

Members present: Kevin M. McCormick Valmore H. Pruneau
 Allen R. Phillips Christopher A. Rucho

Mr. McCormick convened the meeting at 7:00 p.m.

Read and acceptance of Minutes from Previous Meetings

Motion Mr. Rucho to accept the meeting minutes of November 7 and 17, 2007 seconded by Mr. Pruneau, all in favor.

Public Hearing: Re: Classification Hearing In Conformity With M.G.L. Chapter 40, §56 to Establish Local Property Tax Rate or Rates for Fiscal Year 2008

Mr. McCormick opened the public hearing and read the following notice. Notice is hereby given that the West Boylston Board of Selectmen will hold a public hearing on Wednesday, December 5, 2007, at 7:05 p.m. in the Selectmen's Meeting Room, Mixer Municipal Office Building, 120 Prescott Street, in conformity with the provisions of Massachusetts General Laws, Chapter 40, Section 56 for the purpose of holding a Tax Classification Hearing so as to establish the local property tax rate or rates to be assessed to each of the following classes of property for fiscal year 2008, the period from July 1, 2007 through June 30, 2008: residential property, open-space property, commercial property, and industrial property. All interested persons, groups, and agencies are invited to attend and participate. Kevin M. McCormick, Chairman, Board of Selectmen, Town of West Boylston, November 21, 2007. The advertisement scheduled for November 28 was pulled due to the fact that the office was notified by our Regional Assessor Harald Scheid that we would not be going forward with the hearing.

Mr. Scheid joined the Board and reported that he has been advised that because this is a full valuation certification year, with the backlog at the Department of Revenue, we should count on sending out third quarter estimated tax bills. Once he has heard from the Department of Revenue we will schedule another hearing. Notices will be placed on cable, the towns website and area newspapers.

Public Hearing: Re: In Accordance With M.G.L. Chapter 140, Section 27 as well as the West Boylston Motel Operations Permit Regulations, to Consider the Revocation, Suspension or Modification of the Motel Operation Permit Issued to the Reservoir Motel, 90 Sterling Street

Mr. McCormick opened the public hearing and read the following notice. Notice is hereby given that in accordance with M.G.L. Chapter 140, Section 27 as well as the West Boylston Motel Operations Permit Regulations, the Board of Selectmen of the Town of West Boylston will hold a public hearing on Wednesday, December 5, 2007 at 7:15 p.m. to consider the revocation, suspension or modification of the Motel Operation Permit issued to the Reservoir Motel, 90 Sterling Street, West Boylston. The hearing will be held in the Selectmen's Meeting Room of the Mixer Municipal Office Building, 120 Prescott Street, West Boylston. All interested persons, groups, and agencies are invited to attend. Kevin M. McCormick, Chairman, Board of Selectmen, November 28, 2007.

Mr. Gaumond explained that on November 15 the Board of Selectmen, after receiving correspondence from the Police Chief of West Boylston, sent notification to Douglas George, owner of record of the Reservoir Motel, that there were allegations that the manager on duty was intoxicated on or about October 17, 2007 in violation of West Boylston Motel Operations Permit

Regulations, Section 9B, 10a and 11b. That they failed to properly maintain registration cards on or about January 28, 2007 in violation of M.G.L. Chapter 140, Section 27 as well as West Boylston Motel Operation Permit Regulations, Section 9b and 10a and that the license holder employed a manager on duty who was consuming alcohol and placing obscene phone calls on or about January 28, 2007 in violation of West Boylston Motel Operations Permit Regulations, Section 9b, 10A and 11b. The hearing is also to hear from the West Boylston Police Department. The Board's agenda package contains copies of reports and letters from the Chief of Police, incident reports for January 28, 2007 and December 4, 2006, MLG Chapter 140, Section 27 and the Town of West Boylston Motel Permit Regulations.

Sgt. Francis Glynn and Detective James Dugan joined the Board. Detective Dugan reports that on October 17th at 8:45 p.m. he received information that there were two males at the Reservoir Motor Lodge with outstanding warrants. Detective Dugan responded with Officers Bartlett and Petit. Upon arrival he went to the office, found the door locked, no manager on duty, with a note on the door that said the office hours were 7:30 a.m. to 10:00 p.m. On the side of the door there is a bell with a notice that says ring for service. They rang the bell for service and three to four minutes later the manager came outside and approached them as they were standing out in front. The manager was displaying signs of intoxication. When they questioned him he said he had not been drinking. Detective Dugan asked if he was the manager on duty and he said he was. He asked about the location of the two individuals they wanted to arrest. The manager took the key out and attempted to get the key into the hole and they did provide them with the location of the two individuals. They then had further conversation with the manager and said they would have further conversation with the Chief of Police. Detective Dugan asked him why he was drinking and told him that there are rules and he was not to be consuming alcohol. The manager said the hotel was full at that time and they were not accepting anyone else. Detective Dugan advised him that this was not acceptable behavior and he would be forwarding a report to the Police Chief. Detective Dugan located the rooms for the individuals with the warrants, arrested one of the individuals and left the business with the arrested individual.

