

May 5, 2014

**BOARD OF SELECTMEN  
MINUTES  
MAY 5, 2014**

Present: Mary Blanchard, Chairman  
Priscilla Gimas  
Mary Dowling  
Mary Redetzke  
Craig Moran  
Shaun Suhoski, Town Administrator

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

**Public Service Announcements**

C. Moran announced the “Fun and Five” event at the Oliver Wight Tavern at Old Sturbridge Village on May 6<sup>th</sup> at 5:00 p.m.

M. Blanchard announced the Memorial Day Parade on Monday, May 26<sup>th</sup>.

**State Senate Candidate Anne Gobi**

State Rep. Anne Gobi, a candidate for state senate, introduced herself to the Board. Previously the Board had met Michael Valanzola, and James Ehrhard is scheduled at the next meeting.

**Minutes**

**MOTION:** To approve the minutes of April 28, 2014 as amended, by M. Redetzke.  
**2<sup>nd</sup>:** C. Moran  
**Vote:** All in favor.

**BYOB Discussion**

It was the consensus of the Board to defer this matter to a later meeting.

**Proposed TIF Agreement with Om Shri Ambika LLC (Holiday Inn Express)**

S. Suhoski informed the Board that the Finance Committee has concurred with the Board of Selectmen for purposes of the Town Meeting articles. He submitted to the Board a spreadsheet with illustrative scenarios for the TIF agreement.

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S. Suhoski said that the \$4 million scenario is deemed more likely based upon his prior discussions with the former assessor. The information includes a comparator commercial site that also has a hotel, restaurant and convenience and service station.

As noted in S. Suhoski's email to the Finance Committee dated May 1<sup>st</sup>, under the terms of the proposed TIF agreement the Town stands to realize an estimated \$1,686,306 to \$1,933,673 in new revenue over the 10-year term due to property and occupancy taxes while the developer will avoid \$208,212 to \$455,361 in property taxes on the incremental value of the hotel structure.

S. Suhoski said that upon construction of a restaurant and bank, the Town would gain an additional \$50,000 per year in revenue.

S. Suhoski has seen a conceptual layout revision that brings the hotel structure out of the recently confirmed vernal pool. This further illustrates the site constraints faced by this project and the commitment of a local resident developer to bring this project to fruition.

### **Riverlands Environmental**

S. Suhoski noted that the Town had expected the preliminary Response Action Outcome (RAO) and any associated Activity and Use Limitation (AUL) to issue on April 11<sup>th</sup>. In response to his inquiry, Tighe & Bond advises that the RAO and AUL documents are at 80 percent completion, and the accompanying survey is at 99 percent completion.

Jason Barroso, the project engineer, is scheduled to receive the draft reports on May 8<sup>th</sup> for review prior to forwarding to Nancy Milkey (the Licensed Site Professional). Mr. Barroso and Ms. Milkey previously appeared before the Board. S. Suhoski was told that the draft reports will be emailed to me on May 12<sup>th</sup>. However, he was told that there are "major revisions" to the regulations that come into effect on June 20<sup>th</sup> with respect to closure reports. Thus, the Board will need to be prepared to review and execute the close-out documents so they can be recorded prior to June 20<sup>th</sup>.

The engineer states that he expects that the AUL will restrict development of the affected areas of the site as a residential property, daycare, or development of a "park" (i.e., swingsets, ball fields) or other activities that will result in active disturbance of surface soils. The deed restriction will limit the use of the affected portion of the site to passive recreation but will eliminate the need to excavate surface soils or construct a cap over the impacted area.

S. Suhoski informed the Board that Mr. Barroso will attend the May 19<sup>th</sup> meeting to answer questions concerning the above.

