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Present: Joseph E. Flanagan, Wayne R. Walker, and Heather M. Billings

CALL TO ORDER

Mr. Flanagan called the meeting to order at 6:00 p.m. in the Selectmen’s Office at Town Hall. He announced that the meeting was being broadcast live and recorded by Ashburnham Westminster Community Access TV. He also noted that Kerry O’Brien from the Gardner News was recording the meeting.

ANNOUNCEMENTS

•The Board of Selectmen is in the process of forming a new committee to prepare a vision statement and needs assessment for the future use of the Old Town Hall on Bacon Street. The Board is seeking residents representing a variety of interest groups with a vision for rehabilitating the building for use as a community center. A few suggestions from a recent town wide survey included uses such as performing arts, public functions, youth and senior citizen activities, exercise programs, meeting space, private functions, art exhibits, and other activities.

If you would like to serve on the Old Town Hall Needs Assessment Committee, please submit a letter of interest to: Town Administrator Karen Murphy, Town Hall, 11 South Street, Westminster, MA 01473 or email kmurphy@westminster-ma.gov

•A group of volunteers is planning to re-roof the Farmer’s Co-operative Building on Leominster Street sometime during the month of September. Anyone interested in assisting this group and/or donating funds toward this project can contact Karen Murphy 978 874-7400 or Jim DeLisle at 978 602-0811.

•Mass Development, the State entity charged with attracting new businesses to the Commonwealth has notified the Town that it will be undertaking an intensive marketing campaign for the State’s Top Ten Priority Development sites, two of which are in Westminster: Simplex Drive and the Westminster Business Park. At the local level, our Town Planner will work with Mass Development to get them the materials they need for this effort.

APPROVAL OF WARRANTS

Board members reviewed and approved the following warrants:

September 4, 2012	Accounts Payable #14	\$	166,125.33
September 10, 2012	Payroll #15	\$	189,463.34
	Accounts Payable #16	\$	24,758.52

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PAYROLL AUTHORIZATION

Mr. Walker moved that the Board approve a payroll authorization for a Council on Aging/MART spare driver. Ms. Billings seconded the motion. The motion passed unanimously.

LETTER TO DHCD FOR PEER-TO-PEER GRANT ASSISTANCE

Mr. Walker moved that the Board authorize the Chairman to sign a letter to DHCD for a grant for technical assistance in drafting/revising zoning bylaws for the downtown area. Ms. Billings seconded the motion. The motion passed unanimously.

LETTER OF SUPPORT – FOREST LEGACY PROJECT

Mr. Flanagan moved that the Board authorize the Chairman to sign a letter to the Department of Conservation & Recreation Forest Legacy Program supporting the NCLT’s application to the federal Forest Legacy Program to conserve land in Hubbardston. Mr. Walker seconded the motion. The motion passed unanimously.

FINALIZE/ACCEPT LAYOVER STATION NOISE STUDY

The Board agreed to amend the report to include KM Chng’s recommendation for remediation to erect a 100 foot long wall X 16 feet high to reduce the decibel levels to be in line with DEP standards.

Mr. Flanagan referenced MART’s response to the Noise Study (dated September 6, 2012) stating the main objection was that the study was not done to FTA standards. Mr. Flanagan noted that the purpose of the study was to conduct it accordingly to the DEP standards. Mr. Flanagan pointed out that the Town hired one of the best consultants with impeccable qualifications. MART still indicates it is the FTA standards they are abiding by.

Mr. Flanagan asked for a motion to accept the Layover Station Noise Study and distribute it to DEP and EOEEA. Mr. Walker requested that the Board forward MART’s questions to the Town’s consultant before accepting the final report.

George Kahale stated MARTs concerns were that the consultant has completely omitted any consideration of noise impacts to the Business Park and surrounding area relative to future rail freight service to businesses in the park which the Town has on numerous occasions indicated it is actively seeking to bring to the park. He requested that these considerations also be included in the consultant’s noise impact analysis and modeling for a valid assessment and conclusion.

Mr. Walker moved that the Board send a letter to the consultant for his response to MART’s questions. If this will require additional funding, the Board will discuss (but not anticipated). Ms. Billings seconded the motion. The motion passed unanimously.

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FUTURE TOPICS

Ms. Billings indicated that the Energy Advisory Committee would like to present the fuel efficiency vehicle purchase policy at the next Board of Selectmen’s meeting.

Ms. Billings also mentioned that the Board is looking for volunteers to join the Crocker Pond Recreation Area Committee.

6:35 PM RECESS

6:38 PM RECONVENE

DISCUSS CONDITION OF WALL AT 5 LEOMINSTER STREET

DPW Commissioner Lorraine Emerson along with DPW Director Joshua Hall were on hand to discuss the deteriorating wall at 5 Leominster Street.

Ms. Emerson mentioned that the wall at 5 Leominster Street has deteriorated significantly over the last year.

Mr. Hall indicated that after speaking with a mason, he stated that the wall was structurally sound and recommended repairing it.

Property owner Mr. France agreed to have the wall refurbished.

Mr. Walker mentioned that the Board needs to discuss this repair with the Advisory Board as to whether a money article could be put on the Fall Town Meeting warrant.

The Board agreed that they would prefer the \$5,000 repair and will take the matter up with the Advisory Board.

WESTMINSTER BUSINESS PARK – EARTH REMOVAL PERMIT LOT I-7

Mr. Flanagan declared the hearing of the Westminster Business Park earth removal permit Lot I-7 reconvened.

Mr. Flanagan stated that all questions have been answered. He has discussed with Chief Albert about working with WBP request on loosening the police detail requirements. The Chief suggested a trial period where it is left to the discretion of the Police Department and WBP. The Board agreed.

The Board agreed to continue discussion until their next meeting and in the interim have the new conditions in writing prepared before this meeting.

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Mr. Walker moved that the Board approve the earth removal permit for Lot I-7 with conditions to be finalized at the next Board of Selectmen meeting. Ms. Billings seconded the motion. The motion passed unanimously.

7:42 PM EXECUTIVE SESSION

Mr. Walker moved that the Board enter into executive session to discuss strategy with respect to potential litigation, further that the Chair declare that an open meeting may have a detrimental effect on the litigating position of the body; and that the Board adjourn directly from executive session. Ms. Billings seconded the motion. The motion passed on a roll call vote.

ADJOURNMENT

The Board adjourned from executive session at 8:40 p.m.

Respectfully submitted,

Heather M. Billings, Clerk
(Prepared by B. Kazan)