

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 June 18, 2014, seconded by Mr. Kittredge, all in favor.

Motion Mr. Kittredge to approve the regular session meeting minutes from July 14, 2014, seconded by Mr. Hadley, all in favor.

Mr. McCormick thanked Mr. Gaumond and his staff for getting the new town hall building up and running. He noted that there are a few things that still need to be done, however, overall it is phenomenal as it has been 82 years since we had our own town hall. He appreciates all the efforts.

NEW BUSINESS

1. Consider accepting donations from payments for lost or damaged books and other materials, donations for the use of printer and copier and donations given to support the general needs of the library in the amount of \$1,604.51; \$69.98 given in support of the Library's annual Adopt-a-Magazine fund drive and donations given in memory of loved ones in the amount of \$680.

Motion Mr. Hadley to accept the donations, seconded by Ms. Bohnson, all in favor.

2. Consider accepting the following donations for the Bandstand Committee on behalf of the town: Free Will donations of \$142.00 for July 6 concert, Free Will donations of \$152.00 for July 13 concert , Free Will donations of \$126.35 for July 20 concert, Mr. & Mrs. Vincent Vignaly \$50.00, James O'Day, sponsor \$250 and Lester's Refrigeration \$250

Motion Mr. Rucho to accept the donations, seconded by Mr. Kittredge, all in favor.

3. Concurrence on the appointment of David Eckhardt to the Earth Removal Board as the designee of the Conservation Commission, effective July 24, 2014 for a term to expire on April 30, 2015

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

4. Concurrence on the hiring of Anthony Wyman as the Council on Aging custodian effective July 27, 2014 at Step 1 of Grade 1, \$11.62 per hour

Motion Mr. Rucho to approve the hiring, seconded by Mr. Hadley, all in favor.

5. Consider request from The Home Away Fund to hold the first annual cycling event entitled The Pain in the Mass on Saturday, September 20th

The Police Chief has approved the event. Motion Mr. Rucho to approve the event, seconded by Ms. Bohnson, all in favor.

6. Concurrence on the following Planning Board appointments to various committees effective July 24, 2014 for a term to expire on June 30, 2015: Mark Frieden – Affordable Housing Trust & Bylaw Cmte. Cheryl Carlson – Cmty Preservation Cmte. & Earth Removal Bd., Mark Brodeur – Economic Development Task Force and Vincent Vignaly – Transportation Cmte. & Open Space

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

Public Hearing in Accordance With MGL Ch 39, Section 23b to Consider Exercising the Town's Right to Purchase the Property Located at 405 and 405a Prospect Street

Mr. McCormick opened the public hearing at 7:05 p.m. and Mr. Gaumond read the following notice. The Town of West Boylston has received notice that Malden Brook Farm, LLC, the owner of the property located at 405 and 405A Prospect Street and classified under General Laws Chapter 61A, intends to sell 11.5 acres of such property to a buyer who will change the use of said parcel from agricultural/horticultural use to residential use. Under the provisions of General Laws Chapter 61A, the Town has a right of first refusal to purchase said parcel. Notice is hereby given that, in compliance with the requirements of such statute, the Board of Selectmen will hold a public hearing to consider if the Town should exercise its right to purchase said property or to assign the Town's purchase rights to a qualified entity. The public hearing will be held at 7:05 p.m. on July 23, 2014 at town hall, 140 Worcester Street, West Boylston. For additional information, or to review the proposed information, please contact the Office of the Board of Selectmen at (508) 835-3490. All interested persons, groups, and agencies are invited to attend. Kevin M. McCormick, Chairman, advertised on July 11, 2014.

Mr. Gaumond explained that tonight the Board is holding a public hearing to determine whether or not they wish to exercise their right to purchase Chapter property in the town. The Board will have an opportunity to hear from the residents of the town who are in attendance, then the Board will close the public hearing and either make a determination tonight or later on. Should anyone in the audience wish to speak, they need to identify themselves for the record. The Board may ask clarifying questions.

