



BOARD OF SELECTMEN

Meeting Minutes

Monday, December 16, 2019

7:00 PM

ROOM 204, ACTON TOWN HALL, 472 MAIN STREET

Present: Joan Gardner, Jon Benson, Dean Charter, David Martin, Town Manager John S. Mangiaratti, Assistant Town Manager Mark Hald, Recording Secretary Lisa Tomyl

Absent: Peter J. Berry

Chair Gardner opened the meeting at 7:00 PM

I. Regular Business

1. Citizen Concerns

Michael Geis – member of Friends of West Acton and is willing to work with future solutions regarding West Acton Sewering

Terra Freidrichs, West Acton – does not believe there is a sewer problem in West Acton and hopes that there would be a survey done in the future and will continue studying high density housing in West Acton and continue working together with Friends of West Acton, and not have sewer analysis done by companies selling sewers

2. Chair Update/Town Manager Update

Ms. Gardner – Elections will be held tomorrow despite the weather reports.

Mr. Mangiaratti – holding budget workshop January 8, 2020 at 6 pm with BOS and Fin Com – requesting both boards to email Town Manager with budget questions by January 5, 2020. Roland Bartl received Planner of the Year award, elections tomorrow clearing roads early in AM.

II. New/Special Business

3. 7:10 PM Special Permit #10/31/19-477, 71 Hosmer Street

Representing 71 Hosmer Street was Sam Patel. 85% of property is completed. Mr. Charter questioned about recent inspection reports from the Fire Department or Building Division. Mr. Mangiaratti stated that coming to the Board was a condition set by the Board of Health for a special permit to operate as a motel. Mr. Martin inquired about changes that have been made. Kadam Patel – manager of motel and will be called the Minuteman Motel. No major outside changes just cosmetic work indie the rooms, new heating system, new floors, paint, and new windows. Every unit is on its own heating and cooling systems. All water connections have individual unit shut off capabilities.

Terra Friedrichs, West Acton – concerned about evictions of families and questioned how many people were evicted- would prefer to have tax dollars paying for (housing) vouchers to stay there, and where are the people that were evicted. Mr. Patel did not have to execute eviction orders, only one eviction. Most moved out on their own. Mr. Mangiaratti commented that town staff worked with former residents on assisting with relocating options.

Mr. Benson moves to approve the Special Permit #10/31/19 – 471, Mr. Charter seconds. The Board voted 4-0. The motion carries.

4. 7:45 PM Tax Classification Presentation



Ms. Gardner read the public hearing notice at 7:45.

Brian McMullen, Principal Assessor presented to the Board the tax classification and the recommendation of the 4 categories: Residential, Commercial, Industrial and Personal Property. No public comments. Mr. Benson moves to adopt a residential factor of 1.0, Mr. Martin seconds. The Board voted 4-0, the motion carries. Mr. Benson moves to not grant an Open Space Discount, Mr. Martin seconds. The Board voted 4-0, the motion carries. Mr. Benson moves to not adopt a Residential Exemption, Mr. Martin seconds. The Board voted 4-0, the motion carries. Mr. Benson moves to not adopt a Small Commercial Exemption, Mr. Martin seconds. The Board voted 4-0, the motion carries.

5. Discuss Amendment to the Piper Lane Memorandum of Agreement

Mr. Mangiaratti briefed the Board regarding the MOA and was recently signed and approved by the Cons Com last week. This is an extension of time for the hearing process for the 180 days from July 15, 2019 to May 10, 2020, and then 40 days after for the ZBA hearing. Mr. Benson moves to approve the first amendment of a Memorandum of Agreement for Piper Lane, LLC according to Zoning Bylaw, Mr. Charter seconds. The Board voted 4-0. The motion carries.

III. Consent Items

Mr. Martin held consent item 16. Mr. Martin stated concern regarding a privilege fee set 20 years ago, and the applicant is requesting an extension at a rate set in 2002; feels the developer is not paying the fair share of sewer rates and should not extend payments. Mr. Martin is not in favor of the extension request. Mr. Martin moves to take no action, Mr. Benson seconds. The Board voted 4-0. The motion carries.

Mr. Martin moves to adjourn, Mr. Benson seconds. The Board voted 4-0, the motion carries. Meeting adjourned at 8:00 PM.

Documents and Exhibits Used During this Meeting

- Special Permit #10/31/19 – 477 Application
- Tax Classification Presentation
- Amendment to the Piper Lane Memorandum of Agreement
- Meeting Minutes, November 18, December 2, 3, 6 and 10, 2019
- Request for Use of Town Roads Letter
- One Day alcoholic Beverage License, Nashoba Valley Neighbor's Club
- One Day Alcoholic Beverage License Application, Ruchi Agarwal
- Eagle Scout Court of Honor Letter
- Memo to accept Gift, Recreation Department – Revolution Community Yoga
- Memo to Accept Gift, Recreation Department – Enterprise Bank
- Memo to Accept Gift, Recreation Department – Concord Tea Cakes
- Email to Accept Gift from Acton Lions Club to the Community Services Coordinator
- Request for Sewer Privilege Fee, Craftsman Village
- Amended 53 River Street Master Plan Committee Charge