Sgt. Glynn reported that on December 4, 2006 he responded to the Reservoir Motor Lodge at the request of the Motor Lodge. Upon his arrival the manager stated that a male rented room 141 and the man didn't provide a name. He left the motel and when the manager went to clean the room he found an unknown female who would not get up. They called the Police Department and she would not say who rented the room. A check of the registration card revealed an unreadable name and address and there was no verification of checking positive identification. They did get the name of the women and transported her to the pip shelter and they did speak to the manger about checking positive identification.

Officer Bartlett reported that after Sgt. Glynn had his incident, the Chief of Police asked him to go over and speak with Martin Schofield, the manager, on getting the proper registration card information. He indicated that he understood and would speak with the employees. On January 28, 2007 Officer Bartlett assisted Boylston Police with an investigation on obscene phone calls which originated from the front desk switchboard of the Reservoir Motel according to the caller identification. They were met by the owner's son Sanjay Panday who denied any knowledge of the events. He said he was on the desk at the time and it could have been the group in room 115. Officer Bartlett asked to see the card and all he had on there was Billadeau. There was no other information. Officer Bartlett asked Martin Schofield why nothing was on the card and he indicated that he didn't check the party in. The card indicted that the party had been there for 23 days and was never identified. Officer Bartlett went to room 115, knocked on the door and it was answered by a person

who first gave a false spelling of his name. When Officer Bartlett got the correct spelling, it was found that the individual had three outstanding warrants on him. The individual said he did make the calls with the manager and another gentleman. They were all drinking at the front desk and made the calls. Sanjay denied making the calls. Again Officer Bartlett warned Sanjay about the registration cards being up to date.

Mr. Phillips asked Detective Dugan if he verified whether the motel was full. Detective Dugan did not verify there was a sign that said "No Vacancies". Mr. Phillips asked if there were any warrants for the incident on December 4. Officer Glynn was unable to identify the man and found nothing on the female. Mr. Billadeau's background has numerous charges relating to assaulting police officers.

Messrs. Rucho, Pruneau and McCormick have no questions at this time.

George Berry, General Manager, states that on October 17th the police officer came to the motel, the motel was full, there were no vacancies it was 9:00 p.m. and I was in my room. At around 8:00 p.m. I had rented the last room to a walk in, closed the door and office and as far as I knew I was off duty. I was available, but not on duty.

Mr. Phillips asked Mr. Berry what time he was scheduled to work to Mr. Berry replied 7:30 to 10:00 p.m., some nights if it is rainy I close early. I am in independent contractor paid weekly, not hourly. Mr. Phillips asked if there was a written policy that says when you are done you can go back to the room. Mr. Berry replied when I took over it was a temporary situation. Mr. Phillips asked Douglas George, owner of the Reservoir Motel what is your expectation, he would leave or be there? Mr. George replied he has to be on the property, but if there are no more rooms to rent there is no need for him to be there. Mr. Phillips asked if I ring the office, does it ring into Mr. Berry's room? Mr. George replied yes.

0Mr. Phillips – Detective Dugan said you were extremely intoxicated. Mr. Berry replied – I had not been drinking. Kirit Malaviya stated Mr. Berry has a problem with shaking. Mr. Berry – I fumbled with my keys, but who doesn't – do not like people with guns near me. I immediately pulled registration slips he asked for. Mr. Phillips – believes Detective Dugan said he could smell alcohol. Mr. Berry – I had refried beans for dinner that night. Mr. Philips does not have a problem if he was in his room versus the desk as long as the phone rings in the room.

Mr. Pruneau asked who is in charge? Mr. Berry - when I am not on duty, I am available to handle problems. The maintenance man lives on the premises as well. Mr. Pruneau – if there is a disturbance, is Mr. Berry the person in charge? Mr. Berry – would certainly come down. Mr. Pruneau – if somebody complains about another room and noise does the call go to Mr. Berry? Mr. Berry – yes. They call me and I come down to deal with the problem.

Mr. Phillips in reading the statement from Detective Dugan he said that he asked you if you had been drinking and you said no. Were you doing so because you were the manager on duty – are you saying that the statement is not completely accurate? Mr. Berry I denied that I had been drinking because I had not been.