Scott Goddard, owner of the property provided the Board with his contact information and displayed a map of the parcel. He is a resident of Northborough and is very active in West Boylston as a member of a local congregation. He loves the town, walks the trails and visits the library. He does environmentally sensitive consulting. This parcel is located in between Prospect Street and Westland Circle. It is a 40-acre parcel, 405 and 405A Prospect Street. Of the 40 acres, $\frac{3}{4}$ or 30 acres is under a conservation restriction from DCR as it has streams and tributaries. Two areas were left unprotected, one of which is an 11-acre piece with frontage off of Westland Circle. DCR identified it better for residential use than open space. His desire is to use it as residential space. Since his initial meeting with the Board of Selectmen has held a public relations campaign on his goals and desires for the property. He met with the Town Administrator, Open Space Committee, Planning Board, DPW and held an open meeting with the residents. He thinks the information was well received. He believes that what caused a stir with the property is that it was marketed as a 40B project. There was a lot of concern from the neighbors for that type of project and he has no desire to do a 40B project. He wants to do something consistent with the local zoning regulations and within the neighborhood. The schematic he displayed showed what the land could be used for. Westland Circle could be extended with a cul de sac and six to nine lots could fit there. It will meet the standards of the local regulations. He also displayed an aerial photograph of the property. The land is made up of a pine forest. The property has no endangered species or wetlands. The topography is very hilly and would not be good for ball fields. The Planning Board asked about access to the water tower and there may be a desire from the Planning Board to have better access to that and they would grant the town better access to the water tower. If the town would like to see assurances that it would not be a 40B they would be willing to enter into an agreement that it would not happen. When he went to the various committees the feedback was the Open Space Committee likes open space and the Planning Board was worried about the water tower. The public hearing was favorable and does not want a 40B. The DPW said there was available sewer

for the project. He asked the Board not to purchase the property so that he could complete his project.

Ms. Bohnson asked if he were to go forward with the project, what would be the time frame to start. Mr. Goddard thinks the permit would happen within one year.

Dr. Robert Tashjian, 29 Prospect Street. He stated that he is pleased to see the large group of concerned citizens. He has sent the Board a considerable amount of communication through Mr. Gaumond. He marked the land up with DCR and the reason they did it was they wanted to protect the land. Over the years he has been involved with all this kind of work, dedicated his life to it, and put together the group COPE seventeen years ago that worked on this. What happened with Jim French and himself was that DCR does not allow animals and with the DCR restrictions. They cut the house off and the barn and they decided they would make a roadway to go up to the top of the hill if they wanted to put the animals there. It was not decided to put a housing development in there. The water flows into the conservation restriction. Malden Brook Farm is very important. He would like the citizens to see what he sent. He analyzed the history of what went on. He worked with the Board of Selectmen and the town and we were going to use the land in the best interest of the town. Mr. Gaumond helped him and we started in 2005 with the police chief and the fire chief and in 2008 we had our plan. Dr. Tashjian and his sister are the last heirs of that farm. They thought they would get stimulus funds and it didn't happen and it forced them into Chapter 11. From that time it was a corrupt and fraudulent operation that went on. He was working with the bankruptcy court, had two courts hearings, one on April 3rd and the other on June 19th and he has the transcripts of what went on. As a result the court case came forward and said if we get \$125,000 you are out of the bankruptcy and they bought the property for \$160,000. Dr. Tashjian stated that he has a low opinion of most lawyers as they are all for themselves. He and Chief Minnich when this all evolved, were not talking. They are back talking now and we can still do it and this is the reason. He is going to try to put all the farm units together, everything is on Malden Brook. It is a global problem, human and animal medicine. He does not think we should lose the opportunity and we should let the whole town decide on this. You have the CPA. He would like it into the town record what he presented with the 8 exhibits and he would put in the two court hearings on the public record. When you think of botulism in the soil and the contamination. We can kill off all the population in this area with just one type of bacteria. He would like the information into the record for the entire town to make a decision. He would also like the Board to take the 120 days as there is enough information here that the burden lies on their heads. He will make sure the facts come out. He has a plan for the next 35 years. He thinks it is important that they did not succeed in bankruptcy and Dr. Tashjian stated that Mr. Gaumond knows and Dr. Tashjian intends to work with the town and the town can get funding. He feels honored and humbled that the first event in the new town hall is this. When the entire town knows and understands you will have a unified group. He would be willing to have seminars and meet with the townspeople. He was one of the early members of the Town-Wide Planning Committee and was the Chairman of the Open Space Committee.

Deb Mattison, Chair of the Open Space Committee and lives at 395 Prospect Street. She advised that less than 1% of the town is open space. The Committee voted to request the Board of Selectmen proceed with the acquisition of the property to remain as undeveloped open space. She offered to provide a copy of the meeting minutes to the board.

