

Members present: Christopher A. Rucho
Siobhan M. Bohnson
Barur R. Rajeshkumar

Patrick J. Crowley
John W. Hadley

Mr. Hadley convened the meeting at 7:00 p.m. and welcomed new Board member Barur Rajeshkumar. He thanked long time Selectman Kevin McCormick for her years of service to the town.

Read and acceptance of Minutes from Previous Meeting:

Motion Mr. Crowley to approve the regular session meeting minutes of June 1, 2016, seconded by Ms. Bohnson. Vote on the motion – Messrs. Hadley, Rucho, Crowley and Ms. Bohnson yes, Mr. Rajeshkumar abstains as he was not in attendance.

Motion Mr. Crowley to approve the executive session meeting minutes of June 1, 2016, seconded by Ms. Bohnson. Vote on the motion – Messrs. Hadley, Rucho, Crowley and Ms. Bohnson yes, Mr. Rajeshkumar abstains as he was not in attendance.

Motion Mr. Crowley to approve the regular session meeting minutes of June 6, 2016, seconded by Mr. Rucho. Vote on the motion – Messrs. Hadley, Rucho, Crowley and Ms. Bohnson yes, Mr. Rajeshkumar abstains as he was not in attendance.

Board Reorganization – Board of Selectmen & Board of Sewer Commissioners

Motion Mr. Hadley to designate Mr. Rucho as Chairman, seconded by Mr. Rajeshkumar. Discussion ensued with Mr. Crowley stating that he thinks Mr. Hadley should remain as Chairman. Mr. Crowley added that he has been on many boards with Mr. Rucho, who has valuable input, but he feels he tends to take a negative approach. Ms. Bohnson has some concerns as well. Mr. Hadley states that he thinks Mr. Rucho deserves a chance to be Chairman. Mr. Rajeshkumar added that he respected Mr. Hadley as a good chairman, but feels we do need to give a chance to other members of the Board. He supports Mr. Rucho.

Vote on the motion Messrs. Hadley, Rajeshkumar, and Rucho yes, Mr. Crowley and Ms. Bohnson no.

Motion Mr. Hadley to designate Ms. Bohnson as Vice Chairman, seconded by Mr. Rucho, all in favor.

Motion Mr. Rucho to designate Mr. Rajeshkumar as Clerk, seconded by Mr. Rajeshkumar, all in favor.

Consider Designating Other Selectmen Assignments for 2016-2017, below is 2015-2016 listing

1. Earth Removal Board – Mr. Hadley

Motion Mr. Crowley to have Mr. Hadley continue with this assignment, seconded by Mr. Rucho, all in favor.

2. TWPC – Ms. Bohnson

Motion Mr. Hadley to have Ms. Bohnson continue with this assignment, seconded by Mr. Rajeshkumar, all in favor.

3. Upper Blackstone Water Pollution Abatement District (alternate) – Mr. Crowley

Motion Mr. Hadley to have Mr. Crowley continue with this assignment, seconded by Ms. Bohnson, all in favor.

4. MBTA – Ms. Bohnson

Motion Mr. Hadley to have Ms. Bohnson continue with this assignment, seconded by Mr. Rucho, all in favor.

5.Parks Facilities Committee – Mr. Rucho & Mr. Crowley

Motion Mr. Rucho to designate Mr. Crowley and Mr. Rajeshkumar as the Board's designees to the Parks Facilities Committee, seconded by Ms. Bohnson, all in favor.

6.MWRA – alternate Mr. McCormick

Motion Mr. Hadley to have Mr. Crowley assume this duty, seconded by Ms. Bohnson, all in favor.

7.Affordable Housing Trust Board of Trustees - Mr. Hadley

Motion Mr. Crowley for Mr. Hadley to continue with this role, seconded by Ms. Bohnson, all in favor.

8.CMRPC alternate –Mr. McCormick

Motion Mr. Hadley for Mr. Rajeshkumar to serve in this role, seconded by Mr. Crowley, all in favor.

9.Bylaws Committee – Mr. Hadley (Chair assignment)

Motion Mr. Hadley for Mr. Rucho to assume this duty, seconded by Ms. Bohnson, all in favor.

10.Economic Development Committee – Mr. Rucho

Motion Mr. Hadley for Mr. Rucho to continue in this role, seconded by Mr. Crowley, all in favor.

11.Municipal Buildings Committee – Mr. McCormick

Motion Ms. Bohnson for Mr. Rajeshkumar to assume this duty, seconded by Mr. Crowley. The Board will be provided with the current balance in the building fund.