Mr. Rucho – when the rooms are full you close? Mr. Berry – at 8:00 p.m. I hung the "No Vacancy" sign and closed the office.

Regarding the January 28 issue on Billadeau, Mr. Malaviya stated after the incident I got a letter from the Police Department and took care of it right away. I called the Police Chief and asked if he would like to come and check the identification they could. Just now somebody came in and checked everything and it was all there.

Mr. Phillips – the original letter happened on December 4, 2006 – you were sent a warning letter and after that on January 28, 2007 was when the additional registration card was found with

Billadeau on it. Mr. Malaviya states he never heard of the December 28 incident. Regarding the phone call, when all the phones are being used you can come to the front desk and make a local phone call. Mr. Phillips asked Mr. Malaviya if he was there at the time. Mr. Malaviya – no, Paul, the maintenance person was there.

Mr. George – Mr. Malaviya began as General Manager in January of 2006, Martin Schofield was there from 2006-2007 and from August to October 2007 Mr. Berry filled in. Sanjay Panday was the housekeeper who was hired by Mr. Malaviya.

Mr. Phillips – Sanjay Panday had no positive identification and claims to have a New York driver's license. None of the information could be confirmed through the LEAPS system.

Mr. Malaviya – going back to the phone call it was somebody from room 115 who asked to make a phone call for him.

Mr. McCormick – Mr. Billadeau, who had been there for 23 days, was Mr. Malaviya the general manager when that happened? Mr. Malaviya - as soon as I received the letter I took care of everything and spoke with the Chief of Police. If I get the information I will cooperate with the Police Department. If I knew about the December incident I would have corrected it.

Sgt. Glynn – two or three weeks ago he checked every card and only found one not properly filled out. He went to the room and it was a problem about being able to write his own name. Since then they have gone in and done periodic checks and they have been better on that issue.

Mr. Malaviya – kept that in my suit case because it has a credit card number on it.

Mr. Phillips – do you keep a personnel file on employees?

Mr. Malaviya – yes

Mr. Phillips – was that given to the Police Department?

Mr. Malaviya – thinks yes.

Sgt. Glynn – we did receive that information – the information was inaccurate there were false identification cards. Mr. Malaviya would have no way of checking that.

Mr. Rucho – Sanjay left before you filed the investigation?

Sgt. Glynn – Sanjay was removed by the immigration department.

Mr. McCormick – to Detective Dugan – did you take a sobriety test?

Detective Dugan – no, there was a very strong odor of alcohol and he was unsteady on his feet, lack of coordination.

Mr. Phillips – would there have been any reason for you to do a sobriety test?

Detective Dugan – no.

Mr. Phillips – to Mr. George, what is your take on the whole thing?

Mr. George – there probably was an issue in the beginning – you get good and bad, Marty is gone now and things are cleaned up.

Mr. Phillips to Mr. Berry – you were not drinking?

Mr. Berry – not at all.

Mr. Rucho – to Sgt. Glynn – besides registration cards, have you had any other issues?

Sgt. Glynn – the new issue is lack of supervision for people in the hotel.

Mr. Rucho – is this since the new person?

Sgt. Glynn – lack of supervision at night, no one to call us. Before the new management there was always somebody in the office 24-hours a day. We always received calls on things that could turn into a problem – that seems to be missing.

Mr. Phillips – who was the room requested for during the underage drinking.

Sgt. Glynn – thinks the person's mother.

Mr. Phillips – how many arrests have you had?

Sgt. Glynn – can't say.

Officer Bartlett will call the station to get a number.

Mr. Malaviya – there were two kids and the room was rented by the parents. They were drinking in front of their mother.

Mr. Phillips – in the Motel Operation Permit Regulations for the town it does state that if you know of any illegal activities you are to notify the police.

Mr. Gaumond – under the Motel Operation Permit Regulations, Section 2, the town is supposed to be aware of the residential address and telephone of the manager who can be reached 24-hours a day. It seems we have a lack of correct information. If the Police Department is having a difficult time reaching the manager it may be because we do not have the information. If there is a change of manager the town needs to be notified within 3 days.

Sgt. Glynn – they do have a person working in the office who gives all the information out, but he does not call if something is going on – other people are calling the Police Department. With the under-aged youth drinking – they were walking outside drinking near the pool area. The Police Department then received the call from somebody. The manager's office is in the corner of the building and they could see this activity.

Mr. McCormick – when the manager goes off duty after 10:00 p.m. he may go to sleep, who watches the property for activity after 10 p.m.?