Chris Dubeau, 27 Westland Circle. He is the resident at the very end of Westland Circle where the entrance to the project would go. They enjoy a wooded area and he doesn't want to have a road go through his front yard. Where it intersects with Davidson Road they have had near misses, traffic will intensify and he can envision low income housing. All the people who live along there enjoy the privacy of the woods and he is afraid that would be lost.

Jack Flynn, 15 Westland Circle echoed Dr. Tashjian's comments. He is the President of the Norco Sportsman's Club. A lot of people join the club because of the open space. When you have it contiguous to the DCR space it will stay open space forever. We have to protect the land as there is not anymore.

Steve Muscente, 38 Woodland Heights walks the area on a weekly basis. It is a beautiful piece of land. There is a stream there and it will all go down hill. Whatever pollutants that could happen would go into the stream. He thinks the town should buy it, it is a bargain.

Jodie Luksha, 418 Prospect Street. He is from Northborough and he knows our churches and library. Why doesn't he move to West Boylston and pay taxes and maybe he will have an interest in our town. We have plenty of houses for sale in town. Why do we need more.

Mark Frieden, Affordable Housing Task Force and Planning Board. He reports that the Planning Board wrote a letter and suggested that the town purchase the property to maintain town control over the land.

Mr. Goddard stated that he appreciates the comments. The 120 days period allows the town until September 7, 2014 to act. He works in the environmental field and he cannot think of another town in the Commonwealth that has as much open space as West Boylston. There was something about the affordable housing issue. He understand in talking with the Planning board there was that 1.5% issue going on with the Oakdale Project and it sounds like the town is there. He added that Dr. Tashjian is the one who advertised the property for sale as a 40B.

Mr. Hadley advised that the town controls 1% of the open space, however, 58% of the town is classified as open space.

Dr. Tashjian stated that this land has been in bankruptcy. They had no choice at that time and it didn't go through. DCR owns 50% of the land in West Boylston and this is open space for health reasons. Water flowing off of this and it has wildlife. We have to consider open space not for recreation alone.

Deb Mattison commented on bringing in tax revenue it is actually more beneficial for a town to have open space rather than residential housing because of the cost of services.

Mr. McCormick stated that he hears that comment all the time. If we didn't have developments we would not have a town and the town began with three main housing developments. If they were not built we would not have a town. Everything costs something and what makes the town is the people.

Bill Morrissey, 21 Westland Circle is retired and at home all week long. Living up there is quiet and if you put that much more traffic they have young kids riding bikes and people flying up the roads and you also have oil trucks. If you park on the street and another car is coming up there is no room for another car.

Carol Peterson, 445 Prospect Street asked can somebody else buy the property. Is the property for sale? Dr. Tashjian stated that he will be keeping it.

Walter Fred, 385 Prospect Street has been in town since 1953. He lives next to the wetlands and has been fighting contractors for years. The water flows down and for years he was cleaning out Gates Brook. Dr. Tashjian owned the property and he never cleaned it and it is obstructed by a stone bridge. The Conservation Commission wants \$600 for a permit for them to be able to remove one of the stone bridges. What will happen to the rest of the land if the 11 acres is sold. His theory is we ought to buy the property.

Mr. McCormick reminded everyone that back in 1950 there were no sewers or drainage, and things are totally different now.

Jack Flynn would like to urge the town to buy the land.

Mr. Rucho asked Dr. Tashjian if he was involved with a developer to build on that property

years ago. Dr. Tashjian stated that there were bids coming in including Steve Quite to see what we could do to get through bankruptcy. Mr. Rucho stated then you were involved with putting in a 40B project. Dr. Tashjian replied, that it never went through.

Mr. McCormick noted that one gentleman said he enjoyed the privacy of the property. That is at somebody else's expense. It could be Dr. Tashjian building these. The open space issues, half the town is controlled by DCR and he thinks we have enough open space. It's called the DCR but they forgot the recreation part. Dr. Tashjian asked for all his information to be entered into the record. Mr. Gaumond noted that he provided to the town a document in the board's agenda package with 8 attachments that were forwarded to the Board. The Board agreed to enter everything into the record.

Mr. McCormick stated that he has been working with Dr. Tashjian on issues dealing with his farms for 13 years. Mr. Rucho feels that if we were to purchase the property and have it as walking trails there would be more traffic. This could be \$40,000 to \$50,000 in taxes and all he has heard about since he has been in town is how the DCR buys all the open space in town and doesn't let anybody develop it. Now that we have sewers in town the DCR still will not give us the property back.

Joan Dubeau stated that it is in her front yard and on three sides of her home. She asked for her letter to be included in the record.

