

Members present: Kevin M. McCormick Michael J. Kittredge, Jr.
Christopher A. Rucho Siobhan M. Bohnson
John W. Hadley

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

Read and Acceptance of Minutes from Previous Meeting

Motion Mr. Hadley to approve the regular session meeting minutes from October 16, 2013, seconded by Mr. Kittredge, all in favor.

Motion Mr. Kittredge to approve the executives session meeting minutes from October 16, 2013, seconded by Ms. Bohnson, all in favor.

Motion Mr. Hadley to approve the regular session meeting minutes from October 21, 2013, seconded by Mr. Kittredge, all in favor

Jeanne McKnight, Kopelman & Paige, Paper Street Discussion

Mr. Gaumond noted that this evening Town Counsel will be making a presentation on private ways which may be helpful to the Board of Selectmen and other members of land use boards such as the Zoning Board of Appeals and the Planning Board, who were invited to attend. He also has this scheduled for a follow up at the next meeting of the Board as this was one of their town goals.

Ms. McKnight included a disclaimer in her power point presentation which noted that the information is general in nature and does not and is not intended to constitute legal advice as to any specific issue. We are advised not to take, or to refrain from taking, any action based on this information without consulting legal counsel about the particular facts of the specific issue. She explained that one of the first things you have to do when dealing with a dispute is to determine whether it is a private way or a public way. Whoever is trying to say that is it a public way has the burden of proof to show that the way was laid out and accepted as a public way. There is such as thing as a statutory private that that Selectmen can lay out, but the town has no obligation to maintain them. If it is public it was laid out by the Board of Selectmen and accepted at town meeting. Prior to 1846 it could be created by prescription or by dedication. When closing off private ways, towns often ask town counsel if they are liable. The town is not liable if a private way is closed off. They can go to court and get a judgment on who has access and rights to that private way. Owners cannot block off those with access rights but this is a private dispute, not public.

With regard to rights to use private ways, Mass General Laws Chapter 183, Section 58, the Derelict Fee Statute, says abutters to the way own to the middle of the road unless the deed states otherwise. If it doesn't say anything in the deed about who owns the road, it is owned by the abutter and each has a right to use all of the way. Another way is by prescription. Somebody has used it for more than 20 years without any right, there is a claim of access by prescription until they take it to court and get a court order. They would not have a right to install utilities or parking unless used for those purposes for 20 or more years. Easements by implication, means it must have been the intention of the parties to allow the rear lot owner access over the front lot. It is to prove the intension of the parties. Another way is by reference to a plan and you have an implied access to use the private way to have access. When do private way rights concern the town? When you have somebody who wants to divide land and they want to get the Planning Board to approve that without having a new subdivision and having the Planning Board approve an ANR (approval not required) it. If the way is private the person seeking the endorsement has to prove when the Subdivision Control Act was in effect in West Boylston. The Planning Board has to determine if it has adequate width, suitable grades and adequate

construction. When a Planning Board approves a subdivision the Planning Board can concern itself with private ways, questioning whether they even have access over the private way. When the Planning Board waives their standards for the width of the roadway there is a condition they like to put in that the way can never become public. The Planning Board cannot bind the Board of Selectmen from doing that. It is up to town meeting whether they would like to accept a way as public. You cannot spend public money for private purposes. Towns cannot spend money on snow removal from private ways unless you accept Mass General Law Chapter 40, Section 6C, which West Boylston has not. If we are plowing a private way we should accept that statute. It is up to the Board of Selectmen to determine which ways they would like to plow and those ways have to be open to the public. You can plow ways open to the public.

We can plow sidewalks if we have we have to accepted Mass General Laws Chapter 40, Section 7, which allows snow removal from private sidewalks, which West Boylston has accepted. West Boylston has accepted Mass General laws Chapter 40, Section 6N which allows temporary repairs to private ways open to the public. Repairs are at the Board of Selectmen's discretion. In West Boylston 75% of the abutters must petition the Board of Selectmen to do the repair. The town can access a betterment on the property owners to cover the cost of repairs and obtain written indemnification from the owners. There was a change in the law two years ago and you can now resurface the road as part of the temporary repair. When it comes to private ways, the town can't go into major repairs. You cannot unless the owners allow you to do that, it is their road and they own it. Another issue is you cannot spend funds on it. You would have to go to the legislature and get a Special Act. With regard to water and sewer, the state law says you cannot install them in public or a private way without an easement. Drainage improvements can be done within private ways as the town can have a town-wide drainage system. You can have a drainage system for certain areas even if it includes private ways with an easement. Another issue is enforcing traffic restrictions. There is a general law that allows that, but there has to be an application and written consent by all owners and regulations must be published in a newspaper. There also needs to permission of the owner to put a sign on the property and they have to comply with Mass Highways Department standards.