12.Transportation Cmte. ex officio – Mr. McCormick

Motion Ms. Bohnson for Mr. Rajeshkumar to assume this duty, seconded by Mr. Hadley, all in favor.

13.Fire Negotiations – Mr. McCormick

As these negotiations have concluded, no designee is needed at this time.

14.Police Negotiations- Mr. Rucho

No designee is needed at this time.

15.DPW Negotiations- Mr. Hadley

Motion Mr. Crowley for Mr. Hadley to continue in this role, seconded by Ms. Bohnson, all in favor.

Cemetery Trustees, Discussion of Cemetery Expansion

Commissioners John McCormick, Peter Rotando and David Lindberg joined the Board. They provided the Board with a letter regarding land acquisition for Cemetery expansion. They have close to 500 grave sites remaining, which worst case scenario will last six years. They sell between 60 and 70 lots per year and bury 50 people a year. This will bring them up to the very end of their land. The property beyond the stone wall belongs to the DCR. He contacted Rep. O'Day who indicated that if the town would give DCR the rail trail they might consider giving us some land. They have looked at other sites in town, including St. Luke's, and the end of Winthrop Street, however, both belong to DCR. They need land in a timely fashion as it will need to be surveyed, have the soil tested, fence in the area, lay out roads, and lay out sections. Mr. Crowley asked if you had land that was cleared, how long would you need from the time we acquire it to be able to use it. Mr. McCormick estimates five to seven years. Ms. Bohnson asked if there have an ideal number. Mr. McCormick states that they need

between 15 and 20 acres of land, Mt. Vernon is about 17 acres. They only sell lots to people who were raised in town or who live in town. Ms. Bohnson asked about St. Luke's. Mr. McCormick feels we could possibly get 50 graves in there, however, it belongs to the Catholic Church and High Plains in Oakdale also does not belong to the town.

Mr. Rajeshkumar asks with 15 to 20 acres, how many graves and how many years. Mr. McCormick replied he cannot say, we thought Mt. Vernon would give us 30 years. The number of graves depends on how it is laid out. You do not know how much of the land would be usable and you need to account for roads. He estimates that 15 to 20 acres would give us 20 years. Mr. Rucho notes that currently we have 500 lots and he asked the land you want the town to give you is where? Mr. McCormick would like the land at the far end of the senior housing project behind the Lamoreaux property on Pierce Street. The right-of-way would come off Pierce Street. Ms. Scheipers advised that the property is owned by the Housing Authority and would require approval to use the property for another purpose. Ms. Bohnson asked if there is another location if that would not work. Mr. Hadley explained that the town recently surveyed the property and the only entrance off Pierce Street is all wetlands. Mr. McCormick is aware of an out road on Pierce Street which leads into the property. Mr. Rucho explained that the Board would have to do some research to see if we would be able to give the property to the Cemetery.

Mr. Lindberg added that it might be helpful if the Board could contact Rep. O'Day and Senator Chandler to see if they could assist us in getting some of the DCR property as according to Chapter 114 of the General Laws, communities are required to provide a cemetery. Mr. McCormick noted that they might be able to get some land from the railroad, but it would be a small strip. Mr. Hadley asked if you could use property with a conservation restriction for a cemetery. Ms. Scheipers advised that there are certain allowable usages and it would depend on the language of the restriction. Ms. Bohnson asked about the property behind the rectory and the resident. Mr. McCormick explained that if you take the land away from the houses they might become non-conforming.

Mr. Rucho asked if they had any idea of how much it would cost to develop it. Mr. McCormick explained that until they know where they are going and do test borings we do not know. He added that the town also owns land on Paul Tivnan Drive. Mr. Rucho asked if CPC funds could be used for something like this. Mr. Crowley advised that you can use CPC funds for open space. Ms. Scheipers does not believe a cemetery would be considered open space. Mr. Crowley offered to check into that. Mr. Rajeshkumar asked if there is any private property the town could purchase. Mr. Scheipers states that the town could send out a RFP seeking proposals from land owners who would be willing to sell their land to the town. It could be discussed during our goal setting process. Mr. Rucho suggested having this as a future agenda item and looking to see if the Housing Authority land could be used.

Mr. McCormick would also like to encourage the Board to move forward on the reclassification of the Cemetery employee. Mr. Hadley suggested getting salary information for other town's cemetery superintendents. Mr. McCormick will do that.

NEW BUSINESS

1. Consider accepting a donation in the amount of \$250 for the Bandstand from Sue Meola Properties on behalf of the town

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

2. Consider approving the hiring of Myra Fortugno for the position of Administrative Assessor effective July 2, 2016, 25 hours a week

Motion Ms. Bohnson to approve, seconded by Mr. Hadley, all in favor. The current person is retiring and there will be some overlapping as the individual who is retiring will be staying on part time to assist in the training for her replacement.

