

Town of West Boylston
TOWN CLERK MEETING MINUTES
October 21, 2013

Article 1, Section 3 of the Town of West Boylston General bylaws states that “One Hundred (100) legal voters, including the presiding officer and the clerk, shall constitute a quorum, provided that a number less than a quorum may vote an adjournment: and that not more than Seventy-five (75) shall be required to maintain a quorum once the meeting has been called to order by the Moderator and that a quorum of Seventy-five (75) be required to reconvene any adjourned session of any such meeting.”

The Moderator was informed that 122 registered voters were in attendance and that the quorum requirement has been met.

Town meeting was called to order at 7:07 p.m.

M.G.L 39 § 15 was accepted at the Oct 20, 2008 Semi-Annual Town Meeting and placed in the General Bylaws Article I § 7. This Bylaw Section states. “If a two-thirds vote of Town Meeting is required by statute, the Moderator may, at his or her discretion, decline to verify a voice vote by polling the voters or by dividing the meeting, and may record the vote as a two-thirds vote without taking such a count.”

Following the Pledge of Allegiance, a moment of silence was conducted for all the members of the community who have passed and the servicemen and women who have made the ultimate sacrifice serving in the armed forces in Iraq, Afghanistan and around the world.

The following people were sworn in as tellers by the Town Clerk;

Mark Brodeur	Robert Barrell
Barbara Deschenes	Elaine Novia
John McCormick, III	Barbara Mard
Bruce Peterson	Carol Peterson

Upon a motion by Kevin McCormick and second by Michael Kittredge, Jr. it was unanimously voted to waive the reading of the Warrant and refer it as subject matter only.

ARTICLE 1 - Authorization to Hear the Reports of Officers and Committees of the Town

Motion- Michael Kittredge, Jr.

Second- Kevin McCormick

It was unanimously voted to hear special reports of the officers and standing committees of the town.

Leon Gaumond, Jr.-Town Wide Planning Committee;

The Town Wide Planning Committee would like to announce to Town Meeting that they have submitted several updates to the Planning Board which are currently being reviewed for possible acceptance and submission to the state. The committee has worked on this project with no funds requested from the Town to support this project. As the Chairman of the TWPC, I would like to thank all of the members of

the committee as well as all other town offices and committees for their diligence in working on these documents.

The original Master Plan was adopted in 2005 and the Town Wide Planning Committee has been meeting since that time to fulfill its mission as established by the Town Meeting vote. The submitted updates are not intended to be a complete rewrite of the Master Plan but rather are updates of individual sections which the Committee felt were ready to be released to the Department of Housing and Community Development. The updates are the product of many years of hard work and study – all with the expressed goals of making the Town of West Boylston the best it can be.

The Master Plan is a document intended to be a guide and a blueprint for the future of West Boylston. The ideas and concepts expressed in the Master Plan are not binding and not intended to usurp the review process of any West Boylston governmental entity, board or committee or even the authority of the Town Meeting.

The proposed updates can be found on the Town's website under the Town Wide Planning Committee's page. The TWPC would also like to ask if any residents of the Town have an interest in joining our group to outreach to the Town Administrator.

Norma Chanis- Solid Waste Advisory Team;

Hello, I'm Norma Chanis, a member of the Solid Waste Advisory Team. We have been reviewing data for the last fiscal year and it appears that our recycling tonnage has increased by 6% and our trash tonnage by about 8% as compared to last year. So we seem to be generating more waste than in the past and our recycling rate has actually decreased.

With this in mind, I'd like to mention that we have a Recycling Center right here in town on Raymond Huntington Highway that is currently open Tuesday mornings, Wednesday afternoons and in the morning of the 3rd Saturday of the month. Depending on the item, it may be disposed of for a fee or for free. For example it might be tempting to put an old radio into the green trash bag, but if you take it to the Center, it will be put out for use by someone else or sent for recycling of materials and proper disposal of the rest and it will cost you nothing to drop it off. We at the Center are working on gathering information for where you can dispose of items, so please think twice before putting it curbside. You can review the **Wachusett Watershed Regional Recycling Center** website for updates and information on items accepted and schedules.

As for what is put out in the recycling bins, we've been asked to advise people that Styrofoam, even those with numbers, and plastic bags should NOT be included in the curbside recycling bins. Recyclable plastic bags may be taken to a supermarket or the Recycling Center.

And finally, thank you to those who've already spoken with us in the last few weeks at town events about our efforts to gather signatures on a petition to get an Updated Bottle Bill on the ballot for next fall. We'll be here after the meeting if you'd like to add your name to this petition that will increase the recycling of water bottles, sports drinks and all the other "new" drinks, so that they don't end up in our trash or littered, as they often do now. Thank you.

ARTICLE 2 - Authorization to Amend the Personnel Bylaw so as to Create the Position of

Administrative Assistant to the Town Accountant

Motion- John Hadley

Second- Kevin McCormick

Recommendation- Bylaw Committee

Discussion

Diana Englebart

Does this position have a job description? Why was this position added? What is the difference between the two positions.