Mr. Rucho would like the Police Chief to be made aware of the traffic issues on the street and suggested installing signage. Ms. Bohnson thanked everybody for coming in and giving their opinion. We have to be aware if we are townspeople, where will the money come from. It was noted that there are CPA funds available for this. Ms. Bohnson explained that she had a development in her back yard a few years ago and she used to have a wooded back yard. Ms. Dubeau does not care about the development she cares about the road in her front yard.

Susan Stone 7 Center Street stated that there has been some talk, could you explain the process and time line. Her concern is this decision could be made by 5 people. Mr. McCormick explained that tonight the Board will close the public hearing and decide whether or not they should be allowed to take the property out of 61A. It does not have to go to town meeting and all that is needed is a vote of the Board of Selectmen. Mr. Gaumond added that this issue is Mass General law outlines the process which says if a parcel is going to be taken out, the Town of West Boylston has the ability to make a determination as to whether or not it would like to exercise their right to purchase the property. Should the Board vote to do that, they would need to call a special town meeting to appropriate the funds necessary to exercise a purchase and sales agreement. Right now we have no authorization to expend any money.

Mr. Fred stated that there is no access to the property at this time. Mr. McCormick advised that there is a right-of way at the top of the circle. Mr. Morrissey asked about the infrastructure and the width required for a road as he heard it has to be 40-feet wide. Mr. McCormick assumes that they measured the road and determined it is wide enough to build a road. Attorney Matthew Watsky who represents Mr. Goddard advised that the property has a 40-foot wide right of way from the end of Westland Circle to the land. It is town-owned land not built out. They would lay out access along the 40-foot right of way. That would be the legal access.

Joan Dubeau asked if they know how close they will be to her property. Mr. Watsky stated that at this point they have not completed the whole survey. Dr. Tashjian added that it is a dead end road and he is concerned about emergency access. Mr. McCormick noted that it will be a cul de sac.

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

Motion Mr. Hadley for the town to proceed to purchase the property and use it for open space, seconded by Mr. Kittredge.

Mr. Rucho added that with regards to the impact of students coming into the schools if we were

to go with that scenario every time somebody wanted to develop a piece of property we would have that argument. We have 100 school choice students in our schools and he doesn't think adding 10 more kids will require hiring new teachers. Mr. McCormick's concern is we have this piece of land people do not want developed and that would set a bad precedent for the next piece of land that comes up. He understands that, however, he does not want to set a bad precedent. Mr. Kittredge feels that by the Board proposing to buy the property it is required to go to town meeting and it would be the people making the decision. Mr. McCormick pointed out that the town elected the members of the Board to make those decision and not to call a special town meeting every time a decision needs to be made. Ms. Bohnson believes that not everyone in this room will leave happy tonight and she understands as this happened in her back yard. She feels the board members were elected to make decisions and there would be a cost to hold a special town meeting. Mr. Hadley feels it is an affordable piece of property, a good opportunity for the town and the wrong piece of property to put a development on because of the layout of the street. Mr. Rucho pointed out that we have a buyer who is willing to write an agreement and not build a 40B, but rather 6, 8, or 9 houses. We have taken property out of 61A on two or three occasions in the past.

Vote on the motion – Messrs. Hadley and Kittredge yes; Messrs. McCormick, Rucho and Bohnson no.

NEW BUSINESS (cont.)**7. Consider financing agreement for the Performance Contracting Project**

Mr. Gaumond has the final version for the Energy Management Services Agreement for the ESCO Project which has been approved by town counsel and ABM and ready to be executed. The finance agreement will be ready in the next couple of days and after signature of the agreements ABM will begin to purchase the equipment for Phase 1, converting the schools from oil to natural gas.

Motion Mr. Kittredge to authorize the Chairman of the Board of Selectmen to execute a contract with ABM Building Solutions, LLC for performance contracting energy management services, subject to the successful negotiations and execution of a financing agreement to provide funding for the work of the contract, such financing agreement to be executed by the Town Administrator upon recommendation of the Finance Director, seconded by Mr. Rucho, all in favor.

ABM thanked the Board, the townspeople and Mr. Eckhardt. They look forward to working in the town.

8. Consider signing agreement with ABM for Performance Contracting Project

This item will be tabled this evening.

