

Present: Vice Chair Kevin Kuros, Clerk Beth Pitman, Selectman Peter Baghdasarian and Selectman Cari Kay Robertson. Also present, Town Manager, Michael Szlosek and Administrative Assistant, Tracey Ante. (Chairman Mr. Potaski was not present and Mr. Kuros acted as Chairman).

NOTE: Some matters may have been taken out of agenda order but are presented below based on agenda order for ease of location information.

I. CALL TO ORDER AT 7:00PM

- A. Announcements Ms. Robertson informed the public about <u>Nixle.com</u>. Residents may log on to the website to stay informed as to local police and community developments.
- B. Citizen's Forum Mr. Ernie Esposito was present and commented on the criticism discussed on behalf of the SBC. He announced his support for the SBC and recognized their service and commitment. Mr. Esposito additionally recognized Mr. Baghdasarian's efforts for submitting a bill to name a bridge after Titus Ebbeling.

II. PUBLIC HEARINGS/SCHEDULED APPOINTMENTS

A. Tax Classification Public Hearing – The Chairman opened the public hearing. It was noted the public hearing was correctly posted and published. Mr. Kuros read the statement. The public is invited to comment on the issue of tax levy percentages for FY 2010 for Residential, Commercial, Industrial and Personal Property. The Assessor will provide information and data relative to making a determination of the tax share of each taxable class. The Selectmen will determine whether or not to shift the burden of taxation among the classes. Ms. Paula Dumont, Assessor and David Genereux, Finance Director were present and discussed the Classification Recommendations in a memorandum dated December 21, 2009 (attached to the minutes). Following discussion and no public comment, the Vice Chairman closed the public hearing. MOTION by Mr. Baghdasarian to set a single tax rate. Seconded by Ms. Robertson, the motion carried unanimously. Mr. Genereux advised the Board, Kathy Reed, DOR Representative reviewed the Cap sheet and has no concerns. The rate will be finalized upon DOR notification which is anticipated shortly. Thereafter, notification will be published in the Telegram & Gazette and posted throughout Town. MOTION by Mr. Baghdasarian, to authorize the Chairperson to endorse the letter granting an extension date for the mailings. Seconded by Ms. Robertson, the motion carried unanimously. MOTION by Mr. Baghdasarian to endorse the excess levy capacity of \$28,276.07 +/-. Seconded by Ms. Robertson, the motion carried unanimously.



III. TOWN MANAGER REPORT

- A. Report Meeting with Senator Moore and the SBA The Town Manager updated the Board as to the meeting at Senator Moore's Office.
- B. The Town Manager announced Chief Scott Freitas was honored by his peers, elected and sworn in as President of the Police Chief's Association of Central Massachusetts. Congratulations to Chief Freitas.

IV. OLD BUSINESS

- A. Appointments SBC subcommittee MOTION by Mr. Baghdasarian to appoint Ms. Keegan to the SBC subcommittee and that the Board appoint a member to be chosen by the Finance Committee to be a member of the SBC. Seconded by Ms. Pitman, the motion carried unanimously.
- B. Planning Board Subdivision Rules and Regulations Overview The Board had general discussions as relates to the PB Subdivision Rules and Regulations. Mr. Benn Sherman, DPW Director was also present. Discussion included plowing private ways, Planning Board and DPW responsibilities and/or involvement in the permitting process, void in the overall process, inspections, street maintenance, street acceptance policy, performance guarantee/bonding, unfinished subdivisions, developer responsibilities and bankrupt developers. Ms. Robertson suggested residents form a Homeowner's Association. Questions and discussion further included how to proceed in getting private way streets accepted and is it the Town's responsibility to chase developers, posting "private way" signs and money received from Chapter 90. Mr. Stephen O'Connell with Andrews Survey & Engineering was also present and commented on the Planning Board's responsibilities and follow thru, procedures, subdivision control, lot release, bonding requirements and early release of money. Attorney Joseph Cove was present and advised the Board as to the layout process, street acceptance policy, forming a LLC and other avenues to purse to promote acceptance. The Town Manager will work closely with the Planning Board and the DPW Director to keep communication open amongst the Board and the Department. The Town Manager recommended monthly meetings and will provide a revised street acceptance policy for the Board's review. Mr. Baghdasarian identified typographical errors and areas of concern in the Subdivision Rules and Regulations. The Board will continue review and discussion at a future meeting.
- C. Update on Private Way Progress Mr. Sherman updated the Board as to the private way progress. He recommended the Town seek a permit tracking system to monitor the permitting process. The Board has requested a prioritized list of possible street acceptance for next town meeting. It was discussed Serenity Drive was approved at Town Meeting 2006, however the deeds/easements and plans were not recorded. The