Leon Gaumont, Jr., Town Administrator

Yes there is a job description that was reviewed and accepted by the Personnel Board. We did this move to save the Town money. We went from having an Asst. Town Acct. to and Administrative Asst. to the Town Accountant. This position is more secretarial.

Vote

It was unanimously voted to create the position of Administrative Assistant to the Town Accountant to be classified at Grade 4 as a non-exempt and to amend Section 5, Part AA of the Personnel Bylaw to read:

Grade 4. Administrative Assistant to the Chief of Police
Administrative Secretary for Streets and Parks
Administrative Assistant to the Town Accountant
Administrative Assessors
Administrator/Inspector for the Board of Health
Assistant Tax Collector
Assistant Treasurer
Dispatcher

ARTICLE 3 – Authorization to Amend Section 9 of Article 13 Disorderly Behavior of the General Bylaws

Motion- Kevin McCormick

Second- John Hadley

Recommendation- Bylaw Committee

Discussion

Carl Friend

Is this a license to a vendor who serves the alcohol, or is it giving permission for people to drink on town property?

Kevin McCormick, Selectmen

It is to license the vendor. It has to be within a designated area and only with the approval of the Board of Selectmen and Chief of Police at approved events.

Roger Wellington

What is the liability to the town if something happens?

Kevin McCormick

The vendor must provide an insurance policy which will not hold the Town liable.

Vote

It was voted by a simple majority to amend Section 9 of Article 13 of the General Bylaws by inserting the following italicized language;

Section 9

No person shall keep, use, consume or have in his possession any alcoholic beverage as defined in Section 5 in any public park or playground in the Town of West Boylston *without a license as granted by the Board of Selectmen.*

ARTICLE 4 – Authorization to Amend Article 21 of the General Bylaws

Motion- Siobhan Bohanson

Second- John Hadley

Recommendation- Bylaw Committee

It was unanimously voted to amend Article 21 of the General Bylaws, Section 5 Personnel Board, Part C Non-Discrimination and Equal Employment Opportunity Bylaw by deleting the current language and inserting the following language:

The Town of West Boylston promotes a professional and productive workplace in which all employees are treated with dignity and respect. Employees are expected to act in a positive manner and contribute to a productive work environment that is free from harassing or disruptive activity. Discrimination (including harassment), whether based upon race, color, gender, gender identity, national origin, religion, ancestry, age, sexual orientation, disability, maternity leave, genetic information, active military status, or another basis prohibited under state or federal anti-discrimination statutes, will not be tolerated.

This bylaw applies to all employment practices and employment programs sponsored by the Town of West Boylston and shall apply, but not be limited to, the areas of:

- Recruitment,
- Selection,
- Compensation and benefits,
- Professional development and training,
- Reasonable accommodation for disabilities or religious practices,
- Promotion,
- Transfer,
- Termination,
- Layoff, and
- Other terms and conditions of employment.

Employees seeking reasonable accommodations may submit their request in writing to the Town Administrator or his or her designee.

ARTICLE 5 – Vote to Appropriate Funds for Community Preservation Fund Projects as Recommended by the Community Preservation Committee

Appropriations from Community Preservation Fund Balances for Projects A, B, and C for Community Preservation purposes with each appropriation being treated as a separate item:

PROJECT A-

Motion- Patrick Crowley

Second- Christopher Berglund

Recommendation- FinCom/CIB, Planning Board, ZBA

Project A	Total Appropriation	Source of Appropriation
Appropriations:		
To Fund for Affordable Housing Purposes: A grant to hire a community housing specialist consultant for the creation of a conceptual plan and to assist with the administration of 40(b) projects. Submitted by the West Boylston Affordable Housing Trust be expended under the direction of the Town Administrator.	\$ 11,000	\$11,000 from the fund balance designated for affordable housing

Discussion-

Diana Englebart

Questioned whether we have a current person in this position, and what that person has done for the town.

Patricia Halpin- Affordable Housing Trust

Yes we have a consultant that is funded through the next Fiscal Year.

The Community Housing Specialist is Richard Heaton whose professional knowledge and experience has been so helpful to the volunteers who serve on our town boards.

Since he began his position in spring of 2013, Mr. Heaton has advised the Board of Selectmen, the Planning Board, the Zoning Board of Appeals and the Affordable Housing Trust. More specifically, he conducted a training session on Chapter 40B for members of the ZBA, Housing Authority, Planning Board and Affordable Housing Trust. He advised the ZBA to adopt new rules and regulations beneficial to the town. He reviewed extensively the Housing Production Plan. He gathered information as to whether West Boylston has met the land area minimum which would afford some protection against unfriendly 40B projects and presented this information to a joint meeting of the AHT, BOS, ZBA and PB on July 10. He is monitoring all properties on our Subsidized Housing Inventory (SHI). He has been an invaluable help and we urge you to fund our request so that this good work may continue.

It was unanimously voted to appropriate from Community Preservation Fund Balance, the sum of \$11,000 from the fund designated for Affordable Housing Purposes, a grant to hire a community housing specialist consultant for the creation of a conceptual plan and to assist with the administration of 40(b) projects.