Ms. McKnight understands that the town has had issues with paper streets. The only show on a plan and have not been built yet, and who has rights to improve them. If private property owners have a right to use the street for access they have the right to pave it, the right to use it so you can have the access. Yes, you can put in private utilities. That is a matter of state law and case law.

With regard to paper streets, Mr. Hadley noted that we have two businesses in town who built buildings and next to them there is a paper street. Who has the right to park on it? Ms. McKnight asked what was the intention of the parties when the way was created. Just because they have a right of access does not mean they have the right to park. It is a matter for them to prove that in court. The Planning Board has a right to have them show how they have an access right and it might or might not be the right to park. It is a question of title. Mr. McCormick asked we have a number of streets drawn on a map for housing developments that were never built. Now we have a swatch of land between these businesses and no one seems to own that land and it has been used by whoever happened to own the property. The town's position is do we own it? It was abandoned. Can we sell it to the abutters? No one pays taxes on the land. Ms. McKnight explained that because of the Derelict Fee Statute, the presumption is the property owners who abut that land own to the middle, but other property owners would have a right to access. If the paper streets goes through a parking lot merely leaving it open and not using it, those parties still have the right of access and this can create real problems in land development. Nantucket is crisscrossed with paper streets. They are preventing people from building houses. The town is undertaking a program to wipe out the paper streets by taking them by eminent

domain. They get the abutters to sign that they would not claim damages for having them wiped out and at the same town meeting vote that the Board of Selectmen is authorized to grant the land to the abutters. If the land is worth more than \$25,000 you still have to go through an RFP process. In Nantucket their first priority is to let the abutters get this land and then they can collect taxes on it. Mr. Hadley asked what would happen if a property owner purchased property with a private way next to it. Ms. McKnight explained that the right goes with the lot and the new owner gets the same right the old owners got. Mr. McCormick added that they use the whole area for parking. Ms. McKnight explained that each property owner owns to the middle. Ms. Hadley asked if the Planning Board can use that as additional parking. Ms. McKnight advised that they could, but only if the Planning Board is satisfied that the parking will be permanent and that no one else will assert a right. Certificate of Occupancies could be revoked if they lost parking spaces they were relying on.

Town Clerk Kim Hopewell noted that a lot of our private streets are not passable at all. Ms. McKnight stated that the person who enjoys the right of access has the right to improve the way. Mr. McCormick added that if somebody says they own to half way they do not have a piece of paper that says that and they want to improve that and no one has access to the back they could do that at their own risk, improve their own half of the road? Ms. McKnight explained that there is such a thing as registered land and usually due to a title dispute. Where you have registered land somebody owns every square inch. The Derelict Fee Statute says you own to the mid land. The only concern and risk the property owner would be taking is there could be somebody else who has right of access over the land you are improving. If it just involves paving it you are not blocking anybody.

Chris Olson of the Planning Board added that the only thing that comes to mind as far as parking situations between two buildings on Route 12 with some of the parking bylaws there are minimum setbacks. You cannot put a parking space within ten feet. If your zoning bylaws define a lot by the side line of the way and then you have a setback that is a concern with regard to private ways and it may lead to difficulty in approving plans.

Jen Stanovich, Wachusett Chamber of Commerce

Ms. Stanovich joined the Board and thanked them for being so welcoming on behalf of the Wachusett Area Chamber of Commerce. She explained that when the Wachusett Chamber closed they found that many businesses were left without a local Chamber. In June the Holden Chamber voted to change their name to the Wachusett Chamber and adopted a new log to reflect the change. It now lists that they are serving the towns of Holden, Paxton, Princeton, Rutland, Sterling and West Boylston and their goal is to outreach to all West Boylston businesses. Some of the benefits members receive with their membership is a free membership in the Worcester Regional Chamber of Commerce, discounted health insurance, listings in their business directory, and monthly networking events. They find a lot of people work out of their homes and these networking events are good for them. They also hold ribbon cutting ceremonies, business development discussions on various topics of interest and they bring in experts. Membership also includes a listing on the Chamber's website, and an opportunity to appear on their 30 minute television show entitled 'On the Road with the Wachusett Chamber', which is run on cable stations in the Wachusett area. West Boylston has allowed them to begin doing their show. They will distribute their Business Director and Appointment books to high traffic areas and today the challenge is to get the word out. They sent out 400 letters and she will be at the Manor on November 12th from 10-2 and 4-6 with several board members. It is intended to be a drop in and chat about the benefits of becoming a member.