Office is still awaiting input from Town Counsel. Mr. Sherman updated the Board as to the status of Holbrook Farm Estates and Hammond Estates; whereas the Town is seeking money from the bond company for subdivision project completion.

V. NEW BUSINESS

- A. Josselin & Lesser High School Project update Representatives from Joselin & Lesser and Representatives from Raymond Design, Architects were present and provided the Board with the history of the project and the current status. Most recently, a tour of all existing facilities was conducted to review further options. Joselin & Lesser is still awaiting a response from the MSBA. The Town Manager updated the Board as to the meeting at Senator Moore's Office with Representative Callahan, Representative Kujawski, local elected/appointed Officials, School Staff and School Committee Members and Representatives from the MSBA. It was discussed it was a productive meeting with an array of possibilities. He and Selectman Robertson recognized the cooperativeness on behalf of the MSBA and their suggesting a special meeting is very possible. It was further discussed the MSBA demonstrated a willingness to provide solutions to the Town to accommodate the space needs and accreditation. Specific details of the meeting were recommended not to be released as to not mislead residents. Mr. Baghdasarian noted there is no accreditation problem. Mr. George Zini, Supt. briefly discussed the meeting and the reasoning for maintaining confidentiality at this time. Ms. Pitman inquired as to the money allocated to Joselin & Lesser and if there were any over expenditures. Mr. Don Sawyer commented the work has been performed as contracted. He further requested the Board reconsider their formal action of withholding payment to Joselin & Lesser. He advised work has been performed and they have exceeded expectations. The Town Manager discussed withholding the payment due to concerns the MSBA had. The Town Manager will contact the MSBA and verify that there are no issues and proceed with release of payment if work was performed accordingly. The Board advised they did not take any formal action of withholding money and had no objections to releasing payment. It is the understanding of the attendees of the meeting, the MSBA will communicate with the SBC who will then present the specifics of the meeting to the public.
- B. Vote to Endorse the January 19, 2010 Senate Election Warrant MOTION by Ms. Robertson to endorse the January 19, 2010 Senate Election Warrant. Seconded by Mr. Baghdasarian, the motion carried unanimously.
- C. Application Alcohol License Corporation Name Change from ENT to Nouria Energy Retail Inc. dba Uxbridge Shell, 30 Lackey Dam Road MOTION by Mr. Baghdasarian to approve the Form 43 Alcohol Beer and Wine License, Corporation



Name Change to Nouria Energy Retail Inc. (formerly ENT, Inc.). Seconded by Ms. Pitman, the motion carried unanimously.