PROJECT B

Motion- Patrick Crowley
 Second- Christopher Berglund

Recommendation- FinCom/CIB, Planning Board, ZBA

Project B	Total Appropriation	Source of Appropriation
Appropriations:		
To Fund for Affordable Housing Purposes: A grant to hire a community housing specialist to develop a feasibility study to look at Town-owned properties as a location to develop additional affordable senior housing opportunities in West Boylston. Submitted by the West Boylston Affordable Housing Trust be expended under the direction of the Town Administrator.	\$ 10,000	\$10,000 from the fund balance designated for affordable housing.

It was unanimously voted to appropriate from Community Preservation Fund Balance, the sum of \$10,000 from the fund balance designated for Affordable Housing Purposes, a grant to hire a community housing specialist to develop a feasibility study to look at Town-owned properties as a location to develop additional affordable senior housing opportunities in West Boylston.

PROJECT C

Motion- Patrick Crowley
 Second- Christopher Berglund

Recommendation- FinCom/CIB

Project C	Total Appropriation	Source of Appropriation
Appropriations:		
To Fund for Recreation Purposes: A grant for the creation a Master Plan for Goodale Park and the surrounding town owned land.	\$50,000	\$50,000 from the undesignated fund balance.

Patrick Crowley, Parks Facilities Committee;

PowerPoint Presentation- Goodale Park Phase II a

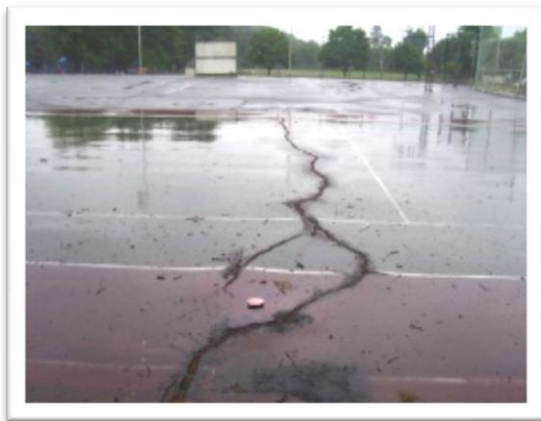
Mission Statement

It is the mission of the Parks Facilities Committee to assess and develop a plan to address the infrastructure needs for the Town of West Boylston in accordance with the open space and recreation section (Chapter 7) of the Master Plan of 2005 in the areas of pool and summer recreation program facilities, land acquisition for the development of additional fields (soccer, baseball, softball and football), the town's track and stadium area, the town's courts (basketball and tennis), and any other parks facilities needs as they may arise. The Parks Facility Committee will carry out this mission by working in conjunction with the West Boylston Parks Commission and other town boards, Commissions and Committees as necessary

Slide 2

Goodale Park Phase I

Tennis Courts



Basketball Courts



For those of you who are not aware of the Parks Facilities Committee, we are the group that was responsible for the construction of the new tennis and basketball courts. We went from what you see in these pictures to what is now one of the gems of our Town. When we asked the Town to approve the funding for this project we purposely called it Phase I, as we were hopeful that this project would be successful and the Town would agree to fund future infrastructure upgrades to the parks facilities.

Slide 3

Storm Water Runoff, Erosion & Drainage Problems

Deteriorating Foundations



Slide 4

Completed Project

Tennis Courts



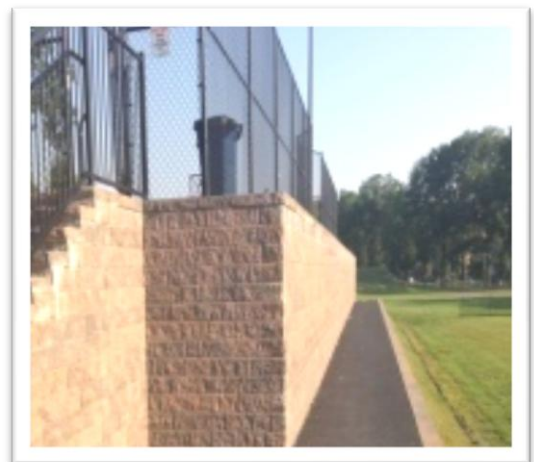
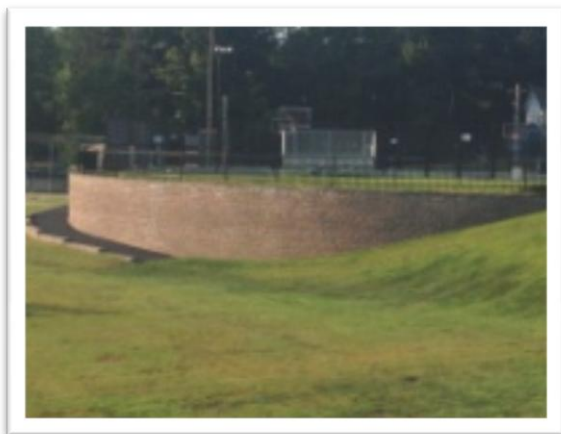
Basketball Courts



The next few slides will show the completed project. The core of the Parks Facilities Committee is unchanged. We have been through the process of renovations at the park and we know what it takes to successfully complete large scale parks infrastructure projects.