9. Consider demo-fit up work to Council on Aging at a cost of \$2,800

Mr. Gaumond received correspondence from the Council on Aging who is now occupying additional space at 127 Hartwell Street. They are requesting \$2,800 to do demo/fit up work. They would like to make improvements in three areas. The first item would be to remove the wall between the Planning Board Office and Meeting Room #2 for their exercise/dance classes. The second item would be to remove the wall between the Town Administrator's Office and the Municipal Assistant to make room for a pool table and the third is to install a door to the main space of the Council on Aging for security. Mr. Gaumond advised that we do not have any money in the budget for this; however, if the Board is willing, he could prepare a Finance Committee Reserve Fund transfer. Mr. Hadley asked if they asked the landlord. Mr. Gaumond added that the landlord offered to do the work at a cost of \$2,800. Mr. McCormick doesn't understand why they need a door as there is only one hall to their

room. Mr. Gaumond informed the Board that the landlord may rent the other side and if he does then the Council on Aging and the new tenant would share the bathrooms. Mr. Rucho doesn't believe that two tenants sharing the bathroom is right. Mr. Gaumond advised that the lease does speak to shared common areas. All the other areas will be all secured except the Council on Aging entrance if it becomes a public bathroom. If that were the case, Mr. McCormick feels the landlord would be required to install the door. Ms. Bohnson would like more information. Mr. Kittredge asked about Mr. Gaumond's email to the landlord, which indicated that we paid the full rent and we have money coming back to the town. Mr. Gaumond noted that he did communicate to the landlord, however, we cannot use those funds for anything else and it will need to be returned to the town. Mr. Rucho would like more details and Mr. Hadley would like a plan. It was agreed to put this off at this time.

10. Consider signing Intermunicipal Agreement for Emergency Communications and Dispatch Services

The town has a draft Agreement, however, Mr. Gaumond is under the impression that the Town of Holden will be amending the draft. The agreement was modified from the Princeton/Holden Intermunicipal Agreement. They currently share that service and we would be the third community to join. There are some terms the Town of Holden is concerned about. In Section 9 the fee is based on population and it would not adjust with an increase in population. A copy of the Final Report on the Emergency Communications Regionalization Project was left in the Board's mail slots. It came forward with several recommendations. The first was that West Boylston should join the Regional Emergency Communications Center (RECC). It would increase the professionalism and efficiency of the service and provide efficiencies and effectiveness through a RECC. It would provide a more secure environment for the West Boylston Police Department having a building which would no longer have 24-hour presence. The Board of Selectmen would need to sign a Governance Agreement that would be negotiated between the West Boylston, Princeton and Holden. Policies and procedures for the RECC would need to be developed to make sure that needs are being met. It is recommended that we use the Holden Public Safety Facility and its 911 PSAP as the RECC. It is a relatively new facility with outstanding engineering and offers excellent capability to expand for a RECC. One of the things that was holding this up was the distance between West Boylston and Princeton. We would enhance the information technology systems including computer aided dispatch and records management systems by using TriTech, the current vendor of both Holden and Princeton. We now use an antiquated system for those. We will also conduct governance discussion with the Town of Holden and support a grant application for FY15 state 911 grant funds to seek equipment for the transition. Mr. Gaumond will not be asking the board to take any votes this evening and he will bring forward a reviewed agreement at some time and we will have further discussion.

MEETINGS, INVITATIONS & ANNOUNCEMENTS

1. Announce that the town will receive \$9,849 in MIIA Rewards

Mr. Gaumond explained that every year we do our best to participate in the MIIA Rewards Program by adopting policies and participating in trainings. This year through the hard work of municipal employees we will be receiving \$9,949 in MIIA Rewards. He thanked the employees and Mrs. Lucier who coordinates the program.

FUTURE AGENDA ITEMS

Mr. Rucho noted that on May 7th we had a meeting with the Police Chief and the DPW Director regarding two intersections in town to have road work done, Crescent and Goodale and Prospect and Woodland. Nothing has been done yet. We left the meeting that night with a vote to

proceed with the work and what caused this to be back on the front burner was an accident that would not have happened if we had finished those improvements. The cost was \$5,000 and those signs could have been installed and changes could have been done. He would like an update on what is going on.

Ms. Bohnson noted the great job the towns people did in getting us moved into our new town hall. She thanked Leon and Nancy noting that we have not had a town hall for 82 years.

Mr. Rucho noted that if you call 774.261.4012 you can get every department of the town with one number.

With no further business to come before the Board, motion Mr. Kittredge at 8:50 p.m. to adjourn, seconded by Ms. Bohnson, all in favor.

