

MEETING**BOARD OF SELECTMEN****DECEMBER 14, 2016**

Members present: Christopher A. Rucho Barur R. Rajeshkumar
Siobhan M. Bohnson Patrick J. Crowley
Members absent: John W. Hadley

Mr. Rucho convened the meeting at 7:12 p.m.

Public Comment: There is no one present for this agenda item.

PUBLIC HEARING: RE, CLASSIFICATION HEARING IN CONFORMITY WITH M.G.L. CH 40, §56 TO ESTABLISH LOCAL PROPERTY TAX RATE OR RATES FOR FISCAL YEAR 2017 - Board of Selectmen will sign off on LA5 following

Mr. Rucho opened the public hearing and Mr. Crowley read the following notice. Notice is hereby given that the West Boylston Board of Selectmen will hold a public hearing on Wednesday, December 14, 2016, at 7:15 p.m. in the Selectmen's Meeting Room, of the municipal offices located at 140 Worcester Street, in conformity with the provisions of MGL, Chapter 40, Section 56 for the purpose of holding a Tax Classification Hearing so as to establish the local property tax rate or rates to be assessed to each of the following classes of property for fiscal year 2017, the period from July 1, 2016 through June 30, 2017: residential property, open-space property, commercial property, and industrial property. All interested persons, groups, and agencies are invited to attend and participate. Christopher A. Rucho, Chairman, Board of Selectmen, Town of West Boylston, advertised on November 29 & Dec. 7, 2016.

Regional assessors Harald Scheid and Diane Peterson joined the Board and distributed a handout on the tax classification process. Mr. Scheid explained that the main purpose for the hearing is to determine whether the Town of West Boylston should levy a single tax rate or have a split tax rate. Prior to the hearing, the assessors determined values and those values have been finalized. Our New Growth revenue estimate for 2017 has been certified by the Department of Revenue. Following this hearing they will be ready to submit the annual recap and hope to have a certified tax rate so we can send out the tax bills. The levy limit is calculated and under Proposition 2-1/2 there is a formula to calculate the maximum number of dollars that can be raised through the property tax. We started FY16 with \$15,415,087 and added the 2-1/2% which is \$385,377. New growth is a little down this year from past years at \$93,296. The excluded debt to pay bonds is \$649,112 and it brings our FY17 level limit to \$16,542,872, levy to be raised is at \$16,294,732 and that is what is required to fund the budget. Property taxes are one of four revenues that fund the budget. We also have state aid, local receipts and motor vehicle excise. Our proposed tax rate will be \$18.80 for all classes of properties. We would have to raise the commercial tax rate by 5% to yield a 1% reduction and for that reason the Board of Assessors has historically not recommended a split rate. A single family home tax bill with increased \$237. Mr. Scheid added that valuations are on the rebound. You raise the assessment a bit and it has the effect of reducing the tax rate. He added that the actual tax bill is a function of the assessed values times the tax rate. Mr. Crowley asked if we have the ability to recapture the excess capacity some time later in the fiscal year. Mr. Scheid replied not this fiscal year.

Ms. Bohnson asked if the vacant land is land that is buildable with no buildings on them. Mr. Scheid explained that it would be vacant land of all residential types. Ms. Bohnson asked if the tax exempt properties included Holy Cross's new building. Ms. Peterson noted that about 70% of the value of the Holy Cross building was finished as of June 30th.

Motion Mr. Crowley in accordance with MGL Chapter 40, Section 56, as amended, the percentage of local tax levy which will be borne by each class of real and personal property, relative to setting the Fiscal Year 2017 tax rates and set the Residential Factor at 1.0, with a corresponding CIP shift of 1.0, pending approval of the town's annual tax recap by the Massachusetts Department of Revenue, seconded by Ms. Bohnson, all in favor.

Motion Mr. Crowley for the Board to sign the LA5, seconded by Mr. Rajeshkumar, all in favor.

