

Members present: John W. Hadley Christopher A. Rucho
 Kevin M. McCormick Patrick J. Crowley
 Siobhan M. Bohnson

Mr. Hadley convened the meeting at 7:00 p.m.

Read and acceptance of Minutes from Previous Meeting:

Motion Mr. McCormick to approve the regular session meeting minutes of April 27, 2016, seconded by Mr. Crowley, all in favor.

Motion Mr. McCormick to approve the regular session meeting minutes of May 4, 2016, seconded by Mr. Crowley, all in favor.

Motion Mr. McCormick to approve the executive session meeting minutes of May 4, 2016, seconded by Mr. Crowley, all in favor.

Motion Mr. McCormick to approve the regular session meeting minutes of May 11, 2016, seconded by Mr. Crowley, all in favor. Vote on the motion, Messrs. Hadley, McCormick and Crowley yes; Mr. Rucho abstains as he was not present.

Consider Signing Bans For Police Station Project

Bonnie Yasick, Treasurer/Collector joined the Board. We will be borrowing \$775,000 and it should bring us to November, at which time we will combine with the town hall project. Issuance costs are less than \$5,000.

Motion Mr. Crowley to sign the paperwork, seconded by Mr. McCormick, all in favor.

Public Hearing, Consider Amendments to Policy I-8 Swimming Pool Filling Policy

Mr. Hadley opened the public hearing and read the following notice. Public notice is hereby given, in conformity with the requirements of the General Bylaws of the Town of West Boylston, ARTICLE XXIII - PUBLIC HEARING AND NOTICE, that the Board of Selectmen will meet on Wednesday, May 18, 2016, at 7:05 p.m. for the purpose of considering amendments to Policy I-8, the Swimming Pool Filling Policy. The meeting will be held in the Selectmen's Meeting Room of the town hall located at 140 Worcester Street, West Boylston. For additional information, or to review the proposed information, please contact the Office of the Board of Selectmen/Town Administrator at 774.261.4012. All interested persons, groups, and agencies are invited to attend. John W. Hadley, Chairman, advertised on May 4, 11, 2016.

Recently when the Board reviewed a sewer abatement request for a resident who filled a swimming pool, Mr. Crowley brought up the fact that the process outlined in the Swimming Pool Filling Policy as far as notification to and payment of the fee to the Water Department was not accurate. Ms. Lucier sent the original policy to Michael Coveney, Superintendent of the Water Department, and asked him to amend the policy to reflect what the actual process was. The updated policy before the Board is the process which the Water District follows. Mr. Crowley agrees that the amended policy is the process. The Board has no questions and there is no one present to speak on this issue.

Motion Mr. Crowley to close the public hearing, seconded by Mr. Rucho, all in favor.

Motion Mr. Crowley to accept the updated policy, seconded by Mr. Rucho, all in favor.

Willard Turner, 10 Maple Street, Applicant Zoning Board of Appeals

Mr. Turner joined the Board. Currently there is a full member position and two associate member positions available. The Chair of the ZBA provide an email requesting the Board appoint Mr. Turner to an associate member slot to provide him an opportunity to learn the position.

Mr. Turner states that he has lived in town for four years, grew up in Shrewsbury and his wife grew up in town. He likes the town, would like to serve the town, constantly looking to learn things and he works well with other people. When the first applied he applied for an associate seat and was then told by another ZBA member that a full member seat was available. He would be willing to take either. Mr. Rucho feels it would be hard to learn sitting as an associate because you are not involved.

Motion Mr. McCormick to appoint Willard Turner to a full member seat on the Zoning Board of Appeals, seconded by Mr. Rucho. It was noted that we previously had our entire ZBA resign and we had five new members of the ZBA all with no experience. Vote on the motion – all in favor.

Michael J. Kittredge, Jr., Interim Director of Public Works

Mr. Kittredge joined the Board to discuss his Pavement Management Plan 2016 Road Projects. Previously Mr. Kittredge met with the Board and he wanted to provide clarification on some of the projects he brought forward. He would like to start off with Fairbanks Street, Campground Road and Lancaster Meadows. These estimates include all costs associated with the work and a little extra built in and the previous estimates were for asphalt only. Fairbanks Street is \$70,345, Campground Road \$38,961 and Lancaster Meadows \$23,928. He has walked all three roads and will provide the Board with an updated spreadsheet. He intends to shim and cut out a couple of bad sections on Lancaster Meadows. The Pavement Management Plan called for full depth reconstruction of all three roads. Mr. Kittredge selected the roads they are patching most often. He just has to apply for Chapter 90 funds and have the Board sign off on the paperwork. They will be done mid-June. Mr. Crowley noted that this will give 10-15 years of additional life to the road. Mr. Kittredge also intends to chip seal in five to ten years. We have overlay surface treated roads. If we keep up with it and do chip sealing it will keep the water out.