3. Consider approving a Finance Reserve Fund Transfer in the amount of \$1,865.85 to pay for a Snow & Ice Expenditure

Motion Mr. Crowley to approve, seconded by Mr. Rajeshkumar, all in favor.

4. Year End Budget Adjustments

The first is for the Building Department, \$3,250 from Finance Director Purchased Services with \$1,000 going into Building Other Charges and \$2,250 into Salaries.

Motion Mr. Hadley to approve, seconded by Mr. Crowley. Ms. Bohnson questioned why the budget ran short. Ms. Scheipers explained that inspection numbers are up. When the budget was put together, it was not anticipated that we would have the new construction we have now. Vote on the motion – all in favor.

Second transfer is for the Library with \$1,600 coming from Salaries to Purchased Services.

Motion Mr. Crowley to approve, seconded by Mr. Hadley. The funds will be used for unforeseen boiler repairs and emergency calls, and electrical, sewer and water bills that came in higher than budgeted, water monitoring, unforeseen alarm service calls and snow removal.

Vote on the motion – all in favor.

Third transfer is for the Town Clerk, \$500 from Purchased Services to Salaries.

Motion Mr. Hadley to approve the transfer, seconded by Mr. Crowley, all in favor.

Last transfer is for Elections, \$600 from Other Charges to Salaries.

Motion Mr. Crowley to approve, seconded by Mr. Hadley, all in favor.

4. Consider request for Transient Vendor Licenses for the Pinecroft Farmer's Market: Worm Rocky Farm. Simply Sweets by Susan, Black Thistle Farm, LLC, Violet's Culinary Enhancements and Bark Natural Products

Motion Mr. Crowley to approve, seconded by Mr. Rajeshkumar, all in favor.

5. Finalization of the new Fire Union Contract

Ms. Scheipers reports that the Fire Union voted to ratify the contract

Motion Mr. Hadley for the Board to sign off on the contract, seconded by Mr. Crowley, all in favor. Mr. Rucho thanked the Fire Chief for the hours he put into these negotiations. He also thanked Mr. McCormick for all the work and time he put in on the negotiations. Chief Welsh, who is present for the meeting, stated everybody did a lot for us, Nancy Lucier, Mr. McCormick and the Town Administrator.

TOWN ADMINISTRATOR'S REPORT

1. Architectural services for Conceptual Design for the Senior Center

Ms. Scheipers reports that the RFQ was placed in the Central Register and to date, she has sent out copies of the RFQ to over 45 firms. Proposals are due on June 30th, FISP will hold a special

meeting in July to review and evaluate the submittals, which will be ranked and then they will conduct interviews.

2.Landfill Concerns

Ms. Scheipers reports that the town has received a request to meet with DEP to discuss the findings of the 2nd quarter Landfill Monitoring findings for 2015. One compound, 1,4-dioxane was found to be in excess of groundwater standards and she will be meeting with them on June 22nd. She does not know what they are going to require of us. The testing agency recommends we keep up with the monitoring program and DEP may have a requirement for additional tests or more frequent tests, which we did not budget for. She will update the Board when she has additional information.

3.Route 140 Maintenance

When meeting with town residents about goals, Ms. Scheipers was told that the Town planned to ask MassDOT to take over maintenance of Route 140. It would allow DCR to be confident that water quality would be kept as a very high priority. She asked if this was something the Board wanted her to pursue. She would like guidance from the Board. Mr. Crowley thinks it is a wonderful idea. He would like to pursue and the Board and the remainder of the Board agreed. Mr. Rucho would like to insure that the street would be one of their priorities. Ms. Scheipers will reach out to MassDOT. Mr. Bohnson noted that the Town has always taken care of it and questioned if there are certain guidelines that have to be met. Ms. Scheipers would be willing to start the conversation

4.Economic Development Incentives

Ms. Scheipers reports that a second business owner has come forward and indicated an interest in a TIF. The owner of Checkboard met with her to discuss the process. They are looking to do a major improvement within their building. She referred them to the Mass Office of Business Development. We also received a formal letter of intent for D&S Realty for their property at 70 Hartwell Street. They had a telephone call with Mass Office of Business Development, and the plan is to add 110,000 square feet and bring in 150 jobs. Steve Migridichian, owner of the property, has submitted his formal letter of interest. They would like to have town meeting take action on the request before the August 26 deadline and they would like to start negotiating a TIF. Once everything is approved, then it would go to the state for approval. The Board needs to take two votes this evening. The first is to authorize the Town Administrator and a member of the Board to begin review of TIF options and to commence negotiations with the manufacturing company and the second is to schedule a special town meeting prior to August 26 assuming that a workable TIF proposal has been presented and approved by the Board by mid-July. Mr. Crowley would like to be the Board's designee to negotiate the TIF. Mr. Hadley would like to join Mr. Crowley on the project. Mr. Rucho noted that the Economic Development Task Force has been working for many years on this.