Mr. Malaviya – he takes two or three walks around the parking lot until mid night.

Mr. Phillips – do you have a set of policies for your hotel? i.e. – must check the parking lot 2 or 3 times a night.

Mr. Malaviya – I should keep a written policy, do not have written policy.

Officer Bartlett – ten arrests in the last calendar year and five in the last two months.

Mr. Phillips – if people know a hotel is lax, and does not have policies, those are the places where people with warrants will go to. You also put the police officers in danger should the registration card not be filled out properly – it is safety for the town and police officers.

Mr. Rucho – how many rooms do you have?

Mr. Malaviya – 40.

Mr. Rucho – how many long-term rentals?

Mr. Malaviya – 10 long term, 20 two or three weeks.

Mr. Berry – answers the phone 7:30 to 12:30 and still lives there.

There is no one present who wishes to speak.

Mr. Pruneau suggested when a new manager comes in they should review the town's policies and sign them to acknowledge they understand them.

Public hearing closed at 8:05 p.m.

Mr. McCormick feels the business had some issue and still has some issues, but does not think they are so severe the business should be closed. When we have had issues in the past we made the businesses come up with a set of policies to be approved by the Police Chief. He also feels they should have better security checks and be more pro active to keep the facility safer, and perhaps install inexpensive security cameras around the premises. Mr. McCormick also would like to have the manager sign off that he has read the Town of West Boylston's Motel Bylaws. He suggested having a probationary period and if we have any more issues in the next three months we bring them back in before the Board.

Mr. Phillips wants to ensure that they comply with the Town of West Boylston Motel Operation Permit Regulations and MGL Chapter 140, Section 27. They must also notify the town within three days of any manager change and all incidents needs to be immediately reported to the

Police Department. Registration cards must be filled out according to MGL Chapter 140, Section 27 and there needs to be somebody available 24-hours a day. Security checks are to be conducted at various time of the day and a set of Operating Procedures are to be developed and approved by the Police Chief by January 15, 2008. Mr. Phillips voiced concern that the people being arrested with warrants because they feel the motel is an easy place to stay. He would like a one-year probation and a \$300 fine, as he is viewing this as their third violation.

Mr. Rucho suggested a two-day suspension held in abeyance for six months provided there are no further violations.

Motion Mr. Phillips after listening to testimony from the West Boylston Police Department and those associated with the Reservoir Motel, to find that the Motel violated the following sections of the West Boylston Motel Operations Permit Regulations, Section 9b 1 and 2, Section 10a, Section 11b as well as MGL Chapter 140, Section 27, seconded by Mr. Pruneau, all in favor.

Motion Mr. Phillips to suspend the license issued to the Reservoir Motel for two business days to be held in abeyance for a six-month period, pending no other violations on their part, and fine them \$300; in addition they are to abide by the West Boylston Motel Operations Permit Regulations, step up procedures to include security checks and develop operating procedures to be approved by the Police Chief by January 15, 2008 and comply and notify the town within three days when they have a change of management, seconded by Mr. Pruneau, all in favor.

Joint Meeting with the West Boylston Housing Authority to Fill a Vacancy Until the April 2008 Annual Election

Mr. Phillips recused himself as one of the party's works with his wife at the Leominster Credit Union.

Eva Gambaccini, Joan Welch, and Paul Menard, members of the West Boylston Housing Authority joined the Board.

Mr. McCormick read the following notice is hereby given that the Board of Selectmen shall be accepting applications and letters of interest from registered voters of the Town of West Boylston to serve on the Housing Authority until the 2008 Annual Town Election. Applications or letters of interest will be accepted at or addressed to: Board of Selectmen, 120 Prescott Street, West Boylston, Massachusetts 01583. Applications will be accepted until 7:00 p.m. on November 21, 2007, at which time the Board of Selectmen and Housing Authority will meet to interview candidates and jointly appoint a candidate to fill the vacancy until the next Annual Election. For additional information please contact the Housing Authority at (508) 835-3030. Kevin M. McCormick, Chairman, Board of Selectmen, advertised on October 19, 2007.

Mr. McCormick welcomed the members of the Housing Authority and read the following letter to Eva Gambaccini. Dear Mrs. Gambaccini, We are writing to congratulate you on being recognized by the Massachusetts Chapter of the National Association of Housing and Redevelopment Officials to receive the Distinguished Service Award for 27 years of service to the organization. On behalf of the Town, we are very proud of your efforts. We are sure that your family and friends are proud of you and your accomplishments. Congratulations once again and we wish you the best and future successes. Regards, and signed by each individual member of the Board.