**Other Matters:** Following are brief updates on other pending matters.

- **Municipal Buildings:**

- ***Library (updated 4/4)*** – Pending Town Meeting. The Capital Planning Committee included replacement of the skylight system, and sufficient funds for replacement of the gutter system, in its FY15 recommendations.
- ***Town Hall / Center Office Building (updated 4/22)*** – The electrician and generator representative that toured Town Hall in March for cost estimating purposes could not specify a generator based upon their inventory and experience. Mr. Southworth did suggest a generator manufacturer that might be able to accommodate this type of project.
- ***Public Safety Complex (updated 4/24)*** – The final bid documents await only “front end” requirements from the Town with advertisement for bids expected to issue this coming week and construction between June 1<sup>st</sup> and August 1<sup>st</sup>.

- **Infrastructure Projects:**

- ***Mountainbrook Road Betterment / Drainage Project (updated 5/2)***: The Conservation Commission approved an Order of Conditions on May 1<sup>st</sup> and the appropriate documents are being developed by the Conservation Agent for signature. These development and erosion controls will be incorporated into the bid documents so the project can now move forward.
- ***Champeaux Road Bridge (updated 4/24)***: The \$1.45 million authorization for funds was included in the final transportation bond bill. Once the Governor’s action is known, then the Town can seek whether the administration will release these funds. Greg Morse and S. Suhoski discussed and believe we should wait until we get a firm read on the bond bill funding before committing the bulk of our Chapter 90 funds to the project. The DPW Director will bring this project back before the Board of Selectmen prior to any construction.

- **Other Meetings / Miscellaneous:** S. Suhoski met with Town Planner re: hotel TIF proposals; extensive telephone conference with Finance Committee chairman; met with Fire Chief concerning collective bargaining and staffing proposals; met with Finance Director and Principal Assessor regarding various issues; met with interim Building Inspector, Conservation Agent, BOH Agent regarding department-specific issues.

**MOTION:** That the Board sign the Winter Road Recovery Program paperwork for Mass. DOT, by M. Redetzke.

**2<sup>nd</sup>:** P. Gimás

**Vote:** All in favor.

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**MOTION: To post the Annual Town Meeting and Special Town Meeting warrants for June 2, 2014, by P. Gimas.**

**2<sup>nd</sup>: M. Redetzke.**

**Vote: All in favor.**

### **Correspondence**

M. Dowling read the correspondence list into the record.

### **Old Business**

M. Redetzke asked about the status of conservation restrictions. S. Suhoski said that the Town's outside attorney was sending draft restrictions to the State Division of Conservation Resources for review prior to bringing before the Conservation Commission.

P. Gimas asked about the status of the Charter license renewal. S. Suhoski informed the Board that the Cable Advisory Committee will be meeting with the Board of Selectmen in May or June to develop a strategy for the renewal process. P. Gimas expressed concern about rising costs and questionable service from Charter.

M. Blanchard advised the Board to continue working on the Town Administrator's goals, to be scheduled for completion in June.

M. Blanchard asked about the status of the Building Inspector. S. Suhoski said that he had interviewed the Interim Building Inspector on May 2<sup>nd</sup> and plans to bring him forward for appointment on May 19<sup>th</sup> on a four-day per week schedule.

### **New Business**

M. Dowling spoke to the removal of the ash trees on the Town Common, and requested information from the Tree Warden on the replacement tree program. She suggested that a public hearing might be helpful.

M. Blanchard suggested having two Citizen Forums on the agenda, one at the beginning of the meeting and one at the end. It was the consensus of the Board to begin posting it on agendas as of the second meeting in June.

C. Moran spoke to the recent fatal accident, and thanked the police and fire personnel for their hard work.

**MOTION: To convene in executive session under MGL Chapter 30A, §18-25, Paragraph 3: To discuss strategy with respect to collective bargaining or litigation; not to reconvene in open session, by M. Dowling**

**2<sup>nd</sup>: P. Gimas**

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**Roll call vote: P. Gimás in favor; M. Dowling in favor; M. Redetzke in favor;  
M. Blanchard in favor; C. Moran in favor.**

The Board convened in executive session at 7:27 p.m.

Respectfully submitted,

Judy Knowles

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BOS Clerk

Date