Respectfully submitted,

Approved:

Nancy E. Lucier, Municipal Assistant

Kevin M. McCormick, Chairman

John W. Hadley, Vice Chairman

Christopher A. Rucho, Clerk

Michael J. Kittredge, Jr., Selectman

Siobhan M. Bohnson, Selectman

Dear West Boylston Selectmen and Administrator,

SIGNIFICANCE OF 405A PROSPECT ST. PROPERTY TO BE MAINTAINED AND PROTECTED AS OPEN SPACE BY THE TOWN OF WEST BOYLSTON AND THE JUSTIFICATION OF PURCHASE BY THE COMMUNITY PRESERVATION ACT IN COORDINATION WITH THE DBA MALDEN BROOK FARM GLOBAL COMPARATIVE MEDICINE CENTER OF THE AMERICAN VETERINARY MEDICAL FRONTIERS, INC.

1. I have dedicated my life and career to environmental protection and health both for animals and man and the significance in the Town of West Boylston, especially related to water protection and coordination with the Mass. Department of Conservation and Recreation (DCR).
2. I was a very early member of the West Boylston Town-Wide Planning Committee when that new form of government was established in West Boylston in addition to being Chairman of the West Boylston Open Space Implementation Committee for many years. This basic commitment, for the best interest of West Boylston and our communities to include coming generations.
3. Malden Brook Farm and Malden Brook are vital to West Boylston as a significant source of well water with a large aquifer under Malden Brook. The programs do have community, national, and global impact. I have already submitted information to the selectmen in reference to a manifesto that I am preparing in the events that occurred since World War II. This can best be described as ***"World at irreversible deadly risk for humans, all animals, and environment. National security and the New World Order."***

My experience over the years including animal health, human health, environmental health, and public safety relate to the serious possibilities of the evolution of global biological warfare since World War II – preparation and response for man, animals, and the planet.

4. In 2005, I began communications with Mr. Leon Gaumond and we initially began our communications to include the best interest of the Town of West Boylston that included the Police Chief Dennis Minnich and Fire Chief Jack Chandler. Our initial meetings also included local politicians. From that I developed a very comprehensive, strategic master plan that included benefits to the Town of West Boylston. That plan was revised and in 2008, it became ***"A comprehensive International Bio surveillance Center Model for Community Civil Defense including biological Contamination Preparedness and Response."***
5. In 2008 and 2009 we were ideal candidates for stimulus funding but West Boylston did not have the political clout and the competition of the secret bio containment labs in Massachusetts were bringing huge funding to Massachusetts which I have always

considered a potential risk to the people of the Commonwealth and beyond. The result is Malden Brook Farms LLC which was the basis of the plan was forced into a Chapter 11 Debtor in Possession because of a predator lender and became an absolute nightmare in order to strip all assets and to totally eliminate any possibility of academic, professional, and financial survival. All of this information and abuses are readily available in court documents as a Chapter 11 Debtor in Possession moved to Chapter 11 Trustee and then to Chapter 7 Trustee.

Biosafety Laboratories Levels 1, 2, 3, and 4

1. The criteria of these laboratories and details can be found on the web sites. Most colleges and universities use Level 1 and Level 2 for teaching and academic purposes. Level 3 and Level 4 can be extremely dangerous especially with biological agents.
2. During the administration of Governor Mitt Romney, classified, discretionary funding, and contract research was awarded to Tufts University Veterinary School and Boston University. That funding was continued with the President Obama Administration. It was awarded primarily through the National Institute of Allergy and Infectious Diseases (NIH) and reference can be made to Exhibit 1. Exhibit 2 is a map of the locations of these laboratories in the United States. There are certain important facts to which I have always been doubtful regarding the dangers of these labs on the academic campuses of our colleges and universities and not under strict military protection such as the Military Biological Center at Fort Detrick, Frederick, MD which is completely self-contained and does not rely on local services such as fire, police, and hospitals. It is also significant to recognize the following facts:
 - a. This is contract research, not grant research and the academic universities are contractors for what could become 'factories of death.'
 - b. It is discretionary funding and it becomes very difficult to determine how much of this funding is awarded especially under the umbrella of National Security.
 - c. The truth of the research does not need to be told to the public since the research can be protected under national security.
 - d. I have even attempted to obtain the truth through the Freedom of Information Act but this is also not possible.
 - e. The use of animal research and experimentation is not fully explained to the public including the animals, the vectors used, and the end result for the animals which is death.