Mr. McCormick noted that the vote the Board previously took was for all the roads on a list so that is null and void. Mr. Hadley thinks we are going to do them all but not at the same time. Ms. Scheipers suggests the Board redo their vote. Mr. Kittredge reports that we currently have \$1.4 million in Chapter 90 not including this year's apportionment. Mr. Rucho added that it was a 4-1 vote, and he voted against it because it was impossible to get all the roads done. He prefer this approach better. Mr. Crowley pointed out that the construction seasons goes through the fall and he assumes once these three road projects are completed that we will move onto other roads on the list.

Motion Mr. Rucho to revise the previous vote and assign these three roads for the first part of the construction season, seconded by Mr. McCormick, all in favor.

The Board asked for a status on the Malden Street project. Mr. Kittredge has not yet put it out to bid.

Mr. Kittredge reports that Newton Street construction cost estimates came in at \$200,500. That is for drainage work only and we will add six catch basins and remove four existing catch basins. The price does not include the cost of the overlay. If they are going to use flowable fill, Mr. Kittredge would like to wait and allow it to settle before the road is overlayed. Mr. McCormick thinks we need to handle the drainage on the street. Currently there are two catch basins on the street. Mr. Rucho agrees that the drainage has to be dealt with, however, his concern is the speed of traffic on the road once the road is paved. Mr. Kittredge would prefer to allow the road to settle and then pave it. The quote for

LEI to update the design and construction documents, bidding assistance, and oversight of the project is \$25,050.

Motion Mr. McCormick to approve \$25,050 of Chapter 90 funds for the Newton Street project including drainage, engineering, and design and that we overlay the street, seconded by Mr. Crowley. Mr. Kittredge would like to use flowable fill for the project. Mr. Crowley withdrew his second and Mr. McCormick withdrew his motion.

Motion Mr. Rucho to approve the use of \$25,050 in Chapter 90 funds for engineering the Newton Street project and then come back with a full price, seconded by Mr. Crowley, all in favor. In July Mr. Kittredge will rebid his paving contract in Goods in Services. He estimates that work will begin in two months. It will be on the agenda in one month for an update. Mr. Kittredge will call LEI and have them put the project out to bid.

Mr. Kittredge reports that he has to meet with the Town of Holden on the Woodland/Pinecroft intersection project to let them know what is going on. After Memorial Day he intends to open it up. He thinks it is still going to be tight for trailer trucks to take a right at the intersection.

Consider Request to Transfer Business Licenses Issued to Pinecroft

Eric Pearson joined the Board with Angelo Jangos. Mr. Jangos will be purchasing the business. He intends to continue the tradition of Pinecroft as an ice cream shop. It will be very family orientated, no changes in the store. They will keep everything the same, ice cream in addition to a restaurant. They are request permission to transfer the Common Victuallar and Entertainment Licenses. Mr. Pearson turned in his current liquor license and was reminded that all liquor needs to be removed from the premises. They sent paperwork into the ABCC for the alcoholic beverage license. Ms. Lucier advised that the application needs to be sent to the Board to take its action before going to the ABCC.

Motion Mr. Rucho to approve the transfer of the Common Victuallar and Entertainment Licenses issued to Pinecroft, seconded by Mr. Crowley, all in favor.

TOWN ADMINISTRATOR'S REPORT

1.BoS to accept the proposal from Hubb Survey Associates in the amount of \$6500 for the police station lot survey work, and to direct Cardinal Construction to contract with them as a subcontractor for the work

Motion Mr. Rucho to accept the proposal, seconded by Mr. McCormick, all in favor.
It was noted that Cardinal is waiving the 10% mark up on this.

2.Approve and authorize payment on Cardinal Constructions payment requisition #1 in the amount of \$5,850

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

3.If document is ready for vote – to approve and execute the draft contract with Reinhardt Associates, Inc. of Agawam MA for the design and construction administration for the new police station

This item is not yet ready and will be tabled.

4.To authorize the Town Administrator to approve and process payment on all regular invoices associated with the police station project; conditional upon votes to recommend approval of invoices by the FISP Committee

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

Mr. McCormick thought that when we hired Cardinal we were going to go through and tweak the amount of money he is getting. It was agreed to bring this up at the FISP meeting.

