

Westborough Board of Selectmen
Meeting Minutes
May 19, 2009
7:00 p.m. – 9:00 p.m.

Members Present: Chairman Emery, Vice Chairman Jane', Selectmen Goldblatt, Dodd and Thompson

Also, Present: Henry Danis, Town Manager; Maryanne Bilodeau, Assistant Town Manager; Town Counsel Gregory B. Franks

Absent: Selectman Thompson

The meeting was called to order at 7:00 p.m. by Chairman Emery. Town and School payroll and expense warrants were approved and signed.

Pledge of Allegiance/Open Forum

Present: Marybeth Clancy, Department of Capital Asset Management (DECAM); Martha McCullen, Counsel; David Opitka Project Manager for DECAM; Representative Polito, Representative Peterson, Jim Robbins, Town Planner; Kris Allen, Housing Partnership Committee, Tim Buckalew, Conservation Commission; 495 Partnership Representatives; Leah Talbot, Town Accountant

Ms. Clancy gave a brief overview of the State Land Planning and Disposition Process as indicated in the attached handout. She said that the disposition process of any state land is guided by Chapter 7 of the Massachusetts General Laws which governs the process for the Commonwealth's land disposition and acquisition activities. Ms. Clancy noted very strongly that the parcels cannot be carved out in any fashion; it is either all or none.

The process is as follows:

- Each secretariat and their constituent agency continuously review their real estate property portfolio as it relates to their mission. This is the ongoing master planning process and capital asset management process that considers mission and budget.
- When a specific real estate property is no longer needed in the delivery of their mission the secretariat and their constituent agency notify DECAM of their determination of surplus property.
- Once the property has been declared as surplus, DECAM, must initiate the state polling process which includes information of the site and is sent to all secretariats and their constituent agencies. The state has two week to respond if they are interested in the property.
- If a state agency declares interest in the property, they must complete a use proposal form and send it to their respective Secretariat and DECAM.
- If no state agency claims interest in the property, then DECAM sends a local polling which is open for one month.
- If a municipality claims interest in the property, the property must identify with the specific uses of Chapter 7 statute.

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- If so, then the municipality must pay full and fair market value for the property as determined by a formal appraisal (with restricted uses).
- If neither the state nor a municipality claims interest in the property then DECAM may dispose of the property via a competitive process as authorized by the disposition legislation.
- If that is the case, DECAM holds a public reuse restriction hearing in the host municipality and advertises this meeting according to statutory requirements. This agreed upon reuse plan is then enshrined in the legislation that allows the state to dispose of the property.

After a lengthy discussion DECAM explained to the Board the status of the following Parcels in Westborough (sheet attached):

- Parcel B- Still owned by the State; DCR (successor to DEM) is no longer interested in the parcel
- Parcel C (1&2) - Still owned by the State; Fish and Game claimed interest in approximately 7+/- acres that abuts land currently under their care and control
- Parcel D- Still owned by the State; a portion of the parcel was used to relocate Oak Street
- Parcel G- Still owned by State
- Parcel J (1&2)- J1-Still owned by the State; contains power plant and major sewer lines cross parcel J2-Conveyed to Spectrum
- Parcel L- Still owned by the State. Planned for transfer to MHD care and control; most of the parcel is conveyed to the Town of Westborough

At this point, the Board deliberated whether to have DECAM begin the local polling process for parcel L. The Board concluded that they need more time to consider their options and requested that DECAM revisit the Board at their June 9th meeting.

Westborough State Hospital:

Ms. Clancy said that the Department of Mental Health staff and clients will be moving out of the state hospital and in into their new facility in the spring of 2012 which is the estimated date for completion. The Department of Youth Services will remain where they are. The entire site is being looked at from all the Human Services Agencies and the master planning will be completed by the spring of 2010.

Ms. Clancy said that the Hadley Building will remain open and that building currently houses multi-users.

The Board of Selectmen thanked DECAM for their presentation on the state's surplus process and all the representatives who attend.

Adjourn Open Session

Selectman Dodd moved to adjourn the Board of Selectmen meeting at 9:00 p.m. Selectman Goldblatt seconded. 4-0

Submitted by Nidia Ruberti

Chairman Leigh Emery

Selectman Lydia Goldblatt

Selectman Timothy A. Dodd

Vice Chairman Rod Jané

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