Ms. Bohnson asked when the book would be available. Ms. Stanovich advised that it will out in mid-December. Ms. Bohnson asked if they do anything else to get the word out. Ms. Stanovich

noted that they also put an ad in The Banner.

Doug Horka, Veterans Services Officer Discussion of Veterans' Services and Designating West Boylston as a Purple Heart Community

Doug Horka, Veterans' Service Officer for the town, joined the Board. Mr. Gaumond noted that he has been doing quite a good job outreaching to the veterans in town. We received a formal request to consider designating the Town of West Boylston as a Purple Heart Community and that is why Mr. Horka is before the Board.

Mr. Horka explained that his responsibility is to try to provide some benefits to the veterans in this community. Massachusetts is the only state in the union that provides supplemental benefits to the Federal Program. He provides assistance with monthly living expenses, health care, home heating fuel and home maintenance needs. The services are income driven and may not be available to all Massachusetts veterans. He becomes an advocate for the veterans in town and is the first source of assistance to veterans with federal benefits. He provided each member of the Board with a booklet on the State of Massachusetts Veterans Laws and Benefits. He noted that the federal laws are always changing.

He maintains an office on the second floor of the Department of Public Works Building and meets with veterans there, or if more convenient at the Council on Aging or their homes. He makes himself available when the people require it. What makes him qualified to do this is he a Veteran having served a four-year enlistment. He served two years in Vietnam as a Rescue and Recovery Specialist, a Pararescueman or a "PJ" his job was to locate, recover and provide lifesaving first aid to primarily downed aircrew member in an unfriendly environment and keep them alive until he could get them to a real hospital. After two years in Vietnam they said he could go anywhere he wanted to and he went to Hawaii where he was fortunate enough to participate in the recovery of Apollo 14. He spent the previous 28 years making medical devices. He worked for Boston Scientific Corporation until October of 2012 and he retired. He has been asked to comment on the Purple Heart designation.

Mr. Horka was approached by the organization of the Purple Heart. A Purple Heart is the most frequently awarded medal in the United States military awarded to those people who have been injured or killed in a combat situation. It is the oldest continuous service medal, awarded in the name of the President, but not by the President. As of 2011, two million have been awarded. He is working on how many Purple Heart recipients are in West Boylston. Currently 511 Veterans live in West Boylston as of the 2012 census, 700 Veterans are in the three cemeteries. The Purple Heart is the award of valor from the order of precedence. The Medal of Honor is the highest. As a community, we were approached by the Military Order of the Purple Heart because they wanted us to join and become a Purple Heart Town. Mr. Horka finds no downside and the upside is West Boylston acknowledge the sacrifice made by the people who have been awarded the Purple Heart and we will be asked to issue a proclamation declaring that we are a Purple Heart Town. Only 14 towns in Massachusetts and 170 towns through the United States are Purple Heart Towns. Clinton and Westborough have become Purple Heart Towns and Northborough is next.

Mr. Hadley thanked Mr. Horka for his services to the country and recommends the Board vote to become a Purple Heart Town.

Motion Mr. Hadley to have West Boylston become a Purple Heart Town, seconded by Mr. Kittredge, all in favor. It was agreed that the designation will be effective November 11, 2014 and will be signed at the next meeting of the Board.

Robert Reddish, ABM Building Solutions

Mr. Reddish thanked the Board for having him back. He is joined by Mark Turner his Regional Director and David O'Brien, General Manager of ABM Business Solutions. They had an engineer walk through the two schools, three town building and the sewer pump stations. All the savings they are proposing are guaranteed savings. Mr. Turner reports that they are projecting \$100,000 in savings a year, for improvements which could be financed over a 15 year period. The money goes back into the building and is used for infrastructure improvements rather than paying for utilities. The \$100,000 would be guaranteed. They would write a check for the difference if there was one. They measure before hand and after they make the improvements. Ms. Bohnson asked if that is done over the entire year. Mr. Turner explained that if they see a variance they get on top of it and get it back on target.