5.To authorize John Hadley and Jay Duggan to approve small change in amounts not to exceed \$10,000

Motion Mr. Crowley to approve, seconded by Mr. McCormick. Vote on the motion – Messrs. McCormick, Rucho and Crowley yes, Mr. Hadley abstains.

It was agreed to have a brief Board of Selectmen's meeting prior to the FISP meeting next Wednesday night to deal with the Reinhardt contract. The contract with Reinhardt will be before FISP next Wednesday.

6.Sewer Operations & Maintenance Contract

The Operations & Maintenance Contract with Weston & Sampson Engineers expires on May 31. A Request for Proposals has been issued and is due on June 9. Weston & Sampson is willing to continue on an at will basis. Ms. Scheipers is putting together a Memorandum of Agreement on this.

7. Follow up on MassDOT/DCR Drainage Projects

Ms. Scheipers reports that a public hearing was held on May 2 for the two new projects, the Oakdale Project and the South Bay area and the layout of the curve. There had been discussion about whether DOT could delay the project until we could look at realignment of the roadway. They got the message. We followed it up with comments to Mass DOT and we will continue to work with them. For the current project at the causeway there was still clarification needed on what are the materials and who will be responsible for maintenance The May 2 hearing was not on that project. Next Tuesday we will meet with Mass DOT on that project and they can make a decision. Mr. Rucho will attend the meeting. The sidewalks will be paved to the stone wall to avoid maintenance.

Mr. McCormick asked about the sedimentation pits across where Bob's Hot Dogs used to park. Mr. Hadley thinks they are making a 7 or 8 space parking area.

8. Update Algonquin Gas Transmission, LLC

Ms. Scheipers reports that we received additional communication about the Algonquin pipeline. We have another opportunity to give written statements. Mr. Hadley advised that they are only using a small portion up by Worcester Corporate Center owned by the St. Pierres. Ms. Scheipers didn't know if the town would like to provide a statement. One individual suggested providing the town's personnel with emergency response training once a year to make sure our departments would be training properly. Board members are amenable to that.

9. Review of potential TIF with D&S Realty, review of process and discussion of timing for town meeting

Ms. Scheipers reports that we received a request from a landowner on Hartwell Street, D&S Realty. They have an opportunity to bring a client into their property at 70 Hartwell Street and if it happens it would be a major renovation job bringing in 100 plus jobs. (Ms. Bohnson joined the

meeting) They would like to know if the town would be open to a TIF. We do not have a lot of details yet. It would require the town to negotiate a TIF, which would need town meeting approval. After town meeting votes it goes to the state. The state only meets every other quarter and the next deadline is July 22, after that it is December 13. We would have to get all the paperwork in by October 10th. Due to the fact that our town meeting isn't until October 17, she asked if the Board would be interested in scheduling a special town meeting to consider this request. Mr. Hadley added that he was at the meeting and it would bring in 125-150 jobs. The TIF would be on the new construction and we would negotiate an amount, which could be anywhere from 5-20 years long. Depending on the value the town would agree to no additional taxes levied on the building, or it could escalate over 10-15 years. Mr. Hadley noted that the Economic Development Task Force applied for the town to become an Economic Target Area. He would be in favor of this. Mr. Crowley agrees, however, he is not sure about setting a special town meeting. Ms. Scheipers added that they do have other opportunities in other communities and scheduling a town meeting is an important step. Mr. McCormick is not opposed to scheduling a special town meeting, however, there is a cost to that. He would like to see a lot more information before he would do that. We would get the same tax rate out of the building, but how much more would we get out of it. He doesn't think it would be a huge benefit to the town as it is on the Worcester end of town. Ms. Scheipers has reached out to the Board of Assessor's Office. It may not benefit the town in terms of providing 125-150 employees, it is a benefit to the businesses in town. It would establish an increase in our tax revenue, have little impact to the town, and we would have to establish the appropriate time period for the TIF. Mr. McCormick would prefer waiting until they make West Boylston their choice for a location before we went through a lot of effort and scheduled a town meeting. Ms. Bohnson asked if we could ask them to cover the cost of a special town meeting. Ms. Scheipers thinks these are costs of doing business. Mr. Rucho thinks it would be difficult to get people to a special town meeting. Mr. Crowley asked if it would be possible to contact the state before the December meeting and tell them what we have going on. Ms. Scheipers explained that it is a very formal process, we would have to submit by October 10 so they could have their meeting in December.

