

**TOWN OF WINCHENDON
BOARD OF SELECTMEN MINUTES
MONDAY, OCTOBER 24, 2011 – 7:00 P.M.
4TH FLOOR ROBINSON-BROADHURST CONFERENCE ROM**

Present: Robert M. O’Keefe, Chairman
Elizabeth R. Hunt, Vice Chair
C. Jackson Blair
Keith R. Barrows

James M. Kreidler, Jr., Town Manager
Linda A. Daigle, Executive Assistant

List of Documents Presented at Meeting:

- DRAFT Payment-In-Lieu of Tax (PILOT) Agreement (Attached)
- Boston Post Cane History and Sample Certificate (Attached)
- Draft Special Town Meeting Warrant (Attached)
- Maps and Assessor Cards for Warrant Article No. 7 regarding Land Transfers to the Redevelopment Authority (Attached)

Chairman O’Keefe called the meeting to order at 7:02 p.m. with the Pledge of Allegiance to the Flag of the United States of America. This meeting aired live on local cable access channel 8. No one, other than the town, disclosed that they would be videotaping or recording the meeting this evening.

Public Comments and Announcements: Mr. Lionel Cloutier, Chairman of the Board of Health, expressed a desire to have a sit down meeting with all board committee Chairmen, including the Board of Selectmen Chairman and the Town Manager. He asked any Chairman that may be listening to please contact him. He planned on sending out a letter. O’Keefe was interested in joining in. Hunt asked what the objective was. Mr. Cloutier would like to see everyone work together and determine what the priorities are.

Selectmen’s Comments: O’Keefe reminded everyone Halloween will be on Halloween Day, Monday the 31st, with Trick or Treat from 6:00 - 8:00 p.m.

Blair commented about the tragic accident that happened this week and acknowledge the quick work of the Town’s first responders and that everyone was accounted for and did their job well.

Permit/License Applications, Hearings:

Christmas Tree Sale Permit – Hyridge Farms, 1277 Alger Street: Beth Daly came forward on her application to sell Christmas trees. O’Keefe stated there were no negative comments received from Department Heads. Ms. Daly spoke of combining the Christmas tree sales with a pony ride. She plans on sending out a flyer and will have coffee and donuts available. She said there will be other animals there for viewing as well and that she would like to make a tradition of it. Blair moved to approve; Barrows seconded. By roll call vote of all aye, the motion was unanimous.

Can Drive Nov. 3, 4 and 5th – Disabled American Veterans - O’Keefe mentioned that he had met the applicant last week and knew he wouldn’t be able to make it this evening. He stated there were no negative

comments seen from Department Head responses and said the applicant would be getting permission from the private property owners to hold this can drive. Blair motioned to grant the license under conditions outlined by the Chair; Barrows seconded. By roll call vote of all aye, the motion was unanimous.

Appointments/Resignations: N/A

New Business:

Payment-In-Lieu of Taxes (PILOT) Solar Agreement – Nexamp, Inc. - O’Keefe informed the Board that another developer wants to put up a three megawatt facility in Winchendon and mentioned the DRAFT agreement in their packets was similar to the one they had before them a week and a half ago. He explained why solar facilities were different than traditional real estate. With traditional real estate you pay greater real estate taxes every year. With solar equipment, which doesn’t rise in value each year, the real estate taxes will diminish. Instead of the typical taxation, Nexamp proposes paying the town \$70,000 a year. There was some discussion of how many of these solar panels could go up in Winchendon. O’Keefe replied that there were systems in place to help manage that growth. O’Keefe also informed the Board the government is currently looking at towns not having the ability to tax these solar developers in the future. He said this one will be located on Spring St. between North Ashburnham Rd. and Depot Rd. and both developers will have to go before the Planning Board, the Zoning Board and the Building Inspector to follow all the rules. The Board discussed different deals made in the Town of Uxbridge and Holliston and recognized how well the deals were negotiated by Chairman O’Keefe. Kreidler mentioned another benefit with these solar agreements is that there are no outlay in services for the town. We are not paying educational services or maintaining and plowing roads or having police and fire calls there. It is a net gain, a net profit for us. Barrows moved to approve the PILOT Solar Agreement between the town and Nexamp, Inc. pending legal review; Hunt seconded. By roll call vote of all aye, the motion carried unanimously.

Boston Post Cane: Blair mentioned he had read the idea of this item in a Boston newspaper a couple years ago and thought it was a wonderful idea. We have ours locked away in the vault for safety and said the Board would like to reinstitute giving the oldest living member in Winchendon this cane to acknowledge the elderly. O’Keefe said one of the procedures will be slightly different though. Only one hundred of these canes remain and sometimes the cane disappears. He suggested the Board present the cane symbolically with a certificate announcing the oldest resident that holds the cane but the town will be the safe keeper of this cane. Blair suggested the administrative office of the Town Manager be responsible for the awareness of the death of the oldest resident. Each year the residents receive a Census form where the oldest resident of the town could be found. We would then set a date to present this cane and notify the media. Blair moved we reinstitute the awarding of the Boston Post Cane described by the Chairman and intended by the donor; Barrows seconded. By roll call vote of all aye, the motion was unanimous.