Mr. Reddish noted that with energy conservation measures including lighting retrofitted with controls, building envelope, weather stripping, caulking, ceiling/roof insulation, convert oil to natural gas, replace pumps and motors in the kitchen, HVAC control upgrades his goal is to get the Middle/High School down to \$1.30 per square foot, an energy savings of \$63,012 a year. There is no capital from the town and the improvements they will make are causing the efficiencies. They will get a firm price from National Grid to convert to gas and if there is a cost, then the savings would be less than that. Improvements at Major Edwards include lighting, building envelope, roof insulation, replacing pumps and motors, kitchen exhaust hood controls. They plan to get the school down to \$1.30 per square foot, an energy savings of \$36,000 a year. At the public safety headquarters they will retrofit lighting, exterior lights, building envelope, weatherization, upgrade condensation units, control adjustments and retrofit HVAC. Their target is \$1.50 a square foot for an annual savings of \$2,737. It was noted that the public safety building operates 24-7. On the Department of Public Works building they would retro fit lights, exterior lights, building envelope, weather stripping, control adjustments, a savings of \$1,000 a year. With the Library they would retrofit exterior lights, vitalization control adjustments, improvements to HVAC and air and water balancing, for a savings of \$2,021 a year. The sewer pump stations would have their lighting retrofitted, exterior lights, upgrade SCADA, replace pumps, motors, domestic water hearting upgrade, replace emergency generator. They are still waiting for energy use data for the pump stations. They spent five days in all the buildings.

Mr. Hadley noted that the town would save about \$100,000 on the budget and it would take out a loan for \$1.5 million to buy these energy improvements and ABM Building Solutions is behind that. Any additional savings would go to the bottom line. Ms. Bohnson asked when you say we are going with a \$1.5 borrowing, we are paying interest on that. She also questioned whether town meeting approval is requires. Mr. Turner explained that you have to go to town meeting because this is Massachusetts. What they are saying is the legislation allows you to do a municipal lease and go direct to the bank, but the town would still need to vote on this ever year. Mr. Reddish added that they will work with the Board to educate the town. They will do a press release on this.

Mr. Rucho asked how does ABM get paid. Mr. Turner explained that they get paid like a regular general contracting firm. It is an RFQ process, you have to do through the state, and the decision is based on qualifications. Mr. Rucho asked what if the town finds someone more qualified than ABM and less expensive. Mr. Turner stated that they are just here to try to educate the Board, but it is the Board's decision and the RFQ is only on qualifications. If selected, it would be their responsibility to do all the work and it is their responsibility that the project pay for itself or greater for the town. Mr. Reddish added that after the RFQ process they oversee the whole program. They look at this as a partnership with the community.

Mr. McCormick reviewed the process as the town borrows \$1.5 million and bond it. We take the savings from the program and make the payments on the \$1.5 million so people never have to take a penny out of their pocket other than the operating budget we already budget for. The project is self-contained. Mr. Gaumond noted that when the project is completed the town gets the benefit of the savings moving forward we will own the equipment for longer than fifteen years and the savings goes right back to the town. Mr. Hadley asked if there is a maintenance program on top of everything else. Mr. Turner advised that it is an option which is available. They would work with in-house staff and train them.

David Eckhardt, resident of town and a Mass Professional Engineer stated that he worked in emergency conservation since 1985 and these are clearly valid engineering concepts. You need to decide if this is a good project concept as it moves forward the payback period may fall back. He thinks the fuel conversation at the school would be appealing. He would support this effort and provide oversight.

Mr. Gaumond explained that the Board is not being asked to make any decision tonight. We still have to do an RFQ and he asked the Board to think about it and review the materials as we have time before town meeting. He suggests putting this on the agenda in a month or so. The other item is the new town hall would need to be included. They are aware of the new building so these numbers might be slightly different. They did talk about efforts to engage the Board and having a workshop or to designate one of the Board to do that. Mr. McCormick suggested bringing it up at the next meeting. It will be on the next agenda. Mr. Rucho asked about other communities they are working in. Mr. Reddish explained that they are half way through construction in the Town of Shirley and they did Georgetown in 2012. Their goal is one or two projects a year.