3. As Exhibit 3, I am including an article that was written in the Boston Globe January 18, 1986 entitled, "Tracking a Killer" focused upon botulism. That relates to the animal deaths during the construction of I-190 especially as it impacted upon West Boylston, Sterling, and Holden. The problem still exists and botulism spores that can live 100 years in the soil are in the large field on Prospect St. owned by the DCR leading directly to the 152 Prospect St. Unit, the center of West Boylston, and to the Wachusett Reservoir. As an early contract under this classified funding, Tufts acknowledged 25 million dollars and that is described in Exhibit 4. The approach by this contract type research does not benefit the local people and their water supply in the surrounding communities and is much different to my scientific approach to directly help the people, animals, and environment directly. About 3 years ago, 18 horses died in Dartmouth, MA apparently of botulism, which may be related to the laboratory in UMass Dartmouth.
4. Exhibit 5, is a photograph of the Tufts New England Regional Biosafety Laboratory, but it should be understood that this is a biosafety Level 3 classified contract research facility that the actual animal research, the diseases, and the associated vectors are most likely not fully disclosed to the public due to the hazards to the people, animals, and the environment.
5. Lyme disease is an excellent example of the costs and damages to the people, animals, and environment. Plum Island, New York is an 800 acre USDA quarantined and foreign animal disease centers originally all USDA until Homeland Security took possession. Ferry boats from Orient Point, New York can travel to Plum Island and the other exit and entrance to Plum Island by ferry boat is Lyme, CT. Lyme disease first infected a young boy in Lyme, CT and from there spread through New England and is becoming progressively worse including Massachusetts. Apparently the research at Plum Island was initially headed by a former German Scientist of World War II that manipulated the ticks as vectors of transmission. Biological agents do not have to acutely kill, but can damage the health of animals and humans that include enormous costs to the health care system.
6. Exhibit 6 discusses recent outbreaks of anthrax at CDC, is an example of the dangers regarding even organisms that can live naturally in nature. However, the CDC is effectively evaluating the problem that includes APHIS for animal health. The congressional hearings are bringing forth the need for a comprehensive evaluation of all of the bio containment laboratories and their safety throughout the nation.

Citizens Organized for a Planned Environment (COPE)

I am pleased that I helped organize and lead a community group that we named ourselves as COPE. We fought development on Prospect St. to protect the environment and it led to the DCR purchasing the property on Prospect St. that includes the land that borders the West Boylston water tanks since the well water is pumped the Malden Brook Lee St. aquifer to the highest point in West Boylston which is where the water tank is located and gravity flow distribute to water to many homes and businesses in the town.

Over the years, I have worked and planned with DCR, and COPE strongly supported and encouraged DCR to purchase the initial properties on Prospect St. From that we developed the concept of no-till agriculture on DCR land and then went to DCR-CR (Conservation Restrictions). It was much planning with the DCR for the DCR-CR and the top of 405 Prospect St. left land available for agriculture that could include farm animals. The barn at 405 Prospect St. was a stagecoach inn and was known as 'Warren's Tavern.' Interstate 190 totally destroyed the stagecoach road that was part of Malden Brook Farm in West Boylston and Holden. Jim French of the DCR and I worked for years together to leave a heritage for West Boylston and to protect the water supply for West Boylston and the Commonwealth. The water that travels over 405 Prospect St., leads to Gates Brook, crosses Route 12, and then enters the Wachusett Reservoir. It is obvious that this natural waterway is almost totally destroyed and so every attempt must be made to preserve what we have remaining. It is also the last frontier of West Boylston.

American Animal Hospital Association (AHAA)

I am enclosing as Exhibit 7, a copy of a letter dated February 24, 2014 from Dr. Michael Cavanaugh, Chief Executive Officer, of AHAA and as Exhibit 8, a copy of the press release information prepared by AHAA. It is a distinction to hold this accreditation since 1985. The Animal Medical Center was designed with an addition to a historic home and the hospital design is such to meet the changing standards and rapid growth of veterinary medicine with this plan for the next 35 years.

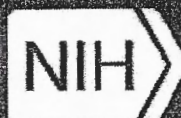
Malden Brook Farm Global Comparative Medicine Center for the Ages

1. Comparative medicine means human and animal medicine joining together for a common purpose. Our base in West Boylston, can be the center for this mission and this is a non-profit corporation that does not exist alone and independent in West

Boylston, but will involve the community with the unique natural resources. There still is time and we can still achieve it to bring all farm units together again. We should be eligible for significant funding and we will have quality facilities to be the pride of West Boylston. I look forward to continued and constructive communication with West Boylston Town Administrator, Leon Gaumond, and Town Committees and Boards. West Boylston Police Chief Dennis Minnich and I have been meeting frequently in order to achieve the fulfillment of the mission for the ages of Malden Brook Farm Global Comparative Medicine Center.