Motion Ms. Bohnson to authorize the Town Administrator and Messrs. Crowley and Hadley to begin review of the TIF options for 70 Hartwell Street and to commence negotiations with the manufacturing company immediately, with the intent to bring a workable proposal to the Board for their review and consideration by mid-July, seconded by Mr. Hadley, all in favor.

Motion Mr. Hadley to schedule a special town meeting for the purpose of having town meeting vote to approve a TIF for 70 Hartwell Street, for August 8th of 15th after receiving confirmation of available location and staff resources, seconded by Ms. Bohnson. Ms. Bohnson asked the cost of a special town meeting. Ms. Scheipers replied typically \$2,000. Mr. Crowley voiced his concern over

getting a quorum and suggested an early in August meeting so we could have a second chance. We will aim for August 8th with the 15th as a back up. It was noted that there are only certain times a year that the state reviews these incentives and the manufacturing company would like to have everything in place for the September 21 meeting with the state. Mr. Crowley asked if the deal would be off if we didn't make that deadline. Ms. Scheipers has not had that level of discussion with them. This is the first time we are seriously looking at a TIF. It does not reduce the amount of taxes the town takes in, we continue with the same level of taxes, but the tax on the new improvement would be phased in over a number of years such as 5-20. We would only be increasing the number of tax dollars we would get for the property. Vote on the motion – all in favor.

5. Update on Sidewalk Project

Work on the project has stopped. PJ Keating will finalize once school is out. They are working on outstanding items and then we will put together a punch list. Mr. Rucho would like a sidewalk across Route 12. Ms. Scheipers will look into that.

MEETINGS, INVITATIONS & ANNOUNCEMENTS

1. June 22, 2016, 7:00 FISP meeting

2. The Board announced that the Massachusetts Historical Commission has informed the town that the Beaman Memorial Public Library was accepted by the National Park Service Department of the Interior for listing in the National Register on May 16, 2016.

SELECTMEN REPORTS

Mr. Hadley reports that a resident on Goodale Street complained about speeding. He would like the Police Chief to look at that. Ms. Scheipers advised that it is in process.

FUTURE AGENDA ITEMS

Mr. Crowley would like to revisit trying to do something with the Tivnan Drive property.

Mr. Hadley would like an update on the road paving. Ms. Scheipers advised that the paving on Lancaster Meadows, Fairbanks Street and Campground Road has been completed. Interim DPW Director Michael Kittredge was pleased with the work that was done.

Mr. Rajeshkumar asked if we know when the Woodland/Prospect Street project was going to be completed. Ms. Scheipers agreed to check on that.

Ms. Bohnson would like an update on upper Malden Street. Ms. Scheipers advised that the engineering firm is moving ahead to modify the design for a summer bid and completion in the fall. Ms. Bohnson voiced concern that the process is taking so long. Ms. Scheipers explained that once the bid goes out, it will bring us into July with an award in August. Ms. Bohnson would like to move it along to avoid an early snow fall. Mr. Hadley wants to make sure that the residents on Malden Street who wanted to tie into the water line have been notified that the street will be repaved and there is a 5-year moratorium on road opening permits after that is done.

Mr. Rajeshkumar reports that long-time resident of West Boylston, Fran Millstead turned 100. He wished her a happy birthday and continued good life. He also thanked residents for their support in his election.

Mr. Rucho would like future agenda items to be included on a future agenda so the public will know they are going to be discussed. He would also like a status on the Boston Post Cane and an update on the Pinecroft Intersection project. He would also like to include an update on the police

station project. There are a lot of rumors going round and he would like to discuss what is going on including where it stands, what went wrong or any action about the person who gave us some numbers.

With no further business to come before the Board, motion Mr. Crowley at 8:15 p.m. to adjourn, seconded by Ms. Bohnson, all in favor.

Respectfully submitted,

Approved: July 6, 2016

Nancy E. Lucier, Municipal Assistant

Christopher A. Rucho, Chairman

Siobhan M. Bohnson, Vice Chairman

Barur R. Rajeshkumar, Clerk

Patrick J. Crowley, Selectman

John W. Hadley, Selectman