NEW BUSINESS

1. Consider approving Applications for Transient Vendor Licenses for the following vendors at the Pinecroft Farmer's Market: Balance Rock Farm, Dr. Rub Spices, Tasty Harvest Shrimp, Goody's Kettle Corn and Revelry Coffee

Motion Ms. Bohnson to approve the issuance of Transient Vendor Licenses for the vendors as presented, seconded by Mr. Crowley, all in favor.

2. Concurrence on the appointment of Robert Chisholm to the Facilities Implementation and Strategic Planning Committee as the designee of the Council on Aging effective May 20, 2016 for a term to expire on April 30, 2017

Motion Mr. Rucho to concur with the appointment, seconded by Mr. McCormick, all in favor.

3. Consider signing Agreement and Promissory Note by and between Richard J. Setterland and the Town of West Boylston

Motion Mr. Rucho to sign the Agreement, seconded by Mr. McCormick, all in favor. Mr. Crowley voiced concern that the individual will not be paying interest on the money.

Ms. Lucier explained that we have been working with CHAPA and MassHousing for the last six months as we have a situation in town where an affordable unit at Afra Terrace was being rented out by the owner. According to the deed rider, that is not allowed. The owner was unaware this was not allowed, was making \$820.00 a month on the rental, and those funds should have gone to the town. This has been going on for a year and a half. He is living in another state, will be moving back and intends to occupy the unit in August. Once he moves back he will begin making monthly payments in the amount of \$250.00 on the \$19,680 he owes the town. The town will also have a mortgage on the property. Mr. Hadley, who serves on the Affordable Housing Task Force feels there was miscommunication between everybody and an honest mistake. We are now working with a consultant and have developed a list of affordable properties with who is paying what.

MEETINGS, INVITATIONS & ANNOUNCEMENTS

1. Announce that the island at Goodale and Malden Street is still available for adoption.

Ms. Bohnson and Mr. Hadley will adopt the island.

SELECTMEN REPORTS

Mr. Rucho reports that the new sidewalks are looking great. Mr. McCormick had five people ask him about the sidewalks around the library. A lot of handicapped people use the library and they are concerned about parking. He asked if we could use some Chapter 90 funds to smooth out the area. Currently people park up to the concrete. Ms. Scheipers will ask Mr. Kittredge to comment on this.

Mr. McCormick voiced his concern over the fact that we have not yet bid out the Malden Street project. It was supposed to be done over the winter so we could start first thing in the spring.

Ms. Bohnson thanked the voters for coming out to town meeting. She thinks there was some miscommunication around the Town Clerk's position. She did speak with the Town Clerk and she was in favor of the change from elected to appointed. Ms. Bohnson thinks we should revisit this. Mr. Rucho thinks the Board should bring it up again with more details. Mr. McCormick added that the last three elections we had someone run against the current Town Clerk and he thinks that they didn't know enough to be Town Clerk and if something happened to the current Town Clerk we would have somebody who would not have any experience.

FUTURE AGENDA ITEMS

Ms. Bohnson would like an update on Fairbanks Street. When it was last done.

Motion Mr. McCormick at 8:40 p.m. to enter into executive session under the provisions of Massachusetts General Laws, Chapter 30A, Section 21(A), Parts 3 and 6 to discuss strategy with respect to the collective bargaining position of the public body and the chair so declares (fire department negotiations), and to consider the purchase, exchange, lease or value of real property if the Chair declares that an open meeting may have a detrimental effect on the bargaining position of the public body, seconded by Mr. Rucho. The Chair so declared. Roll call vote: Mr. McCormick yes, Ms. Bohnson yes, Mr. Hadley yes, Mr. Crowley yes, Mr. Rucho yes. The Board will not be going back into open session.

Motion Mr. McCormick at 9:35 p.m. to come out of executive session, seconded by Mr. Crowley. Roll call vote: Ms. Bohnson yes, Mr. Crowley yes, Mr. Rucho yes, Mr. Hadley yes, Mr. McCormick yes.

With no further business to come before the Board, motion Mr. Rucho at 9:35 p.m. to adjourn, seconded by Mr. Crowley, all in favor.

Respectfully submitted,

Approved: June 1, 2016

Nancy E. Lucier, Municipal Assistant

John W. Hadley, Chairman

Kevin M. McCormick, Vice Chairman

Siobhan M. Bohnson, Clerk

Christopher A. Rucho, Selectman

Patrick J. Crowley, Selectman