- D. 2010 License Renewals: Alcohol, Common Victualler, Entertainment, Amusement, Auto Dealer, Taxi - Following discussion and voting procedure, Mr. Baghdasarian revised his original motion. MOTION by Mr. Baghdasarian to renew the 30 Common Victualler Licenses for 2010 noted on the attached list and made part of the minutes. Seconded by Ms. Robertson, the motion carried unanimously. MOTION by Mr. Baghdasarian to renew the 8 Automatic Amusement Licenses for 2010 noted on the attached list and made part of the minutes. Seconded by Ms. Robertson, the motion carried unanimously. MOTION by Mr. Baghdasarian to renew the 12 Entertainment Licenses noted on the attached list and made part of the minutes. Seconded by Ms. Robertson, the motion carried unanimously. MOTION by Mr. Baghdasarian to renew the 22 All Alcohol, Beer and Wine Licenses for 2010 noted on the attached list and made part of the minutes. Seconded by Ms. Robertson, the motion carried unanimously. MOTION by Mr. Baghdasarian to renew the one Taxi License noted on the attached list and made part of the minutes. Seconded by Ms. Robertson, the motion carried unanimously. Attorney Joseph Cove representing The Salvage Center, Hazel Street, was present and discussed the license renewal and the details as to the expansion. Following discussion, MOTION by Mr. Baghdasarian to renew the 40 Class I, Class II and III Licenses for 2010, as well as grant the expansion of The Salvage Center business, as amended, noted on the attached list and made part of the minutes. Seconded by Ms. Robertson, the motion carried unanimously.
- E. Discussion of Lemire gravel removal/land donation proposal Lemire Property Mr. Stephen O'Connell with Andrews Survey and Engineering and Atty. Rob Knapik were present and discussed the proposed gravel removal plan, land donation and the development of baseball fields on Mendon Street. Discussion included Zoning, Conservation and Recreation Commission support and approval, procurement, water and sewer expansion, topography/elevation of the land, parking, lighting/amplification systems, ingress/egress, Pout Pond field reconfiguration, and/or the possibility of the development of the Sutton Street fields. Additional discussion included project completion date, temporary fields, work to be bonded, and recourse to the Town if the project defaulted. The anticipated project completion date is within 3 years. The Board requested input from the abutters. It was the consensus of the Board to hold off on any action and/or project endorsement, pending a review of other projects in Town. The Board will continue discussions at a future meeting.
- F. BOS Meeting Schedule Calendar Year 2010 MOTION by Mr. Baghdasarian to accept scheduled meetings for January 11th and January 25th. Seconded by Ms.



Robertson, the motion carried unanimously. The Board will move this to their next meeting agenda to review the remaining meeting calendar.

- G. Board of Registrars
 - Democratic candidates Mr. Kuros advised no Democratic candidate list was received from the Democratic Town Committee within the 45 day period.
 Therefore the Selectmen have the authority to appoint a candidate. MOTION by Mr. Baghdasarian to appoint Ms. Tracey Ante to the Board of Registrars. Seconded by Ms. Robertson, the motion carried unanimously.
 - Republican candidates Following discussion, MOTION by Mr. Baghdasarian to authorize the Town Manager to draft a letter to the Republican Town Committee to provide a list of candidates.
- H. Vote to Endorse to accept Chapter 183 of the Acts 2009 (Mr. Kuros left the room and Ms. Pitman read the statement). Following discussion, MOTION by Mr. Baghdasarian to accept the provisions of Chapter 183 of the Acts of 2009. Seconded by Ms. Robertson, the motion carried unanimously. (Mr. Kuros returned to the room).
- I. Goldthwaite Trust Request Mr. Baghdasarian contacted the individual who advised they have not heard any response from the Town Manager's Office. Mr. Baghdasarian suggested the Town Manager's Office forward a letter acknowledging receipt of their request if not able to respond in a timely fashion. Following discussion, the Town Manager will follow up with this individual as to the specific need and advise the Board accordingly.

VI. CORRESPONDENCE/OTHER BUSINESS/MISC.

- A. Senator Moore Letters The Board is still awaiting draft letters by Mr. Potaski. The Board will review at a future meeting.
- B. Approve Meeting Minutes dated November 9, 2009, November 16, 2009 and November 23, 2009. MOTION by Mr. Baghdasarian to approve the November 9, 2009 regular session meeting minutes. Seconded by Ms. Robertson, the motion carried unanimously. MOTION by Mr. Baghdasarian to approve the November 16, 2009 regular session meeting minutes, as amended. Seconded by Ms. Robertson, the motion carried unanimously.

Mr. Baghdasarian advised the Board that at the Primary Election, he casted a blank ballot. He advised he checked with the Town Clerk's office and no ballot could be found.

Street Light status/update - Following discussion, the Town Manager will contact



Street Light status/update – Following discussion, the Town Manager will contact National Grid as to the best way to proceed with turning off the street lights. The Board will continue discussions at a future meeting.

CAC - The Town Manager will contact Barry Giles as to the status of the cable survey.

VII. EXECUTIVE SESSION (MGL c.39, §23B)

Union Negotiations

VIII. ADJOURNMENT: Next BOS Meeting December 28, 2009

At 11:25PM, MOTION by Mr. Baghdasarian to enter into Executive Session to discuss Union Negotiations with no further business to follow. Seconded by Ms. Robertson, the motion carried unanimously on a role call vote (Kuros - AYE, Robertson - AYE, Pitman – AYE, Bagdasarian – AYE).