Slide 5

New retaining walls with integrated drainage, walkway to football field, and smaller wall for seating for little league games



Slide 6



The summer house was not even part of this project. However, once we had the courts completed the Town voted to fix the roof of the summer house and an Eagle Scout project by Michael Vignaly gave us the tables. If we have top notch facilities citizens take notice, and want to make them even better.

Slide 7

Phase II a Plan

Develop a Conceptual/Master Plan that addresses long term needs of Goodale Park and the surrounding town owned land

The purpose of this Master Plan is to address all of the needs at Goodale Park. There is a substantial amount of land adjacent to the park that is currently not being utilized. The pool has been abandoned for 8 years and the pine grove is now gone, which essentially eliminated the passive recreational activities in this area. Based on the results of this plan, we are confident that the recommendation will be to utilize this additional land for future fields and passive recreation space. We believe that the most urgent need at the park is the track and the drainage issue on the Football Field. We do not know what the recommendation for the new fields and/or the reconfiguration of the current field layout will be, nor do we know what the costs of this work will be. We believe it is crucial to have a master plan in place for the end state of the park so that we do not waste money by doing things in a vacuum. We also believe that all sub surface work can be completed while work is being done on a particular area in anticipation of the end state - if the town decides to spread the work over several projects to minimize the impact on our taxes. The Master Plan will ultimately become an appendix to the Town Master Plan Open Space and Recreation section.

Slide 8

Requests for Proposal

- Field Orientation
- Current conditions including demographic study
- Infrastructure investigation and recommendations
- Cost estimates for recommendations

We have prepared a request for proposal not to exceed \$50,000 to develop the Master Plan for the park and surrounding areas. (handout of the project description) The plan will give us multiple options and include cost estimates to enable us to go out to bid once we approve the recommendations from the firm that is awarded the contract. We have language in the RFP that states that all bidders must have at least

five recent similar projects completed, so we know that the firm that gets the contract will be highly qualified. The RFP asks for a comprehensive study to include current conditions including a demographic study of the town so we know what we should do with the park based on future projected use. The Master Plan will address a multi-purpose field and track, the baseball fields, additional practice field(s), a pool/zero depth water park, development of a walking trail and park interconnectivity, passive recreation areas and parking.

Slide 9

Goodale Park Overview



As you can see there is a substantial amount of Town owned land that is currently not being utilized. There is an obvious need for additional fields as evidenced by the soccer field outline in the outfield of the baseball field. There is absolutely no passive recreation at the park. The parking for the park is inadequate and is not integrated with the park. The bird's eye view shows a park with unused adjacent land, but the next few slides will show you a park in a state of disrepair.

Slide 10

Existing Conditions

Condemned Pool



This pool has not been in use since 2004 and is continuing to deteriorate

Slide 11

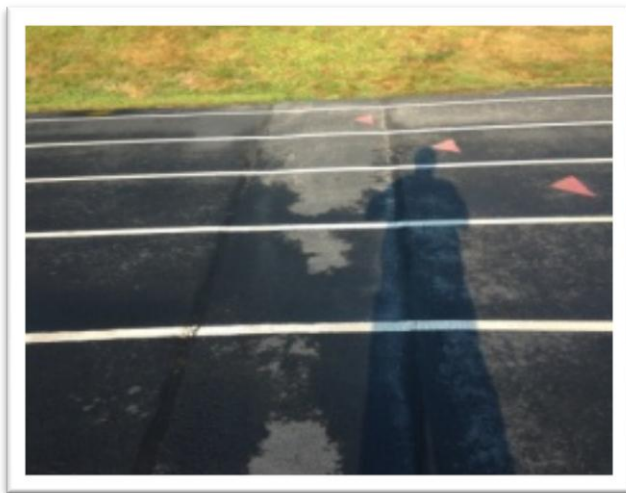


Slide 12



Slide 13

Multiple cut and patch areas on track and cracks that require annual repair



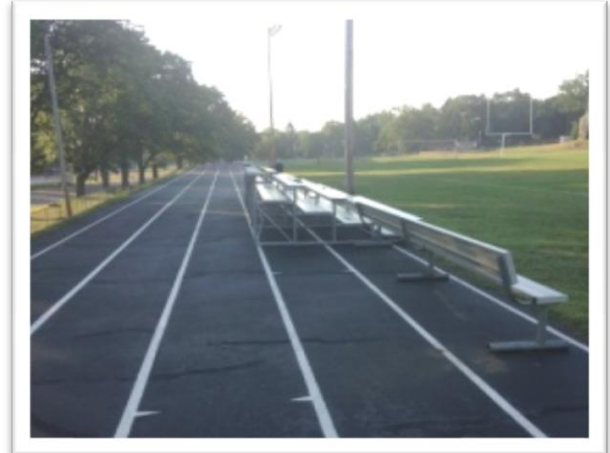
The track was not properly constructed and there is inadequate drainage. This results in the DPW having to repair the track each year. Last year the DPW had to spend \$12,000 for repairs to the track. This is an expenditure that occurs either every year or every other year at best. As you can see there are “minor” cracks which can be filled but there are also multiple areas on the track that were so bad that the whole sections had to be removed and replaced with new asphalt. This is an ongoing issue that will not go away unless the underlying problems are fixed. In addition the track only has five lanes versus the standard six lane track.

