

Members present: Allen R. Phillips
John J. O'Brien
Christopher A. Rucho

Kevin M. McCormick
Steven J. Quist

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

Read and Acceptance of Minutes from Previous Meeting

Motion Mr. Quist to approve the meeting minutes from November 2, 2011, seconded by Mr. O'Brien. Vote on the motion — Messrs. Quist, McCormick, O'Brien and Rucho yes; Mr. Phillips abstains as he was not in attendance at the meeting.

Motion Mr. Quist to approve the executive session meeting minutes from November 2, 2011, seconded by Mr. O'Brien. Vote on the motion — Messrs. Quist, McCormick, O'Brien and Rucho yes; Mr. Phillips abstains as he was not in attendance at the meeting.

NEW BUSINESS

1.Appointment of Silvio Baruzzi as the town's representative to the UPWPAD

Motion Mr. Rucho to appoint Silvio Baruzzi as the town's representative to the UPWPAD, seconded by Mr. O'Brien, all in favor.

4.Concurrence on the appointment of Ray Bricault to the Municipal Buildings Advisory Committee, as the designee of the Finance Committee effective November 16, 2011 for a term to expire on April 30, 2013

Motion Mr. Quist to concur with the appointment, seconded by Mr. Rucho, all in favor.

5. Notification that the town has taken possession of property located at 400 Lancaster Street

Mr. Gaumond informed the Board that the town has taken possession of property at 400 Lancaster Street for non-payment of taxes. Today he accompanied the Fire Chief, Building Inspector and Principal Assessor on a tour of the property. It is a tiny piece of property, less than one half acre, 624 square foot bungalow with a detached garage. It is the Selectmen's decision as to what they wish to do with the property. The property is in poor condition and he recommends not insuring it, however, we will have liability insurance on the property. MIIA will be contacted to add it to our list of assets. The Board's agenda package includes information which outlines the process by which the town can auction off the property. At some point the Board will need to make a decision on how they would like to dispose of the property and they could ask the Town Administrator to seek a custodian for the property who would auction it off. The town is due \$27,000 in back taxes. The property and structure are assessed at \$125,000. Mr. Phillips noted that the property abuts DCR property, and perhaps they would be interested in purchasing the property. Principal Assessor Harald Scheid indicated that if DCR were interested, they would have expressed an interest.

Motion Mr. McCormick to start the process to auction off the property, seconded by Mr. Rucho, all in favor. Mr. Gaumond will update the Board as we go along in the process.

Public Hearing: Re: Classification Hearing in Conformity with M.G.L. Ch 40, §56 to Establish Local Property Tax Rate or Rates for Fiscal Year 2012

Mr. Phillips opened the public hearing at 7:11 p.m. and read the following notice. Notice is hereby given that the West Boylston Board of Selectmen will hold a public hearing on Wednesday, November 16, 2011, at 7:05 p.m. in Conference Room #1 of the municipal offices located on 127 Hartwell 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 2012, the period from July 1, 2011 through June 30, 2012: residential property, open-space property, commercial property, and industrial property. All interested persons, groups, and agencies are invited to attend and participate. Allen R. Phillips, Chairman, Board of Selectmen, Town of West Boylston, advertised on November 2 and 9, 2011.

Principal Assessor Harald Scheid joined the Board. He explained that the charge of the Board of Selectmen is to decide whether they want to levy one class rate across all classes of property. He provided the Board with a spreadsheet on what the different tax rate options might be. If they were to provide a 5% reduction to residential property owners it would shift the commercial and industrial by 20%. A single rate for all classes would be a \$16.81 tax rate. Mr. Phillips noted that typically in the past the Board has adopted the single rate. The Board opened the hearing up to comments from the audience. John Hadley, Chairman of the Economic Development Task Force, expressed his desire to keep a single rate as we are trying to attract business in these difficult economic times.

Motion Mr. McCormick to close the public hearing, seconded by Mr. Rucho, all in favor.

Motion Mr. McCormick to establish a uniform tax factor of one, seconded by Mr. O'Brien, all in favor.

Motion Mr. O'Brien at 7:30 p.m. to enter into executive session under the provisions of Massachusetts General Laws Chapter 30A, Section 21, Part 6 to consider the purchase, exchange, lease or value of real estate if an open meeting may have a detrimental effect on the negotiating position of the public body and the chair so declares. Mr. Phillips declared that having this discussion in open session may have a detrimental effect on the negotiating position of the public body and the Board will reconvene in open session. Motion seconded by Mr. Rucho. Roll call vote: Mr. Quist yes, Mr. McCormick yes, Mr. O'Brien yes, Mr. Rucho yes, Mr. Phillips yes. The members of the Municipal Buildings Committee will join the Board in executive session.

Motion Mr. O'Brien at 7:50 p.m. to come out of executive session, seconded by Mr. Rucho.

Roll call vote: Mr. Quist yes, Mr. McCormick yes, Mr. O'Brien yes, Mr. Rucho yes, Mr.

Phillips yes.

The Board reconvened their meeting in open session at 7:52 p.m.

