not added it to any of the calculations, and he did not recommend it.

H. White said that at the first Paramedic meeting, it was said that paramedics are paid much less in private industry. He suggested paying paramedics \$1/hour more than EMT-Is.

J. Malloy suggested starting with a number, and keeping it in a tight range. H. White suggested not going above Charlton's rate. J. Malloy said that AMRs are non-union. He felt that there would be too much disruption in going with Amber Care. He said that Chief Senecal and Brian Towns are reviewing arrival times.

T. Goodwin suggested looking at the private sector. J. Malloy said that if the town goes with the private sector, it could cost approximately \$150,000/year. He suggested having someone analyze the calls.

A.Wilson said that he would no go along with the scenario of laying off two firefighters to make room for a paramedic. J. Malloy said that the two new employees are on probation, and can be terminated without cause. He did not think that privatizing the service would be a benefit to the Town, and said that a regional system might work.

**MOTION: To adjourn, by H. White.**  
**2<sup>nd</sup>: T. Goodwin**  
**Roll call vote: All were in favor.**

The meeting was adjourned at 10:05 p.m.

Respectfully submitted,

Judy Knowles

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BOS Clerk

Date