Mr. Gaumond announced that we have received two letters of interest, one John O'Brien who resides at 18 Lost Oak Road and the other from Emily Witkus of 290 Maple Street.

Mr. O'Brien states that he lives at 18 Lost Oak Road and has resided there for four years. He grew up in Worcester and his family is very involved there. For the last twenty years he has worked

for a bank, and has held a number of different lending type jobs. He recently changed jobs and one of his goals is to get more involved with the community. At Leominster Credit Union he is Senior Vice President of Lending. They strongly emphasize community involvement. The Board opened the meeting up to questions, first from the Housing Authority.

Paul Menard, speaking for the Housing Authority, explained that the Board feels the main issue is somebody needs to be a long-standing member of the community, having the time and energy to attend meetings and somebody who is willing to take a long-term commitment and having been a town member for a while. Their Executive Director has met with Emily Witkus and had a good conversation with her. Mr. O'Brien noted that as far as long-standing community involvement, his family was very involved with Worcester and his ability to make meetings will never be an issue. Mr. Menard further explained that Anita Sullivan, their Executive Director, sets the agenda and members vote on policies, budget, maintenance and tenant grievances. They oversee the Foster and Maple Street properties. Mr. O'Brien indicated an interest in running for the position in April of 2008. Mr. McCormick asked the Housing Authority if some time in the future they would be willing to help the town out with our affordable housing. It was noted that the only staff they have is a half-time person and that might be too much to take on.

Emily Witkus states that she has resided in West Boylston for 46 years, worked 18 years for State Mutual in the mortgage section and has raised two children. She has volunteered in scouts, church and school. She recently received her degree in Urban Studies from Worcester State College, which she feels might be helpful on the Housing Authority.

Mr. McCormick asked if in the future we would turn to the Housing Authority to help us with our affordable housing in town would she consider that. She replied yes, I would.

With no one else interested in the vacancy, Mr. McCormick closed nominations.

Motion Mr. Menard to appoint Emily Witkus to the unexpired term because she has been a long-time resident of West Boylston, seconded by Mrs. Welch. Mrs. Welch feels in the past business people have business commitments or children's sports committee and are unable to attend the meetings. Roll call vote: Mr. Pruneau no, Mr. McCormick no, Mr. Rucho no, Mrs. Welch yes, Mrs. Gambaccini yes, Mr. Menard yes. Mr. O'Brien indicated that his children are now grown and he would not have issues with not being able to attend meetings. He withdrew his name from nomination.

Motion Mr. Pruneau to reconsider the nomination of Emily Witkus, seconded by Mr. McCormick. Roll call vote: Mr. Pruneau yes, Mr. McCormick yes, Mr. Rucho yes, Mrs. Welch yes, Mrs. Gambaccini yes, Mr. Menard yes. The Town Clerk will be notified of the election.

Mr. Phillips returned to the meeting.

Michael Staiti

Mr. Staiti, developer of Angell Brook and Keystone Development requested the town's support of the three affordable units under a LIP program and requested waiver of sewer connection and building permit fees. He explained that the Planning Board asked him to include affordable housing units in his project prior to the inclusionary bylaw and he agreed to their request. He offered three units if the town would waive the fees. The Department of Housing and Community Development require support of the town in order to grant a LIP. The waiving of the fees would only be for the three affordable units.

The agenda package contains a letter of support from the Planning Board, which reads as follows. Dear Mr. McCormick - It is the understanding of the Planning Board that Mr. Michael Staiti will appear before your Board at its December 5th meeting to seek relief from building permit

fees for the three (3) affordable units he has included in his development, Angell Brook-phase II. At this time it is uncertain as to whether a member of the Planning can attend this meeting. We ask that this letter of support be read at the meeting and become part of the record. The Planning Board voted at its meeting, November 28th, to support Mr. Staiti's request. Mr. Staiti has included these units at the request of the Planning Board as part of a Local Initiative Project (LIP) through which the town gains affordable units to add to our Subsidized Housing Inventory (SHI) but requires the town offer something in return. In this case, he seeks relief from building permit fees for the three units in question. We believe the value received by adding these units to our housing inventory is well worth the remission of the building fees. We ask that you grant his request. Thank you for your consideration of this matter. Sincerely, Patricia Halpin, Chair.

The total would be \$19,000, \$6,500 for building fees and \$12,000 for sewer connection fees. The total project is 132 units. One of the options the developer can ask for, which the Department of Housing and Community Development would consider as town's support would be density, however, that is something that is not an option for Mr. Staiti. Mr. Staiti explained that this was an allowed special permit process.