Minutes respectfully submitted by, Tracey Ante

Minutes approved by Board of Selectmen:

Chairman Michael Potaski

Chairman Kevin Kuros

Clerk Beth Pitman

Attachments

Selectman Peter Baghdasarian

Selectman Cari Kay Robertson

Date Approved



TOWN OF UXBRIDGE OFFICE OF THE PRINCIPAL ASSESSOR BOARD OF ASSESSORS 21 South Main Street Uxbridge, MA 01569-1851

Paula M. Dumont, M.A.A. Principal Assessor

Phone 508-278-8600 Fax 508-278-6393 assessor@uxbridge-ma.gov

DATE:

December 21, 2009

TO:

Town of Uxbridge, Board of Selectmen

FROM:

Paula M. Dumont, Principal Assessor

RE:

Classification Recommendation

To the Honorable Board of Selectmen:

The purpose of tonight's hearing is to determine the percentage of the tax levy to be paid by the four different classes of property in the town. Traditionally, the tax rate has been the same for all classes of property in all but one of the last 25 years. That was in 1983 when commercial and industrial property was charge at a rate of 1.73 times as high as residential.

It is my recommendation tonight to use a single tax rate for all property classes even though the Board of Selectmen each year can exercise its right to shift up to 50% of the tax burden. Last year's rate was set at \$11.53 per thousand valuations. With a single rate this year, residential property owners represent 86.84% of the tax base, Commercial 4.99%, Industrial 4.83% and personal property 3.33%. The tax rate proposed for this year is \$12.55 per thousand valuations. This information is preliminary only and may have to be re-visited after the DOR approves our Preliminary and Final certification.

The new valuations represented an <u>average</u> decrease in value. When I mention average not all properties decreased in value or by the same percentage as various neighborhoods responded to market conditions differently. As always the markets (sales) are looked at from the previous year to allow for a full year of sales.

Listed below are the Value decreases for each category:

	2009	2010	Value Diff	Val %Diff
Single family	\$1,063,517,100	\$1,024,236,600	(39,280,500)	- 3.7 %
Condominiums	\$ 202,431,300	\$ 190,990,100	(11,441,200)	- 5.7 %
Multiple Family	\$ 14,056,200	\$ 13,127,600	(928,600)	- 6.6 %
Vacant land (no bldgs)	\$ 55,743,900	\$ 43,599,000	(12,144,900)	- 21.8%
Commercial	\$ 68,252,300	\$ 66,785,900	(1,466,400)	- 2%
Industrial	\$ 79,682,000	\$ 76,770,100	(2,911,900)	- 3.7 %

The average single family home value decrease from FY 2009 of \$323,500 to FY 2010 \$311,500. The average tax bill from last year was \$3,729 at \$11.53, this year \$3,900 at the \$12.55 rate. That is a \$179 or 8.9 % increase in taxes. New growth last year was \$399,700; this years new growth \$196,200. This was only due to the fact that even though the economy dropped we still had some new construction. Field inspections and local permits were the biggest help with the town's new growth.