Francesca Harris, candidate for Personnel Board (if appointed term will be December 15, 2016 until June 30, 2019)

Ms. Harris joined the Board. She has lived in West Boylston for 21 years, and received a letter asking if she would be interested in stepping into this position. She has 12 years of experience in human resources and feels it is a wonderful way to give back to her community. Ms. Bohnson asked why now and did somebody recommend you do so. Ms. Harris received a letter from the Town Administrator as the town census lists that she has human resources experience. She is currently doing a lot of work in internal communication, has experience with benefits and all areas of human resources, a Bachelors Degree in psychology and a Masters in English. She works in Marlboro.

Motion Mr. Crowley to appoint Ms. Harris to the Personnel Board, seconded by Ms. Bohnson, all in favor.

NEW BUSINESS:

1. Consider approving the renewal of the 2017 Alcoholic Beverage License.

The licenses being considered this evening are as follows: Harold N. Keith Post, Club, Wachusett, Inc. All Alcoholic Pouring, Fynders, Inc., All Alcoholic Pouring, Keepers, Inc. all Alcoholic Pouring, The Mill, All Alcoholic Pouring, Steve's Pizzeria, Wine & Malt Pouring, West Boylston Pkg. Store All Alcoholic Non-Pouring, Cheoy Lee's Galley II, All Alcoholic Pouring, Kitsta Corporation d/b/a The Manor Banquet Facilities d/b/a The Draught House Bar & Grill, All Alcoholic Pouring, WEBO Seafood, Inc., Wine & Malt Pouring, Oli's Italian Eatery, LLC, All Alcoholic Pouring, Vivian's Market Style Café, LLC, Wine & Malt Pouring and Wachusett Wine & Spirit, Inc. Full Package. There are some outstanding site plan review issues with several of the establishments. We will work with the Planning Board and the Building Inspector to get these resolved. Next year if they are still not in compliance, the Board, as the license granting authority, could vote to revoke the license.

Mr. Rucho feels that the zoning enforcement officer should look this over and get these people into compliance. He does not think it is anything to hold up the licenses now. Mr. Rajeshkumar added that some of these issues have been going on for many years. He would like to get them resolved. Mr. Crowley states that we are not going to hold up any license. Next year at this time if they do not get into compliance he would like to know that and exactly that the issues are.

Mrs. Lucier recommends sending a letter to all the license holders to let them know that next year they will need to be in compliance in order to get their license renewed. Mr. Rajeshkumar feels the building inspector should go around town to see zoning issues, and enforce them. Ms. Scheipers noted that when able the inspector does go around town and look for violations. It has always been the case that he relies on the public or boards. Mr. Rucho recommends he drive up and down major businesses. It was also noted that the listing does not contain emergency situations.

Fire Chief Welsh explained that he and the building inspector are responsible for inspecting all establishments who hold an alcoholic beverage license. They have been working with the American Legion as their building is in need of updating for fire protection. The capacity is 300 people. Ever since the night club fire in Rhode Island any establishment with a capacity of over 100 people is supposed to have a sprinkler system in the building. Moving forward we have to make adjustments to the license to keep people safe. We will be putting the following conditions on the license. If they have an events with 100 or more attendees, we will require a fire watch, they will be given three months to engage a vendor to install a fire alarm system and the system is to be installed and inspected by June 30, 2017, and there is to be no cooking allowed on the premises at any time because the hood does not have a fire suppression system. The commander has been informed and they are in agreement with the rules. Chief Welsh noted that every year we make better progress. Mr. Rucho asked if they do not comply then the license will be voided on June 30th. Ms. Lucier advised that the Board would be required to hold a public hearing and take testimony, after which they could pull the license. A fire watch is having somebody from the Fire Department who stays there with a radio. The Chief will monitor their progress and he noted that they were very cooperative.

Motion Mr. Crowley to approve the liquor licenses as outlined in the agenda, seconded by Ms. Bohnson, all in favor. Mr. Rajeshkumar left at 8:07 p.m. to attend the Planning Board meeting.