Motion Mr. Pruneau to waive building permit fees and not sewer fees for the three affordable units, seconded by Mr. Phillips. The Board noted that the Planning Board's letter requests waiving of the building fees. Mr. Gaumond suggested deferring the vote until the Board's next meeting so that the Planning Board could be asked its opinion on the sewer fees. Motion and second withdrew. This will be agenda item under Old Business at the next meeting.

2. Oxford Street Update

Mr. Westerling reported that he sent letters to the 17 abutters to the street and received seven responses. He explained that there are three sections of the street. The first is the paved section that needs repair, from Maplewood to Evergreen, the second is the section that does not need repair from Evergreen to Harvard and the third is the paper street portion from Harvard to Yale. There are five abutters to section one, six to section two and seven to section three. Out of the seven responses, three replied yes and four no. None of those responses was from the direct abutters to section one. Mr. Westerling's recommendation to the Board is that they vote not to upgrade the street because a majority of the abutters to the street did not agree to the upgrade and not to plow the street until such time as the condition is upgraded and to alert the abutters of this vote by mail.

Motion Mr. Pruneau to concur with Mr. Westerling's recommendation, seconded by Mr. Phillips, all in favor. Mr. Westerling will notify the abutters. Mr. Phillips recommends the

notification be sent out as soon as possible. The letters to the abutters did note that the DPW would not maintain the street unless it was upgraded.

3. Philippe Chevalier's Sewer Connections

Mr. Chevalier explained that he owns three properties at the intersection of Goodale, Prospect and Worcester Streets. He is requesting permission to connect two buildings, 1 and 9R Prospect Street, to one connection. This would provide a more gradual pitch to the street. He also plans to have clean outs at both buildings where it terminates at the Y.

Motion Mr. Phillips to approve the request with the clean outs, seconded by Mr. Pruneau, all in favor.

4. Sewer Upgrades

Mr. Westerling explained that three years ago the Board approved several upgrades to the sewer system alarm systems to include Shrewsbury Street, Glenwood Ave. and Prospect Street. Weston and Sampson and their sub-contractors didn't have the time to make that connection and about \$22,000 was absorbed into the budget. They have now gone ahead and completed the work, and Mr. Westerling recommends an expenditure of \$22,000 from the \$100,000 Reserve Fund for that work. The old systems went through a dialer and now all the alarms are working properly.

Motion Mr. Phillips to approve the Request for Transfer in the amount of \$22,000, seconded by Mr. Pruneau, all in favor.

Mr. Rucho asked Mr. Westerling if he was satisfied with how the sidewalks were plows after the last storm. Mr. Westerling reported that he did have a problem as the contour of the sidewalks are not perfectly flat. The trackless machine and snow blower are the same width as the former bombardier. Mr. Pruneau noted that in the past the backhoe was used. Mr. Phillips inquired about the problem with the hydraulic fluid. Mr. Westerling explained that one of the control valves blew one of the seals, and they didn't know that until later. There was no need for clean up. The trip edge on the snow blower broke, so he plans to put another trip edge on top of the other edge.

Mr. Pruneau asked if there was a problem on Trenton Lane with a pipe. Mr. Westerling explained that after the Board voted to install the pipe, they made attempts to clean the 30-inch pipe which was filled with sediment. To minimize the impact on the environment they started using hand equipment and needed to call in CEA. After six hours they were only six feet into vacuuming the pipe. They tried to flush it out and dredge out the sludge. Some of the sediment got into the steam and DCR asked them to stop.

Tim Hansen, CMRPC Planner

Tim Hansen joined the Board to discuss the possibility of doing some grants for the town at the Central Mass. Regional Planning Commission. In order to apply for CDFI or CDF2 grants you have to have a Community Development Strategy. The state added the requirements that the Communities Development Strategy be discussed 60 days prior to the grant application. The Strategy is some of the Master Plan, and one of the things would be a Housing Rehabilitation Program. The Department of Housing and Community Development does not require a target area. Mr. Hansen distributed a map of the area they looked at, which he estimates to contain 55 multi-family units and 107 single-family homes. The only other thing that needs to be included is sustainable development principles. The Board felt the section of town delineated on the map contained a much larger number of homes.

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BOARD OF SELECTMEN

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Mr. Gaumond explained that Mr. DiPietro raised this as an area we should work on. The Housing Rehabilitation Program will assist residents with funding on home improvement projects. Mr. Hansen asked the Board if they had any priorities they would like to see in the next draft. Mr. McCormick suggested affordable housing rehabilitation as a lien goes on the property in the form of a second mortgage and it then counts towards our affordable housing numbers. Mr. Phillips suggested Board members forward their ideas to Mr. Gaumond. He also noted that town's lack of sidewalks. Mr. Gaumond reported that the Transportation Committee has completed its review of every sidewalk in town and the information has been forwarded to CMRPC.