Slide 14

Substandard lights with exposed wiring



Inadequate seating for the Football Field



Several years ago the lights at the football field were so bad that the town was required to replace the poles that were used. The “new” poles are not the correct poles for field lighting and the electrical system is obviously inadequate. Here is a further example of the issues with the track and the lack of a proper plan for the parks as the bleachers are on the track as the field is not wide enough to accommodate the bleachers.

Slide 15

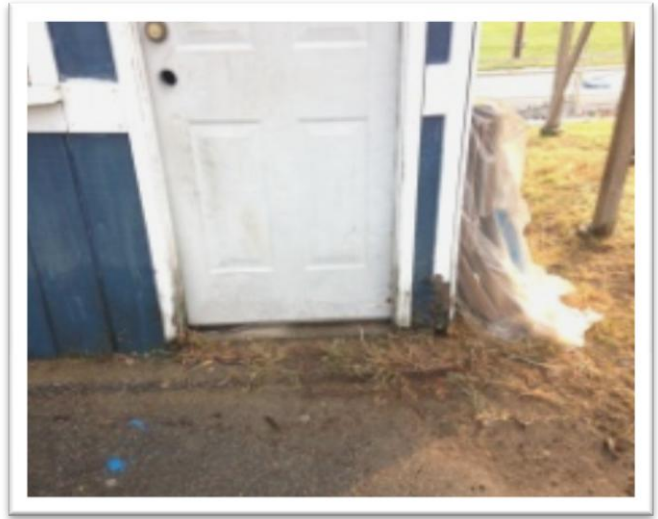
Press Box / Storage Shed / Bleachers



The press box/snack shack at the football field is antiquated at best.

Slide 16

Back Side of Press Box



Slide 17

Unused Town owned land adjacent to Goodale Park



Discussion

Diana Engelbart-

Asked if the Parks Facilities Cmte. knew about the changes in demographics in comparison to school children vs. the number of seniors in town. How do you justify the cost of this type of study? Why is the cost so much? Why is the Pool included in this article when it is addressed in Article 6? What is the difference between what we just voted on in Sections A & B?

Mr. Crowley-

We do not know the demographic comparison between the school children and seniors. The pool is included in this Master Plan because it is located on the parks grounds. The Master Plan would design the Athletic fields and Goodale Park as well as passive recreation areas. The football field has very poor drainage that causes damage to the track. This is an ongoing issue that will continue unless we fix the underlying problem causing it.

These studies would include field orientation, current conditions, feasibility of construction, construction constraints, laser survey, multi-purpose field and track, renovation proposal with cost estimates of the baseball fields, construction proposal with cost estimates of a practice field in the pre-existing pine grove, accessibility recommendations, construction proposal with cost estimates of a parking lot to serve the multi-purpose field and adjacent athletic fields, lighting proposal and geotechnical investigation. The renovation proposals and costs from this study will be brought to back to Town Meetings in the future so the towns' people can vote on what they would like to see happen to the parks.

Phillip Mallot

You cannot compare the projects. A & B are to hire Housing Consultants' and Conceptual Housing Plans, and C is to hire a company to do a Master Plan for Goodale Park.

Jennifer Breen, Recreation Director

We are seriously lacking field space and usable space for recreation programs. Securing space is extremely difficult. We need to study and look at the plans for Goodale Park and put it to good use. We also need to look at the future and what we want to see for our Town. Please support this article.

Vincent Vignaly- Planning Board, Open Space Committee

We should be looking at the whole Town, not just Goodale Park. Not once have I seen a representative from Parks at an Open Space Committee. The Parks Commission has never offered feedback on the subcommittees work. There is a slot for a Parks Representative and it has remained vacant. Why isn't this included in the Town's Master Plan under Open Space?

We updated the Master Plan Open Space, which includes other town spaces like Woodland Park for less money. You should work together with the Open Space Implementation Committee to create a plan for all of the parks, not just for one.

Has the Parks Facilities looked at any grants for this project? There are grants from the DCR that the Town would be eligible for. The PARC is the one that seems to be exactly what the Goodale Park Master Plan article could use and the reimbursement rate is 52-70%.

By having an up-to-date Open Space and Recreation Plan accepted by the MA Division of Conservation Services, the town will be eligible for:

- Local Acquisitions for Natural Diversity Grant Program (LAND) grants for acquisition of conservation land with a \$500,000 maximum reimbursement grant of 52% to 70%.
- Parkland Acquisitions and Renovations for Communities (PARC) grants for acquisition of park land, development of new parks, or renovation of existing parks with a \$50,000 maximum reimbursement grant of 52% to 70%. Projects with over 100 car parking or public transportation access are eligible for a \$500,000 maximum.

- Land and Water Conservation Fund (LWCF) grants for acquisition of conservation or park land, development of new parks, or the renovation of existing parks with a \$500,000 maximum reimbursement rate of 50%.

Patrick Crowley

No we did not look into any grants. The Goodale Master Plan will be included in the Town’s Master Plan not under Open Space but as an Appendix.