2. Consider approving the renewal of the 2017 Business Licenses

Ms. Scheipers read the list of licenses, which will be appended to the minutes. Ms. Bohnson asked when we reviewed our fees last. Ms. Lucier advised back in 2000. We will survey communities and report back.

3. Consider sending letter to our legislators requesting a delay in the implementation of the Recreational Marijuana Law until the flaws in the law as currently written are addressed

Due to the fact that the citizens of the Commonwealth voted this, Mr. Crowley is not in favor of signing the letter to delay the implementation and Ms. Bohnson agrees with him. No action will be taken on this item.

4. Consider approving Change Order #2 for Sunshine Paving Corp. for Pavement Project – Malden & Crescent Street in the amount of \$4,520.00

Ms. Scheipers reports that this is a result of the heavy rain storm and the required emergency repair to areas on Malden Street. Mr. Rucho asked if this was due to something they should have done on the road and should have planned for. Ms. Scheipers states that things were done appropriately.

Motion Mr. Crowley to approve the change order, seconded by Ms. Bohnson. Ms. Bohnson thanked the residents who live on the streets for their patience noting that it took a long time to get the project completed and there are two other streets we are working on. Vote on the motion – all in favor.

FISP UPDATE:

Ms. Scheipers received an update on the work completed to date via an email from the Police Chief. A new telephone pole with electrical service has been installed, the entire area has been graded, drainage/retention ponds are in place ready to receive the necessary pipe/storm drain work, chain link security fencing surrounds the entire site, trailer is in place and was moved to the site with the assistance of the Police Department, the footings have been poured and the rebar framing is being set

to pour the foundation. No problems reported to date and the next site meeting will be held on December 19th. Ms. Bohnson asked about progress between now and snow. Ms. Scheipers advised that we anticipate the foundation will be done and they hope to get it closed in and be able to work on it during the winter. Jack McCormick asked if there is any extra loam on the site the Cemetery would like to have an opportunity to purchase it. Ms. Scheipers will inform FISP at their meeting tomorrow.

APPOINTMENTS AND RESIGNATIONS:

1. Concurrence on the reappointment of Anthony Papandrea as public records liaison for the Police Department effective January 1, 2017 for a term to expire on December 31, 2018

Motion Mr. Crowley to concur with the reappointment, seconded by Ms. Bohnson, all in favor.

2. Concurrence on the reappointment of Colby Fiske as public records officer for the Fire Department effective January 1, 2017 for a term to expire on December 31, 2018

Motion Ms. Bohnson to concur with the reappointment, seconded by Mr. Crowley, all in favor.

OTHER/OLD BUSINESS:

1. Revisit assigning representatives for joint discussion with Cemetery Board of Trustees and Personnel Board on proposal to include Cemetery Department in with DPW

Mr. Rucho requested this agenda item. At the last meeting the Board voted to have Mr. Rucho be their representative and Mr. Hadley has indicated he would also like to be involved.

Motion Mr. Crowley to also assign Mr. Hadley to represent the Board at the meeting, seconded by Ms. Bohnson, all in favor.

FUTURE AGENDA ITEMS/SELECTMENS REPORTS:

Mr. Crowley reports that he has been contacted by residents who had some issues with water run off onto their property after their street was repaved. If any residents who live on one of the newly paved streets have any issues, they need to call the DPW or send them a message through the website as they are compiling a list which will be attended to in the spring.

Mr. Rucho wished all the residents a Merry Christmas, happy holidays and Happy New Year.

With no further business to come before the Board, motion Mr. Crowley at 8:25 p.m. to adjourn, seconded by Ms. Bohnson, all in favor.

Respectfully submitted,

Approved: January 4, 2017

Nancy E. Lucier, Municipal Assistant

Christopher A. Rucho, Chairman

Siobhan M. Bohnson, Vice Chairman

Barur R. Rajeshkumar, Clerk

Patrick J. Crowley, Selectman