Mr. Hansen noted that the strategy is supposed to be the town's strategy.

NEW BUSINESS

1. Review and approve issuance of Alcoholic Beverage Licenses for 2008

Mr. McCormick recused himself. We have received reports from the Treasurer/Tax Collector, Inspector of Buildings, Police Chief, Fire Chief and Board of Health. Mr. Gaumond recommends holding off for two weeks the license renewals for Choey Lee Galley II, Steve's Pizzeria, Classic Suites Motor Inn, and Reservoir Motor Lodge. Autowright Motor Co. and Wayside Furniture were on the list to be held, however, they have since paid their outstanding taxes.

Motion Mr. Rucho to approve the renewal of the 2008 liquor licenses for all businesses with the exception of Choey Lee Galley II and Steve's Pizzeria, seconded by Mr. Pruneau, all in favor.

2. Review and approve issuance of Business Licenses for 2008

Motion Mr. Rucho to approve the renewal of the 2008 business licenses for all businesses with the exception of Choey Lee Galley II and Steve's Pizzeria, seconded by Mr. Pruneau, all in favor. Mr. McCormick returned to the meeting.

3. Review and approve issuance of Motel Operation Permits for 2008

Motion Mr. Rucho to hold off renewing the motel operation permits at this time, seconded by Mr. Pruneau, all in favor.

4. Review Performance Review for Inspector of Buildings, and in accordance with his employment contract vote salary adjustment

Mr. Gaumond has completed the performance review for the Inspector of Buildings, who has met the expectations of the job. Due to the fact that he is out on bereavement leave, he has not been able to sign his evaluation.

Motion Mr. Pruneau to accept the review and approve the salary adjustment per his employment contract, seconded by Mr. Rucho, all in favor.

5. Concurrence on the reappointment of Mark E. Brodeur as Inspector of Buildings effective December 18, 2007 for a term to expire on December 17, 2008

Motion Mr. Rucho to concur with the reappointment, seconded by Mr. Phillips, all in favor.

6. Review bids for surplus equipment

The bids received on the items declared surplus are as follows:

#1 1990 GMC Van color orange, Jim Cowan, Sutton, bid \$111.11,

#2 1993 Dodge Intrepid color black, no bid received,

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#3 1992 Infinity Q45 color tan, no bid received,

#4 2000 Lexus ES300 color tan, John Husson, Dudley bid \$3,500 and Greg Shepard, West Boylston, bid \$2,400, and

#5 Leaf blower back pack EB-6200 Red Max, no bid received

Motion Mr. Phillips to accept the bids for the 1990 GMC Van color orange, Jim Cowan, Sutton, bid \$111.11, and for the 2000 Lexus ES300 color tan, John Husson, Dudley bid \$3,500, seconded by Mr. Pruneau, all in favor.

7. Review request from Edwin and Diane Attella and Robert and Opal Morse to transfer an existing right-of-way at 151 Sterling Street

Mr. Gaumond explained that a previous Board of Selectmen granted this only to the Morses and we need to find out if we have the authority to grant the request to transfer the existing right-of-way.

8. Review 2008 Town Goals & Objectives

Mr. Gaumond reviewed with the Board the following goals, which the Board set at their work session last month.

1. Goal #1: Tivnan Drive Project
2. Municipal Building Committee
3. Bicentennial Celebration
4. Develop Strong Fiscal Policies
5. Improve town bylaws
6. Shares Services – consolidation, regionalization and collaboration
7. Continue to pursue alternate funding
8. Redouble our efforts to improve the town's health insurance liability
9. Improve the operations of the DPW
10. Begin contract negotiations
11. Increase visibility within the community.

Motion Mr. Phillips to accept the list of goals as laid out, seconded by Mr. Pruneau, all in favor.

9. Review article on diverted lottery funds

Motion Mr. Phillips to have the Chairman sign a letter of support on the return of the lottery funds back to the communities, seconded by Mr. Pruneau, all in favor.

MEETINGS, INVITATIONS & ANNOUNCEMENTS

1. The Town of West Boylston has received a Pedestrian Safety Commendation from AAA of Southern New England for ten or more years with no pedestrian fatalities. We also received a Bronze Award in recognition of outstanding achievements in traffic safety from AAA of Southern New England.