Brenda Bowman, Open Space Committee Member

I am on the Open Space and Implementation Committee and we spent almost 3 years writing our Open Space & Recreational Plan...and it is time for us to update our plan AGAIN...so that is why we are asking you all to go to the website and PLEASE fill in our survey. Thank you.

The Parks & Recreational Committee now WANTS \$50,000 from the CPA for PAPER WORK? A Master Plan for a park has nothing to do with the purchase of Open Space.

I have a copy of the CPA Plan here and it definitely does NOT have anything to do with a Master Plan for a Park that is already in existence.

We used well over half million dollars of CPA monies for the rebuild of Goodale Parks tennis and basketball areas, and it slid through for the last remake of Goodale Park. And it should NOT have been used for that purpose. We were told that the parks courts would be strategically changed to fit the definition for the CPA monies to be used and they were not changed.

The CPA is designed for the PURCHASE OF OPEN SPACE for the Town, not \$50,000 worth of paper work for enhancing A park. If we don’t want to follow what the State has established as proper use of CPA funds, maybe we should repeal the CPA Tax.

Mr. Crowley-

We followed the law when we did Phase I. I have a 6 page letter from Town Counsel stating that. Everything is within the scope of the law. The document you are referring to that is posted on the website is a manual, not the law. The law has been updated, the committee should rewrite and repost the manual online so that it reflects the new laws in place. The CPC spends \$750 per year to be a member in a collation of Communities that have adopted the Community Housing Act. If we have any additional concerns on the proposals that come before us we defer to Town Counsel for their opinion.

Ms. Bowman asked Town Counsel Jeanne McKnight for an explanation.

Jeanne McKnight, Town Counsel

The law was amended to allow renovation to existing parks. Back when they did Phase I it wasn’t. The Parks were deteriorating and they needed to be protected. There was an amendment under the law that CPA funds could legitimately be spent on that type of project.

Andrew Beardsley

We are just being petty now. This committee overall has gotten stuff done. I would like to know what the current balance of the CPA funds are before this town meeting articles were voted on.

Mr. Crowley-

The current balances are;

- **Reserves for Open Space-** \$75,851.23
- **Reserves for Affordable Housing-** \$105,851.23

- **Reserves for Historical Preservation-** \$319,926.24
- **Undesignated Fund Balance-** \$529,478.70

Vote

It was voted by a hand count of 79 yes and 36 no, to appropriate from Community Preservation Undesignated Fund Balance, the sum of \$50,000 to fund for Recreation Purposes, a grant for the creation a Master Plan for Goodale Park and the surrounding town owned land.

ARTICLE 6 – Authorization to Appropriate Funds to Raze Town Property

Motion- Kevin McCormick
Second- Siobhan Bohson

PowerPoint Presentation

Leon Gaumont, Jr.

Slide 1

Why Demo These Structures?

- Why is the Board of Selectmen bring this forward?
 - The conditions of both structures is deplorable and dangerous
 - The nature of their construction makes it difficult to secure through traditional means
 - It is a disgusting situation for the residents of the neighborhood these structures reside in
 - The Town Pool is extremely visible given its proximity to the school and parks
 - Most importantly, the Selectmen are DEEPLY concerned that someone will get trapped in these buildings

Slide 2

Slide 3

Mixer Property Condition

The structure has a dangerous window envelope, including windows on the roof.

Many of the windows have been destroyed making it easier to get into the building.



Window access from the roof

Slide 4

Slide 5

Attempts to restrict access have been

It is clear that individuals have been repeatedly

fruitless



Slide 6

been entering the premises



Slide 7

There is broken glass throughout the building



Slide 8

Items left are Mixer for storage have been accessed by unauthorized 'visitors'.

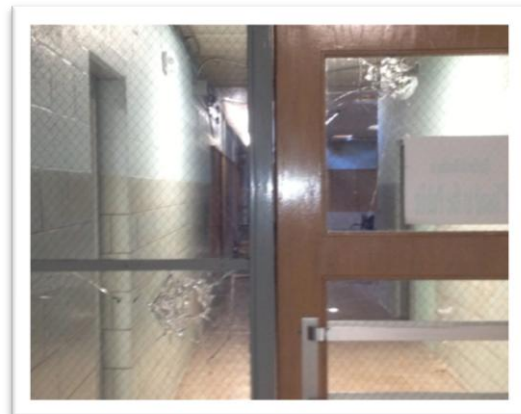


Slide 9

Vandals have begun smashing glass walls and doors



Slide 10



Slide 11

Water infiltration into the building is constant and continues to deteriorate the structure



Slide 12



Pool Property Condition

Securing the pool property is even more difficult due to its outdoor construction

Slide 13

Slide 14

Simply jumping the fence seen here provides access to the pool basins



Slide 15



Slide 16

The pools are attractive to many, including skateboarders or graffiti 'artists'



Slide 17

How much will it cost to demo these structures?

- There are SIGNIFICANT levels of hazardous building materials in the Mixer Building to be abated before demolition
- Town has a quote of nearly \$300,000 to demo both structures, with the Pool as the primary demolition project and the Mixer as an alternate
- Depending on what Town Meeting supports, the Town Administrator could rebid this

Slide 18

How does the Town plan to pay for this project?