MEETINGS, INVITATIONS & ANNOUNCEMENTS

1. Announce that the Town Administrator is accepting nominations for the Town Administrator's Commitment to Excellent Award

2. Announce that the Town of West Boylston's Wellness Committee invites our residents to design a logo for our Wellness Program. Deadline for submitting entries to the Office of the Town Administrator is February 1, 2012 and the winning logo will be displayed at our Wellness Fair to be held on March 31, 2012

3. November 18th, 2:00, Business Tour of Watermark Antiques
4. November 28th, 7:00 p.m. – meeting with EBS Foran & Town Counsel
5. December 2nd, 2:00 p.m. – Business Tour of French Hill Farm on Lancaster Street
6. December 9th, noontime – visit to Worcester County House of Corrections
7. Reminder that today is the deadline to submit Sewer Policy amendments

NEW BUSINESS (cont.)**1. Discussion about the Municipal Lands/Buildings Survey**

One of the goals establish by the Board was to come up with a strategic plan on our municipal lands. We held three Listening Tours, each on a different day and time to give a wide range of options. The goal from that was to get feedback from the town and then we would take those comments and develop a Municipal Lands Survey to be on the town's website. Mr. Gaumond provided the Board with the draft survey and once they are satisfied with the survey it will be on our website. His approach was to limit the number of questions as if it is too long people will not take the survey. The suggestions were commonly known or suggested during the Listening Tour. Mr. Rucho suggested including under the Tivnan Drive property section that the property cannot be sold, and that would eliminate someone checking 'other' and suggesting that the property be sold off. Mr. Phillips questioned whether there is a period of time when we would do something with the Tivnan Drive land. Mr. Gaumond does not believe so. We did issue four RFP's on the property so we have attempted to do something with it.

Mr. Gaumond reviewed the questions with the Board. He noted that the open ended question, #11, will allow people to comment on any other property in town. On questions 12-14, dealing with would you consider paying a modest tax increase to build or purchase new buildings, Mr. Rucho questioned the use of the word 'modest', he believes it would be a substantial increase. Mr. Gaumond will remove the word 'modest'. Mr. Gaumond has had two other requests to expand the survey. The first deals with the RFP we put out for a town hall. A request came to him as to whether or not the town would approve the purchase of the Bethlehem Baptist Church as a senior center/town hall. The down side is if he were asked that question people may ask about the price. He is leaning against including that. The second question was to ask if they attended any of the Listening Tours and if not, why not. If the Board agrees he will include it at the end. Mr. Rucho would rather include 'if you did attending the Listening Tour, thank you for attending.' The Board agreed to include language that the Board offered Listening Tours. Mr. Phillips would like to ask people if they want to be contacted on their answers and he suggested having them provide their contact information. Mr. Gaumond also asked for people to include their age. Mr. Phillips would like to have paper copies available in various locations for those people who do not have computers. Mr. McCormick suggested leaving them where we post the warrant. Mr. Phillips suggested leaving them at the schools when they have a parent function going on.

Motion Mr. Rucho to get the surveys out by December 31st and returned by the end of January, seconded by Mr. Quist. It could be voluntary name and email and Ms. Cairns offered to mail them out on Friday with her newsletters. Vote on the motion — all in favor.

2. Town Administrator's presentation of Economic Development website

Mr. Gaumond explained that one of the goals we had was to improve our Economic Development website. He displayed the website to the Board. Mr. Phillips suggested using the Small Town, Big Heart logo in place of the 'Welcome to West Boylston, a small New England Town with great advantages' message. Mr. Gaumond also reviewed the GIS capabilities we now have. Mr.

Phillips would also like a link on the Economic Development page for photos. Mr. Gaumond noted that we have received a lot of recognition on our website. He reviewed the town website with the Board. He added that he is having discussions with Karen Pare our IT consultant about giving our website a new facelift.

Mr. McCormick would like the Board to consider moving their December 21ⁿ meeting to December 14th. It was agreed that we would do our annual license renewals on December 7th and if needed, we would meet on December 14th for any licenses which might have issues.

Motion Mr. McCormick to cancel the meeting on December 21 and meeting on December 14th, seconded by Mr. Quist, all in favor.

Mr. Phillips inquired as to where we stand with our tree removal project and is there any thought to getting any of the trees removed before the beginning of winter. Mr. Gaumond advised that the DPW Director will be at the next meeting and he will be able to give an update at that time. Mr. Phillips would like to include the town slogan on all our paperwork. He also noted the great job done by the DPW and the Municipal Light Plant during the snow storm event. Mr. Gaumond noted that our new MLP Manager began working for the town the day after the storm. Mr. Phillips suggested sending a letter from the Board to the MLP thanking them for the terrific job.

Michael Vincent, a resident of the town who is at the meeting asked for an update on whether there is any funding for brush removal in the town. Mr. Gaumond explained that back in 2008 when we had the ice storm it was a federal declared emergency and debris was included. With our recent snowstorm, while it was declared an emergency, it was not at that level and if it was included the federal government would reimburse us 75%. We have not yet received notification that this type of presidential declaration is forthcoming. If we receive it, we will have that discussion. He recommends residents take advantage of the brush dump. He also thinks pressuring the state fire marshal to petition whoever they need to for open burning outside of the burning season would be good. Mr. Phillips asked Mr. Gaumond to have a discussion with the Fire Chief on that.

Mr. Rucho questioned whether we are planning on having the brush dump open for additional days. Mr. Gaumond advised that we are coordinating at least one more Saturday and staffing needs to be worked out.

Mr. Phillips voiced his concern with the overhanging trees in the breakdown lane on Route 140. Mr. Gaumond offered to speak with the Boylston town administrator about that condition. Mr. O'Brien indicated that the issue has been worked on in the last few days and it is much better now.

With no further business to come before the Board, motion Mr. Quist at 9:00 p.m. to adjourn, seconded by Mr. O'Brien, all in favor.

Respectfully submitted,

Approved: December 7, 2011

Nancy E. Lucier, Municipal Assistant

Allen R. Phillips, Chairman

Kevin M. McCormick, Selectman

John J. O'Brien, Vice Chairman

Steven J. Quist, Selectman

Christopher A. Rucho, Selectman