NEW BUSINESS

1. Concurrence on the appointment of Barbara Deschenes, 39 Hosmer Street to the Council on Aging effective November 8, 2013 for a term to expire on April 30, 2016

Motion Mr. Kittredge to concur with the appointment, seconded by Mr. Bohnson, all in favor.

2. Concurrence on the appointment of Norma Chanis, 42 Prescott Street to the Townwide Planning Committee effective November 8, 2013, for a term to expire on June 30, 2016

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

3. Concurrence on the appointment of Deborah Mattison, 395 Prospect Street to the Open Space Implementation Committee effective November 8, 2013 for a term to expire on June 30, 2014

Motion Mr. Kittredge to concur with the appointment, seconded by Ms. Bohnson, all in favor.

4. Concurrence on the appointment of Carol McGuiggan, 7 Birch Street to the Facilities Implementation & Strategic Planning Committee as the designee of the Council on Aging, effective November 8, 2013 for a term to expire on April 30, 2015

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

5. Concurrence on the appointment of James Dugan to the Facilities Implementation & Strategic Planning Committee as the designee of the Police Department, effective November 8, 2013 for a term to expire on April 30, 2015

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

6. Concurrence on the appointment of Sgt. Edwin Burgwinkel and Officer Gary Henderson of the Lancaster Police Department as Special Police Officers effective November 7, 2013 for a term to expire on June 30, 2014

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

7. Consider amending the membership of the Open Space Implementation Committee to include a member of the Parks Commission

Motion Mr. Rucho to approve the request, seconded by Mr. Hadley. Mr. Gaumond explained that there were comments made on town meeting floor about the membership of the Open Space Implementation Committee. There has not been a slot for a designee from the Parks Commission for quite some time. He would like to amend the membership of the Committee to reduce one slot for a resident and allow a designee of the Parks Commission to serve on that Committee. Vote on the motion – all in favor.

8. Implementation Committee as the designee of the Parks Commission effective November 7, 2013 for a term to expire on June 30, 2014

Motion Mr. Kittredge to concur with the appointment, seconded by Mr. Hadley, all in favor.

9. Consider signing Community Innovation Challenge Grant Application for Stormwater

Mr. Gaumond explained that for the last two years the Town of West Boylston has been a member of the Central Mass Regional Stormwater Coalition. Since established we have received over \$500,000 which has been used for regional Stormwater Management Program. We are looking at going for a third year with the program and an application sign off page is included in the Signature File. Mr. Gaumond noted that the DPW Director has been diligent in his attendance of the stormwater initiative meetings and the program has allowed us access to equipment we would not normally have.

Motion Mr. Kittredge for the Board to sign the Community Innovation Challenge Grant Application for Stormwater, seconded by Ms. Bohnson, all in favor.

10. Consider signing Mutual Aid Agreement with the City of Worcester

Mr. Gaumond noted that this is being brought forward by Police Chief Minnich. One of the things that has been a problem in recent years in the world of Mutual Aid, was the City of Worcester was not willing to participate in the Regional Mutual Aid Agreements. That has changed and now all the municipalities are entering into agreement with the City of Worcester. This will fill the hole the cities and towns in Central Mass have.

Motion Mr. Hadley to sign the Mutual Aid Agreement with the City of Worcester, seconded by Mr. Kittredge. Mr. Rucho asked if this had anything to do with the dispatch center and Mr. Gaumond advised that it did not. Vote on the motion – all in favor.

11. Review RFP Responses for Building Demolition Project and vote to enter into contract negotiations with the low bidder, Regional Industrial Services Corp. On October 21st we were successful in getting town meeting to vote the funds for the project. We went out to bid on August 29th and the low bidder was Regional Industrial Services at \$293,327. He recommends we enter into contract negotiations with the firm and if the Board agrees, he requests they vote to authorize him to begin contract negotiations.

Motion Mr. Kittredge to authorize the Town Administrator to enter into contract negotiations with Regional Industrial Services Corp. for the demolition of the pool and the Mixer Building, seconded by Ms. Bohnson. Mr. Rucho noted that there is a possibility that they could find something that we have not seen and the price could be increased. Mr. Gaumond agreed that is possible. We did contract with a vendor who went through the buildings and issued a report on the asbestos. Vote on the motion – all in favor.

12. Review RFP Responses for the Wage & Classification Study and vote to enter into contract negotiations with the low bidder, D.I. Jacobs Consulting

On September 18th we went out to bid, received three responses and the low bidder was D.I. Jacobs Consulting. On October 28th the Wage & Classification Review Committee met with Mr.