NAME OF BUSINESS	- Abstraction of DBA	Category
A. Oberg, Inc.	Lil' Texas Restaurant	All Alcoholic
Arrówhead Acres	Arrowhead Acres	All Alcoholic
Blissful Meadows Golf Club	Meadowview Tavern	All Alcoholic
Charles A. Rice Post 33 American Legion, Inc.	Charles A. Rice Post 33 American Legion, Inc.	All Alcoholic
Charlie's Variety	Charlie's Variety	All Alcoholic
Corbin Associates Corp.	Hanna's Place, Inc.	All Alcoholic
Green Room Billard Club, Inc.	The Green Room	All Alcoholic
Kapi's Pub	Kapi's Pub	Ali Alcoholic
Lynch's Package Store Inc.	Lynch's Riverview Wine and Spirits	All Alcoholic
North Uxbridge Italian-American Club	North Uxbridge Italian-American Club	All Alcoholic
Polish American Social & Civic Corp.	The Polish Hall	All Alcoholic
Geara Marketing, Inc.	Quit-N-Time Package Store	All Alcoholic
Uxbridge Post #1385 V.F.W. of U.S.A., Inc.	VFW Post #1385	All Alcoholic
Uxbridge Progressive Club, Inc.	Uxbridge Progressive Club, Inc.	All Alcoholic
Iron Stone, Inc.	Ironestone's	All Alcoholic
Nouria Energy Retail Inc.	Uxbridge Shell	Wine & Malt
Inspiration Hair & Nail Studio	Inspiration Hair & Nail Studio	Wine & Malt
Papa Gino's Inc.	Papa Gino's	Wine & Malt
Quaker Deli & Variety	Quaker Deli & Variety	Wine & Malt
St.'s General Store, Inc.	St.'s General Store, Inc.	Wine & Malt
Uxbridge Limited Sports Partnership	The Habitat for Soccer & Sports, Inc.	Wine & Malt
Hay Wagon	Hay Wagon at Bangma's Farm	Wine & Malt
available		
NAME OF BUSINESS	DBA	TYPE OF LICENSE
Corbin Associates Corp.	Hanna's Place, Inc.	Amusement
Green Room Billard Club, Inc.	The Green Room	Amusement
Kapi's Pub	Kapi's Pub	Amusement
Papa Gino's Inc.	Papa Gino's	Amusement
Polish American Social & Civic Corp.	The Polish Hall	Amusement
Uxbridge Limited Sports Partnership	The Habitat for Soccer & Sports, Inc.	Amusement
Uxbridge Post #1385 V.F.W. of U.S.A., Inc.	VFW Post #1385	Amusement
Uxbridge Progressive Club, Inc.	Uxbridge Progressive Club, Inc.	Amusement

NAME OF BUSINESS	DBA	TYPE OF LICENSE
A. Oberg, Inc.	Lil' Texas Restaurant	Entertainment
Arrowhead Acres	Arrowhead Acres	Entertainment
Bangma's Famille Hay wagon	Bangma's Form & Dairy Bar Hav whigh	Entertainment
Corbin Associates Corp.	Hanna's Place, Inc.	Entertainment
Green Room Billard Club, Inc.	The Green Room	Entertainment
Kapi's Pub	Kapi's Pub	Entertainment
Papa Gino's Inc.	Papa Gino's	Entertainment
Polish American Social & Civic Corp.	The Polish Hall	Entertainment
Rendezvois Leather & Accessories	Rendezvois Leather & Accessories	Entertainment
Uxbridge Limited Sports Partnership	The Habitat for Soccer & Sports, Inc.	Entertainment
Uxbridge Post #1385 V.F.W. of U.S.A., Inc.	VFW Post #1385	Entertainment
Uxbridge Progressive Club, Inc.	Uxbridge Progressive Club, Inc.	Entertainment

NAME OF BUSINESS	DBA	TYPE OF LICENSE
A. Oberg, Inc.	Lil' Texas Restaurant	Common Victualler
Autumn Garden	Autumn Garden	Common Victualler
Bert's Breakfast & Lunch	Bert's Breaksfast & Lunch	Common Victualler
Blissful Meadows Golf Club	Meadowview Tavern	Common Victualler
Charlie's Variety	Charlie's Variety	Common Victualler
Colleen's Catering & Deli	Colleen's Catering & Deli	Common Victualler
Corbin Associates Corp.	Hanna's Place, Inc.	Common Victualler
CPR Enterprise/Subway	Subway	Common Victualler
Dunkin Donuts	158 N Main St ✓ .	Common Victualler
Dynasty Café	Dynasty Café	Common Victualler
Emma's Items	Emma's Items	Common Victualler
Fadong Wang	Foodworks Chinese Cuisine	Common Victualler
Harry's Famous Pizza	Harry's Famous Pizza	Common Victualler
Honey Farms Inc. Store #82	Honey Farms	Common Victualler
ironstone Tavern	785 Quaker Hwy	Common Victualler
Kapi's Pub	Kapi's Pub V	Common Victualier