- The Town plans to utilize certified free cash to pay for the demolition of these structures.
- No stabilization funds are planned to be used.
- It will have no negative impact on our bond rating.

Slide 19

When will the demolition take place?

It is the desire of the Town to have these structures removed before the end of the year.



Slide 20

This project has the support of Police Chief Dennis Minnich, Fire Chief Thomas Welsh, DPW Director Anthony Sylvia, the Building Inspector Mark Brodeur, the Board of Selectmen and MIA

Slide 21

The Town should not accept the financial liability nor the moral responsibility for having a child trapped in these dangerous structures

Discussion

Donald DeMarsh

Do the buildings fall under the classification of an Emergency Demolition? Donald cited the building across the street from the Reservoir Garage, the building was demolished and removed in one day.

Leon Gaumond, Jr., Town Administrator

I can defer to Town Counsel, but I do not think it falls under an emergency demolition because the buildings are not in imminent danger of falling down. Hazardous waste remediation is the most expensive portion of this project.

Jeanne McKnight, Town Counsel

Town Counsel agrees with Mr. Gaumond. The danger of the asbestos and that the remediation of hazardous waste does not fall under the auspice of an emergency demolition.

Donald DeMarsh

I was in the Military Police trained in security and no matter how much you try to secure the building from intrusion, they will find a way in. I fully support demolition of the buildings.

Diana Englebart

Wanted the town to quantify the liability exposure. How much is a child's life worth.

Select board

Members of the Board of Selectmen agree that it is a litigious society and it would cost more money to pay for a law suit resulting from injury or death on town property than the \$300,000 to raze the buildings. The Town's Insurance provider MIA agrees that taking the buildings down would be prudent.

Christopher Berglund, Finance Committee Member

Spoke about planning town assets, town property, distressed assets that need attention, future Community Preservation projects funding sources, grants and uses of property in the future. We could use the money for a Senior Center.

Kevin McCormick, Selectman

Thanked everyone for their support at the Special Town Meeting and Election in support of the new Town Hall. It took eight years of planning, hundreds of meetings with different boards and committees. Moderator advised Mr. McCormick that that was not within the scope of the article.

Kids have broken into the Mixter Building and the Pool despite our efforts to keep people out. God forbid if someone was trapped, hurt or worse. That is a big drop from the roof to the floor at Mixter, and the pool

at the deep end is 10 feet. We have to take down these buildings now, not in another three years of planning and talking about it. The Town needs to protect itself now. Money can always be used for a thousand things.

I got the pool named after Joseph Amello, and worked with him for twelve years. He would be so upset if he saw the shape of the pool and that it is still standing. I ask you to support the razing of the pool in this article, not as part of the Goodale Master Plan in Article 5.

John Owanisian, School Committee

What about pride. The looking at these buildings is decreasing the property values of the surrounding neighborhoods. We have discussed this many times before and many to come if we don't take them down now.

Elizabeth Arnow

Were any of the bids to take down the buildings from local businesses?

Leon Gaumont, Jr., Town Administrator

Ten proposals were received for the Building Demolition Project. They were from: Trumbull, CT, Pelham, NH, Ludlow, MA, Johnston, RI, Springfield, MA, Westminster, MA, Oxford, MA, Bellingham, MA Millbury, MA and Essex, MA.

Ray Bricault, Finance Committee Member

The Finance Cmte. was split on the Board of Selectmen's proposal to fund the demolition of both of the buildings. As you know, this article was brought forth at a subsequent Town Meeting and failed.

FinCom was previously opposed to the razing of the buildings because;

- the source of funding was solely from the Stabilization Fund; and
- the lack of plan (and still lack of a plan) for the structures or properties after demolition

FinCom took this up in two sections;

- **Pool-** voted to oppose the razing of the pool because the demolition of the pool can be addressed under Article 5C in the proposed Master Plan for Goodale Park.
- **Mixer-** the cmte. chose not to endorse

The question remains, does the non-financial aspect out way the financial benefit.

It was voted by a simple majority to transfer the sum of \$300,000 from Certified Free Cash to fund the razing of the Mixer Municipal Office Building and the Joseph Amello Town Pool.

ARTICLE 7 – Authorization to Appropriate Funds to Conduct a Wage and Classification Study

Motion- John Hadley

Second- Kevin McCormick

Recommendation- Finance Committee

It was unanimously voted to transfer the sum of \$6,000 from Certified Free Cash to pay for a wage and classification study.

ARTICLE 8 – Authorization to Appropriate Funds for an Electronic Sign for the Common

Motion- John Hadley

Second- Michael Kittredge, Jr.

Discussion

The sign will be visible for the day and night time. We are splitting the cost of an electronic sign with the West Boylston Municipal Lighting Plant to replace the signboard in the Town Common with an electronic signboard which can be changed and altered remotely.

Roger Wellington

Is this an LED or digital light?

John Hadley, Selectmen

I believe it is LED. It is the same type of sign that the Town of Holden has in their center.

It was voted by a simple majority to transfer the sum of \$7,500 from Certified Free Cash to pay for an electronic sign for The Common.