Jacobs and the Committee recommends to the Board that the Town Administrator enter into contract negotiations with D.I. Jacobs Consulting.

Motion Mr. Hadley to authorize the Town Administrator to enter into contract negotiations with D.I. Jacobs Consulting, seconded by Mr. Rucho, all in favor. Mr. Rucho noted that there was a large difference in his price versus the other two vendors and questions if they intend to do the same work. Mr. Gaumond explained that the other town vendors are coming from a distance and he has also worked with the town in the past. Ms. Bohnson added that he also works with Sterling and he feels he has a strong background here.

13. Review RFP Responses for Senior Center Space and vote to enter into contract negotiations with CEA, 127 Hartwell Street

On September 20th we opened the bids for the RFP issued for Senior Center Space. On October 24th he met with the Senior Center RFP Review Committee to evaluate the submittals based on the criteria established in the RFP. While the former VFW site was an intriguing opportunity, the Committee felt that the current space at 127 Hartwell Street is the best option for the short-term senior center as the VFP has some handicap accessibility issue, would require a considerable build out which would be the responsibility of the town and the utilities are included in the current space and not in the former VFW. There would also be moving costs associated with the VFW building. The committee recommends to the Board of Selectmen that the town begin negotiations with the current location for a successor agreement.

Motion Mr. Hadley to concur with the recommendation of the committee, seconded by Mr. Kittredge, all in favor.

14. Consider request from MMA to request the Legislature to pass a long-term Chapter 90 Bond Bill

Mr. Gaumond explained that over the past few years it has been extremely difficult to deal with Chapter 90 funding. Those monies come back to cities and towns to improve infrastructure, roads, sidewalk and bridges. It is clear that those communities attending the legislative breakfast are very concerned and they would like the Board of Selectmen to consider sending letters to their legislators for a multi-year Chapter 90 Bill. Mr. Gaumond would also make phone calls to the legislators.

Motion Mr. Rucho to support the MMA's request to send letters to our legislators, seconded by Mr. Hadley, all in favor.

FUTURE AGENDA ITEMS

None this evening.

MEETINGS, INVITATIONS & ANNOUNCEMENTS

1. November 8, 3:00 p.m., Open House Tours and refreshments followed by 4:00 p.m. Dedication of the Recycle Center at the Wachusett Watershed Regional Center – if any members of the Board intend to attend they need to let Mrs. Lucier know. Mr. Gaumond intends to attend.

2. November 13, 6:00 p.m. meeting with the West Boylston Housing Authority

3. November 20, 6:00 p.m. Facilities Implementation & Strategic Planning Committee meeting

SELECTMEN'S REPORTS

Ms. Bohnson thanked Mr. Gaumond for doing the Beautification of Route 12 forum at Salter College. She attended along with Mr. Hadley and Mr. McCormick. She thought it was very informative and very good information was shared. Going forward is a good project that will not happen all of a sudden, but she thought there were a lot of great ideas shared that night. Mr. Gaumond intends to include this on the agenda for the next meeting.

Mr. Kittredge informed the DPW Director that right across the street from his building, rats are occupying a vacant house. He asked if something can be done with that. Mr. Gaumond will inform the Board of Health.

Motion Mr. Rucho at 9:00 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 property, the solar project and the Three Rivers Building, if the chair declares that an open meeting may have a detrimental effect on the negotiating position of the public body, seconded by Ms. Bohnson. The Chairman declared that an open meeting may have a detrimental effect on the negotiating position of the public body. Roll call vote: Mr. Kittredge, yes, Mr. Hadley yes, Mr. McCormick yes, Ms. Bohnson yes, Mr. Rucho yes.

Motion Ms. Bohnson at 9:30 p.m. to come out of executive session, seconded by Mr. Rucho. Roll call vote: Mr. Kittredge, yes, Mr. Hadley yes, Mr. McCormick yes, Ms. Bohnson yes, Mr. Rucho yes.

With no further business to come before the Board, motion Mr. Rucho at 9:32 p.m. to adjourn, seconded by Ms. Bohnson, all in favor.

Respectfully submitted,

Nancy E. Lucier, Municipal Assistant

Approved:

Kevin M. McCormick, Chairman

Christopher A. Rucho, Vice Chairman

John W. Hadley, Clerk

Michael J. Kittredge, Jr., Selectman

Siobhan M. Bohnson, Selectman