

Town of Upton



Massachusetts

Meeting Minutes of February 26, 2008

*Location:* Upton Fire and EMS Headquarters, 2<sup>nd</sup> Floor Training room.

*Present:* Chairman Marsha A. Paul, Selectman Robert J. Fleming, Selectman Kenneth E. Picard and Administrative Clerk Karen L. Varney.

The meeting was called to order at 7:00pm.

At 7:01pm Chairman Paul gavelled to enter into Executive Session under M.G.L. Chapter 39, s. 23B exception #3 to discuss strategy with respect to Collective Bargaining.

At the completion of the Executive Session, the Board will reconvene their regular meeting. Poll taken: Ken Picard "I", Robert Fleming "I". Marsha Paul "I".

The Board reconvened their regular meeting at 7:33pm with the Pledge of Allegiance. Videotaping provided by Jonathan Miguel, Cable TV Access Provider.

An informational Forum relative to the proposed purchase of the Maple Ave property was next on the Boards Agenda. Chairman Paul began by stating the purpose of this forum is to have an open discussion, state facts and answer questions from the citizens. She continued by saying she is a strong proponent of planning and development and in her opinion this property would be a great benefit to the Town. Selectman Fleming agrees, saying he fully supports this purchase. He noted that in the long term, over 10 to 15 years, the property would be a vital resource for the Town and the need to take advantage of the opportunity. Selectman Picard however is undecided at this time how he will vote. He did say he does not want the Town being a developer.

One resident voiced her support for the purchase and one resident strongly disagreed. Other attendees did not clearly indicate if they were for the purchase or against. Selectman Fleming spoke of the \$3.9 firm purchase price saying there are many benefits to the purchase of the land. John Robertson Jr., Chairperson of the Library Trustees, said the Town would receive a grant in the amount of \$2.7 mill for the construction of a new library. Discussion on the \$2.5 mill difference on the two appraisals and what the actual value is for the Town. Chairman Paul said the \$3.9mi purchase price would include clean up cost, removal of structures, etc., also the sellers will take complete responsibility of the landfill. Selectman Fleming added that if the Town votes this purchase down, the Upton Development Group could sell this property to anyone and being Industrial / Commercial land, it could be used for anything. The Town could receive about \$130,000 a year in tax revenue.

44 To better inform the community, the Board of Selectmen has drafted a two-page  
45 fact sheet that will be inserted in the Upton Town Crier publication that is send to every  
46 household in Upton. Chairman Paul read excerpts of this informational fact sheet. It's up  
47 to the voters of Upton to decide. The Special Town Meeting is scheduled for Monday,  
48 March 10<sup>th</sup> at 7:30pm at Nipmuc Regional Middle / High School. The forum ended at  
49 8:35pm.

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51 Continuing on with the regular meeting, the Board signed the Weekly Warrants:

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53 Appropriation Treasury Warrant No. 35e in the amount of \$635,795.86.

54 Payroll Treasury Warrant No. 35P in the amount of \$71,437.08.

55 Refund Warrant No. 35r in the amount of \$4,726.89.

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57 Motion # 1

58 Selectman Picard motioned to approve the meeting minutes of February 19, 2008  
59 and to include the DPW Director's memorandum of January 29, 2008 as part of these  
60 minutes. Seconded by Selectman Fleming, unanimous by Chairman Paul.

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62 Motion # 2

63 Selectman Picard motioned to approve the Executive Session (DPW Director)  
64 meeting minutes of February 19, 2008. Seconded by Selectman Fleming, unanimous by  
65 Chairman Paul.

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67 Motion # 3

68 Selectman Picard motioned to approve the Executive Session (Pleasant St  
69 residents) meeting minutes of February 19, 2008. Seconded by Selectman Fleming,  
70 unanimous by Chairman Paul.