ARTICLE 9 – Authorization to Appropriate Funds for Repairs to the Beaman Memorial Public Library

Motion- Michael Kittredge, Jr.

Second- John Hadley

Recommendation- Finance Committee, Library Trustees

Louise Howland, Library Director;

Good evening,

The board of library trustees is requesting \$14,000 in funding for repairs to the library's heating system installed during the renovation project in 1999.

The boiler controller has a broken contact within the board that failed during last heating season. The repair made at that time was a stop-gap fix. The trustees have voted to replace the controller with an up-to-date unit to prevent a repeat of that failure and any loss of heat for an extended time during the winter season.

In addition, the original rubber gaskets within valves in the piping in the boiler room are no longer compressible and have lost their elasticity. They are failing, causing significant leaking in the boiler room. Some gaskets were replaced this past spring at the time our service company switched the system from heating to air conditioning. As that work was completed and more of the piping had its insulating material removed, more gaskets were identified as requiring replacement and additional funding. All replacement gaskets would be non-asbestos compressed sheet packing with an expected design life of 30 years.

The library trustees' request this evening would complete the replacement of the failing gaskets, assess all valves for corrosion, and prevent the potential for further events that would lead to a loss of heat in the building.

It was unanimously voted to transfer the sum of \$14,000 from Certified Free Cash to pay for repairs to the

ARTICLE 10 – Authorization to Appropriate Funds for Repairs to the Middle/High School Media Center

Motion- Siobhan Bohanson

Second- John Hadley

Recommendations- Finance Committee, School Committee

John Owanisian, School Committee Member;

The West Boylston Public Schools requests that the Town of West Boylston appropriate \$29,004.80 for additional, unanticipated repairs to windows in the media center of the Middle/High School. In May, the Town appropriated \$88,500 for the repair of five leaking windows and the repair of drainage issues on the roof. The repairs to the roof and windows were completed during the summer by J. Colangelo and Sons Inc. In the course of repairing the leaking the windows, deficiencies in the gaskets on the windows were observed. The gaskets surrounding the five leaking windows were approximately 2 inches too short on each side, the caulking and flashing was not adequate to ensure a watertight seal, and screws that were used for installation had rusted. Additional windows, that were not within the scope of the project completed over the summer, were inspected and were found to be similarly flawed in their installation. The \$29,004.80 that is being requested at this time would fund the installation of new gaskets and proper caulking on all of the remaining windows in the media center. This is a preventative measure to allay potential water damage should these other windows fail to remain watertight.

It was voted by a simple majority to transfer the sum of \$29,004.80 from Certified Free Cash to pay for repairs to the Middle/High School Media Center.

ARTICLE 11 - Authorization to Modify Fiscal Year 2014 Appropriations and other Necessary Adjustments to the Fiscal Year 2014 Budget

Motion- Kevin McCormick

Second- Michael Kittredge, Jr.

Recommendation- Finance Committee

It was unanimously voted to transfer from available funds or from any unexpended balances of Fiscal Year 2014 appropriations, hitherto made, to Fiscal Year 2014 appropriation accounts.

Transfer From			Transfer To		
Account #	Description	Amt. req.	Account #	Description	Amt. req.
	Free Cash	\$45,000	010-05-43-06780.000	Veterans Benefits	\$45,000
	Free Cash	\$15,000	010-01-45-06205.000	Treas/Coll Purchase Services Bank Fees	\$15,000
	Free Cash	\$8,000	010-01-45-06200.000	Treas/Coll Purchase Services	\$8,000
010-09-14-5170.000	Group Health Ins. Premiums	\$4,898	010-09-12-05170.000	Worker's Compensation	\$4,898
	Raise and Appropriate	\$10,000	010-07-53-06925.000	Interest on Temporary Loans	\$10,000
	Total reductions	\$82,898		Total Appropriations	\$82,898

ARTICLE 12- Authorization to Pay Bills from a Previous Fiscal Year

Motion- Michael Kittredge, Jr.
Second- Kevin McCormick

Recommendation- Finance Committee

It was unanimously voted to appropriate the following sums of money to pay the following bills now being held by the Finance Director in his capacity as Town Accountant from a prior fiscal year for which no encumbered funds are available.

Department	Description	Amount	From
Sewer Department	Kopelman & Paige Invoice	\$175	Sewer Enterprise Retained Earnings
School Department	U Mass Medical School	\$204	Health Insurance

ARTICLE 13 – Authorization to Transfer Funds to the Stabilization Fund- PASSED OVER

Motion- John Hadley
Second- Kevin McCormick

Recommendation- Finance Committee

It was unanimously voted to *Pass Over* this Article. This article would have transferred a sum of money to the Stabilization Fund.

ARTICLE 14 – Authorization to Transfer Funds to the Capital Investment Fund

Motion- Michael Kittredge, Jr.
Second- John Hadley

Recommendation- Finance Committee

It was unanimously voted to transfer the sum of \$45,000 from Certified Free Cash to the Capital Investment Fund.

Motion to dismiss the meeting by Kevin McCormick and second by John Hadley at 9:05 p.m.

Unanimously voted to dismiss.

Attest:



Kim D. Hopewell, Town Clerk