Sincerely yours,

Robert J. Tashjian, A.B., V.M.D., D.Sc. (hon.)



National Institute of Allergy and Infectious Diseases

Leading research to understand, treat, and prevent infectious, immunologic, and allergic diseases.

Microbiology and Infectious Diseases Resources

Contact Info

Nancy Boyd
Chief, Extramural Biodefense
Facilities Section
Email: nboyd@niaid.nih.gov

Additional Information From NIAID

All microbiology and infectious diseases resources (non HIV/AIDS)

All NIAID resources

Current National Biocontainment Laboratories (NBL) and Regional Biocontainment Laboratories (RBL)

Sites and Contact Information



National Biocontainment Laboratories (NBLs)

Boston University Medical Center, National Emerging Infectious Diseases Laboratory (NEIDL)
Website: <http://www.bu.edu/neidl/>
Contact: Jack Murphy

University of Texas Medical Branch at Galveston Galveston National Laboratory (GNL)
Website: <http://www.utmb.edu/gnl/>
Contact: Jim LeDuc

Regional Biocontainment Laboratories (RBLs)

Colorado State University (Fort Collins), Judson M.

University of Pittsburgh, Center for Vaccine Research

Town of West Boylston
Board of Selectmen
127 Hartwell Street
West Boylston, MA 01583

June 9, 2014

To the members of the Board of Selectmen:

We are writing in response to the May 14, 2014 memo from Town Manager Leon Gaumond Jr., regarding the notice of intent to remove the Chapter 61A designation from 405 and 405a Prospect Street, aka Malden Brook Farms. As the owners at 27 Westland Circle, the proposed project would surround our house on three sides. A previous attempt by the parties involved had proposed putting an access road that would take our entire front yard and decimate the value of our property. We are very concerned that we are now facing another project again. It would also be a serious safety hazard for our family and neighbors.

Not only would it cause us to have a road only a few feet from the corner of our home, the loss of open space would change our neighborhood from a peaceful place to raise a family to a daily danger for children, animals and adults in the area. Being at the top of the road, the sharp corner has caused numerous accidents in the past. When driving up Westland Circle, a driver is unable to see another driver coming down from Davidson Road. If an access road is now made to go straight to the proposed area, it would become even more dangerous with many more cars to have to dodge. In the past, my neighbors have tried to place a mirror on the electric pole in front of our home to prevent accidents. It has been removed several times in the past and not allowed. Also, in the winter, Westland Circle is a very dangerous road to go down. But yet a proposal is being made to allow even more danger to our neighborhood.

Over the past year alone, we have had fifteen deer in our backyard, a bear, many turkeys and a moose. In the past, rare Lady Slipper flowers have been in the woods. There are spotted endangered salamanders and other wildlife which live in the woods behind our neighborhood. Any type of development would erode the beautiful woods and destroy wildlife and wetlands.

A few days before we received this letter on May 14th, our neighbors at 7 Davidson Road decided to clear their land in back of their home and our other next door neighbor's home at 1 Davidson Road. What a coincidence? They have cleared a huge parcel of land that would

connect to the proposed access road in our front yard. It looks barren and horrible. It is our new view from our front window. It is their right to do whatever they please with their property. However, it has been an eyesore to look at on a daily basis since this happened with no warning to their neighbors as abutters. Doing this to the whole woods behind our neighborhood would be a very depressing sight to see if the project were to come to fruition. It would also give our neighborhood a great view of 190 and the noise it will bring such as motorcycles and loud trucks.

We are well aware that new residences bring in tax revenue to our town. However with new residents come many new expenses to the town including expansion of water, sewer, roads, municipal light and schools.

Our schools are in dire straights. We have to have the more affluent members of our town already donate money yearly to our schools in order to just get the minimum amount of arts for our children. Adding more student's will burden the system and most likely cause our town to have to build new schools. Taxpayers will not want to finance this. Not to mention, new crime in our town and now potentially next door neighbors.

We urge the town to exercise its right of first refusal and preserve this parcel as open space. Better yet, the town should purchase it outright to preserve it.

Sincerely,

Christopher and Joan Dubeau
27 Westland Circle
West Boylston, MA 01583
774-314-0902