DRAFT Special Town Meeting Warrant: The Town Manager went through each Article for the upcoming Special Town Meeting to be held November 16th.

- Article 1 is the usual and customary report of the Finance Committee.
- Article 2 is the FY11 financial year end budget article. Kreidler explained each account listing where the funds would be coming from and the sources of equal amount where they would be applied balancing the books at the end of the day.
- Article 3 is to increase this year’s budget to allow for the increased hours of the Building Commissioner for the rest of the fiscal year due to a renewed interest in zoning enforcement including inspectional issues. This increase would come from the “reversion” funds coming from the state for local aid. It will be recurrent operational revenue.
- Articles 4 and 5 are the tandem articles for the PILOT agreements for Constellation Energy and Nexamp, Inc. Kreidler stated this warrant article has already been by Town Counsel and it’s important

to get the document to the Town Clerk. An executed contract can be made available to people as a handout at town meeting.

- Article 6, the next financial article, is to appropriate \$43,000 to be used in addition to grant monies from Robinson-Broadhurst to purchase and equip a new ambulance. This also will be part of the “reversion” funds.
- Article 7 is also a usual and customary article regarding tax title land transfers to the Redevelopment Authority and explained the two parcels which are located on Baldwinville Road and West Shore Drive. He noted the words “Follow-up” under the heading “Land Article” was a mistake and needed to be removed.
- Articles 8 through 14 are zoning articles that he couldn’t speak about.

The Board then discussed the timing for the Special Town Meeting and the public hearing the Finance Committee will have on November 8th and decided they would wait until the Finance Committee reviews and votes their recommendations on the warrant articles before they do. A printout of both the Board’s and the Finance Committee’s votes will be provided after the Selectmen meet on the 14th of November.

Hunt moved to approve the Special Town Meeting Warrant and to post it on the 26th of October; Barrows seconded. By roll call vote of all aye, the motion was unanimous.

Town Plan – 10 through 25 Year Plan : O’Keefe added this item to the agenda because the Master Plan is over ten years old. He read in other communities that they are going beyond the ten years looking at twenty-five. He brought it up to hear what his fellow Selectmen thought about them starting to promote a new ten year master plan or potentially look at a twenty-five year plan. Blair commented that it was hard to plan for next year, never mind twenty-five years and would not be inclined to spend a great deal of time in looking beyond a five to ten year time but would be happy to listen about it. Barrows agreed; the last time going through the Master Plan solar power wasn’t even on the radar screen. Hunt also thought twenty-five years was too far out. The Board discussed how technology has progressed. O’Keefe said let’s think about what we want Winchendon to be - a residential community, having more industry, more commercial business. These things we can be thinking about. What type of guidance and vision will we be giving? If we don’t plan ahead, whatever happens, will happen. It was decided to put this issue as a standing agenda item every 2nd meeting of the month so the Board can keep in touch with it. He would like the Board to each have a copy of the Master Plan. O’Keefe thought that maybe the Board should look at the plan yearly to see what might need to be updated. He stated he would get data together from other towns for them for their next meeting.

Old Business:

BOS Policies and Procedures Annual Review: O’Keefe mentioned that at this point we are well in the review. Blair moved that the Board accept the policies; Barrows seconded. By roll call vote of all aye, the motion carried unanimously.

Barrows asked for an update from the last meeting regarding the public hearing on a liquor license transfer and change of ownership because of the speculation and rumor involving the principal involved possibly having legal action taken against him. Given the fact that the Board is not re-visiting this issue, he inquired if it is safe to presume the issue had been resolved. Blair replied that he had checked on it today and in the absence of any charges or anything being brought to their attention, there is no other action for them.

Town Manager’s Report: The Town Manager stated with the short turn-a-round of meetings, the Special Town Meeting warrant was the only thing in his report this evening.

Minutes:

Wednesday, October 12, 2011 – Blair asked for a correction on Page 3 where it says “the Board has wise discretion” stating it should be changed to “the Board has wide discretion.” Blair moved to approve the minutes as corrected; Hunt seconded. By roll call vote of all aye, the motion was unanimous.

Communications: _N/A

Agenda Items: N/A

Adjournment: Blair moved to adjourn into Executive Session under Exemption No. 3 to discuss strategy with respect to collective bargaining or litigation if any open meeting may have a detrimental effect on the bargaining or litigation position of the public body and the chair so declares and to then reconvene into public session for the sole purpose of adjournment; Barrows seconded. The Chair so declared and at 8:24 p.m. the public meeting was adjourned by a unanimous vote of the Board.

Respectfully submitted,

Linda Daigle
Executive Assistant