2. One of our goals for 2007 was to finalize NIMS compliance. That has been completed.

MEETING

BOARD OF SELECTMEN

DECEMBER 5, 2007

3. December 7, 1:00-3:00- Governor Patrick's Municipal Affairs Coordinating Cabinet Listening Tour at Marlborough City Hall, 140 Main Street, Marlborough. If anyone is interested in attending they should let Mr. Gaumond know. He plans to attend.

4. December 11, 9:30 a.m. – Project Roundtable for Town of West Boylston's Bicentennial Year. Mr. Gaumond received a request from Mr. Pruneau, Chairman of the Bicentennial Committee for a Roundtable. This will be an opportunity to get all the boards and committees together to talk about the Calendar of Events.

5. December 12, 7:30 – Planning Board public hearing re: proposed change to Zoning Bylaws.

6. December 12, 7:45 – Planning Board public hearing re: proposed change to Zoning Bylaws
7. December 13, 8:40-11:30-Metropolitan Area Council briefing on GIC at the Boston Bar Association, 16 Beacon Street. Mr. Gaumond will not be able to attend this meeting, and has requested copies of the materials be forwarded to him.
8. December 13, 9:00 a.m. – Focus Group meeting for Rutland-Holden Trunk Sewer Management at DCR
9. December 13, 7:15 p.m. – ZBA Public Hearing re: petition of Planet Fitness for Special Permit
10. December 13, 7:45 p.m. – ZBA Public Hearing re: petition of Salter College for Variance
11. January 11-12, 2008 – MMA Trade - MIIA business meeting and luncheon. Since we are a member of MIIA, we are invited to attend their business meeting and luncheon. Anyone interested should contact Mr. Gaumond.

SELECTMEN'S REQUESTS AND NEW BUSINESS

Mr. Pruneau has nothing this evening.

Mr. Rucho questioned how the Board plans to attract people to serve on the shared services committee, which is Goal #6. Thus far, the Selectmen have designated their member and the School Committee is still discussing who their designee will be.

Mr. Phillips requested the Board include the development of a Policy on Holiday Decorations for its next agenda. Mr. Gaumond will research other communities and provide the Board with a draft for their consideration

Mr. McCormick noted that one of the Board's goals was to review our bylaws. He would like Mr. Gaumond to look into establishing a bylaw to deal with maintenance of sidewalks in front of residential houses. He would also like to address the Site Plan Review Bylaw at the May town meeting. On the issue of bylaw improvements, Mr. Gaumond would like to schedule a meeting after the New Year with all town boards to discuss this topic. Mr. McCormick would like to write up a Site Plan Review Bylaw and send it to the Planning Board for public hearing so that it can be on the warrant for the May town meeting.

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Mr. Rucho announced that the Little League is having registration on December 6 and 11th at the Major Edwards School from 6:15 p.m. to 7:30 p.m. For more information you can log onto wbsports.com

Mr. Phillips announced that the Bicentennial Committee is looking for volunteers to assist with the many events scheduled for next year. All interested individuals and groups are invited to attend a meeting at the Library on January 24th. You can log onto wb200.com or contact Mr. Pruneau, Committee Chairman, with any questions.

With regard to the joint meeting with the Finance and School Committees, Board members agreed to meet on January 14th at 7:00 p.m.

Motion Mr. Phillips at 10:15 p.m. for the Board to enter executive session under the provisions of Massachusetts General Laws Chapter 39, Section 23b, Part 3 to discuss strategy with respect to contract negotiations, and the Board may be going back into open session seconded by Mr. Rucho. Roll call vote: Mr. Pruneau yes, Mr. McCormick yes, Mr. Philips yes, Mr. Rucho yes.

Motion Mr. Phillips at 10:25 pm. to come out of executive session and reconvene in open session, seconded by Mr. Rucho. Roll call vote: Mr. Pruneau yes, Mr. McCormick yes, Mr. Phillips yes, Mr. Rucho yes.

The Board reconvened its meeting at 10:21 p.m.

Charter Communications Contract Renewal

Before the Board is the final version of the Charter Communications contract, which has been reviewed and modified by Town Counsel and recommended by the Cable Advisory Committee to execute.

Motion Mr. Phillips to accept the contract, seconded by Mr. Pruneau, all in favor. Mr. Gaumond thanked the members of the Cable Advisory Committee for their work on the contract, which is one of the more difficult tasks a community has to undertake.

With no further business to come before the Board, motion Mr. Phillips at 10:00 p.m. to adjourn, seconded by Mr. Pruneau, all in favor.

Respectfully submitted,

Approved: December 19, 2007

Nancy E. Lucier

Kevin M. McCormick, Chairman

Allen R. Phillips, Vice Chairman

Valmore H. Pruneau, Clerk

Christopher A. Rucho, Selectman