V= applications received

Lynch's Package Store Inc.	Lynch's Riverview Wine and Spirits	Common Victualler
McDonald's Restaurant	McDonald's	Common Victualler
Mom's Restaurant	Mom's Restaurant	Common Victualier
Niko's Chicken & Ribs	Niko's Chicken & Ribs	Common Victualier
Northbridge Donut, Inc.	Dunkin Donuts	Common Victualler
Nouria Energy Retail, Inc.	Uxbridge Shell	Common Victualler
Papa Gino's Inc.	Papa Gino's	Common Victualler
Polish American Social & Civic Corp.	The Polish Hall	Common Victualler
Quaker Deli & Variety	Quaker Deli & Variety	Common Victualier
Rendezvous Leather & Accessories	Rendezvous Leather & Accessories	Common Victualler
Seven Hills Family Services Inc.	Milestones Ultimate Hot Dogs	Common Victualler
Smitty's Baker Boy Restaurant, LLC	Smitty's Baker Boy Restaurant	Common Victualler
St.'s General Store, Inc.	St.'s General Store, Inc.	Common Victualier
Subway	Subway	Common Victualler
The Donut Shop Inc.	Jumbo Donuts	Common Victualler
The Hay-Wagon, Inc.	The Hay-Wagon, Inc.	Common Victualler
The Rainbow Palette	The Rainbow Palette	Common Victualier
Uxbridge House of Pizza	Uxbridge House of Pizza	Common Victualler Common Victualler
Uxbridge Limited Sports Partnership	The Habitat for Soccer & Sports, Inc. North End Variety	Common Victualler
Uxbridge Market LLC		Common Victualier
Uxbridge Post #1385 V.F.W. of U.S.A., Inc.	V1 VV 1 OGE 11 7 OGO	Common Victualier
Uxbridge Progressive Club, Inc.	Uxbridge Progressive Club, Inc.	Common victualler
Process Co. of protect distances.	don des sur sur vivarion. Pro-	が確定しCENDで 4
NAME OF BUSINESS	TYPE OF LICENSE	LICENSE #
L. W. Tank Repair, Inc	Class I	, 41
Advanced Auto Sales	Class II	90-A
Advanced Auto, Inc.	Class II	105
Bliss Motors	Class II	65
Bloem's Auto Repair	Class II	77-A
Bob's Auto Service	Class II	73
Cherrier Auto & Towing	Class II	3/10/2027
Hellen Service Co., Inc.	Class II	60
Ironstone Auto Sales	Class II	59
		222
Karacraft of Uxbridge LLC	Class II	
Lav's Auto Body & Sales, Inc.	Class II	93A
Paquette's General Auto Repair	Class II	94
Quaker Service Center, Inc.	Class II	61
Real Deal Auto Sales & Service	Class II	91
Stanley Truck Equipment Co., Inc.	Class II	95
The Salvage Center, Inc.	Class II	75-2
Uxbridge Holiday Auto	Class II	67
Van World	Class II	79
	Class III	72A
Mill Street Auto Parts		71A
Quaker Highway Auto Parts	Class III	· · · · · · · · · · · · · · · · · · ·
Riley's Auto Parts	Class III	74
The Salvage Center, Inc.	of frincoally Class III	75
Uxbridge Holiday Auto	Class III	72
Uxbridge Universal Auto Body, Inc. Universal Auto	Class III	69
Uxbridge Universal Auto Body, Inc. Universal Auto	Class III	70
Genesis Auto Sales LLC	Class II	210
Rendezvous Leathers	Class I	74C
Flagg RV	· Class I	43
Uxbridge Auto Brokers	Class II	10A
	Class II	98
Rose Motors, Inc.		
Uxbridge Auto, Inc.	Class II	71
A to Z Auto Body & Repairs LLC	Class II	77
Uxbridge Gas	Class II	209
Denis Engineering	Class II	422
Vision Auto Group LLC	Class II	97
Hellen Garage Inc	Class II	800
Cote's Collision and Customs	Class II	113
	Class II	100
Uxbridge Power Sports	1 Class II	1 100

ı

1. *

D&M Autobody		Class II		96
Daves Auto Repair	متعد			
NAME	OF BUSINESS	TYPE OF LICE	NSE	LICENSE#
Uxbridge Taxi		Taxi		1