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72 Motion # 4

73 Selectman Picard motioned to approve the Executive Session meeting minutes of  
74 February 19, 2008 (COA Director). Seconded by Selectman Fleming, unanimous by  
75 Chairman Paul.

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77 Chairman Paul read loud a Memorandum the Board received from the Assessors  
78 Inviting them to a meeting with the Appraisal Resource Company for a presentation on  
79 how they arrived at the property values and to answer any question. This presentation is  
80 scheduled for Thursday, February 28<sup>th</sup> at 7:00pm a Nipmuc Regional High School.

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82 Regarding Article 1 of the Special Town meeting Warrant, which is to acquire a  
83 parcel of land off Maple Avenue, the Board agreed with placing an informational insert  
84 along with the Warrant in the Town Crier. In speaking with Mr. Holman, the cost for  
85 copies would be in the \$150 to \$200 range for each insert.

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87 Project List:

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- Main Street water pipe replacement: Waiting for a report from Director Soma on references. It was requested by the Board to invite the top two candidates to the March 4<sup>th</sup> meeting for a discussion.
  - Grant Writer John Zakian will be coming in next week to meet with Department Managers.
  - Town Manager Forum: TMAC meeting will take place on February 28<sup>th</sup>. Information will be forthcoming.
  - Police Chief Search Committee: Evaluation report forthcoming.
  - Employee Benefit Forum: Selectman Fleming will be meeting with the Personnel Board on Saturday, March 1<sup>st</sup> and will follow up with Ms. Kenney.
  - Pratt Pond: Public Hearing February 27<sup>th</sup>. Letter received from an abutter.
  - Cemetery Land: Follow up with AA Jim Bates for update.
  - Noble Vista: BOS request formal letter from Attorney Lane.

103 *FYI:*

- 104 ⇒ Copy of a letter from Planning Board Chairman Tom Davidson to Senator Ed
- 105 Augustus and Representative George Peterson Re: relocation of two speed limit
- 106 signs on Rt. 140.
- 107 ⇒ Proposed Ramsey Building Usage Rules Forms submitted by Dave Adams.
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109 *Confidential:*

- 110 ⇒ *Letter dated February 13, 2008*
- 111 ⇒ *Letter dated February 18, 2008 from a Main St resident.*
- 112

113 **Motion # 5**

114 As requested by the Recreation Commission, Selectman Fleming, Motioned to

115 approve the Ramsey Building Overnight Usage Rules and the Ramsey Building Usage

116 Rules as outlined by the Commission. Seconded by Selectman Picard, unanimous by

117 Chairman Paul.

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119 Chairman Paul noted that the Finance Committee's Budget session with the

120 School Committee will be held on Monday, March 17<sup>th</sup> and encourages citizens to

121 attend.

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123 At 9:15pm Selectman Fleming motioned to enter into an Executive Session

124 under M.G.L. Chapter 39, s. 23B exception #3, (Pleasant St). At the completion of the

125 Executive Session, the Board will reconvene their regular meeting.

126 Poll taken: Ken Picard "I", Robert Fleming "I". Marsha Paul "I".

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128 The Board reconvened their regular meeting at 9:29pm

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130 At 9:30pm Selectman Fleming motioned to enter into another Executive Session

131 under M.G.L. Chapter 39, s. 23B exception #3. (To discuss a confidential letter) At the

132 completion of the Executive Session, the Board will reconvene their regular meeting.

133 Poll taken: Ken Picard "I", Robert Fleming "I". Marsha Paul "I".

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The Board reconvened their regular meeting at 9:37pm

At 9:38pm Selectman Fleming motioned to enter into another and final Executive Session under M.G.L. Chapter 39, sec. 23B exception #7. The Board will adjourn their regular meeting at the completion of this Executive Session.

Poll taken: Ken Picard "I", Robert Fleming "I". Marsha Paul "I".

The Board adjourned at 10:06pm.

Respectfully submitted,  
Karen L. Varney, Administrative Clerk