

## SELECTMEN'S MINUTES

### August 17, 1999



**Present:** Herman Kabakoff, F. Dore' Hunter, William Shupert, Peter Ashton and the Town and Assistant Town Managers Wayne Friedrichs was not present. (The meeting was televised)

### CITIZEN'S CONCERNS

None were presented

### PUBLIC HEARINGS AND APPOINTMENTS

#### ACTON CONCORD SQUASH – BEER AND WINE GENERAL ON PREMISE LIQUOR LICENSE

Steve Steinberg representing the Squash Club explained the club's desire to obtain a Beer and Wine License in order to serve their clubs private members. The Board approved the request with the condition that they only serve members, and parking issues are monitored. HERMAN KABAKOFF – Moved to approve the General On Premise Liquor License conditional on the issue of the number of vehicles as noted in staff comment be in compliance, and that the Town will monitor the issue, if any cars are found to be parked on grass or other inappropriate location, the Town may revoke the license. DORE HUNTER – Second. UNANIMOUS VOTE.

### ACHC

Nancy Tavernier and Betty McManus were present to discuss the Willow Street Property. They noted that Master Plan lays out the hope that properties can be found and turned over to the ACHC to be used for affordable housing. They have been having a great success in obtaining homes and getting new owners. They hoped that should the Willow Street parcel be auctioned they would like to request that one unit with 3 bedrooms be obtained for affordable housing. Counsel has agreed that we could list any requirement. They asked that the condition be placed to provide one affordable unit if it is bought and built as a multi-family project.

They also felt that the \$100,000 donated from New View needed to be used. They asked for the status of the Willow Street Home. John said they are waiting for DEP approval and that it is forthcoming. They will have to bring it to the Town Meeting. Peter asked about the market price. John and Brian felt that \$150,000 would be similar to what is happening around town and this parcel

should be sold for no less than \$100,000. They feel they might get the \$150,000.

Trey asked about the requirements about 1 housing unit not being used for affordable housing by the successful bidder, Nancy reminded him we could put conditions on the sale to address this issue.

They asked about any other properties in the pipeline. They noted that they are looking into a property on Mass Ave. as possible candidate for purchase. They commended Ron Peabody's group for obtaining 5 of the 6 homes that are required under his permit. He has expressed interest in providing affordable New construction for the last home required and would be interested in the Willow Street Property for new construction. Both Betty and Nancy noted that he has put additional funds into the purchase of these homes as the market has skyrocketed and he has had to pay significantly more for the homes.

Herman asked what action they would like the Board to take. They just want to be considered if any buildings become available that could be used for affordable housing in the future. Herman wanted to be sure we recouped our investment on parcels. The Board was very supportive. Sense of the Board is that they are supportive of their activities.

Herman asked about the waiver she had applied for. She explained that is required to make homes that are on a shared septic system be allowed to exceed the condo fee cap. In many cases, this is required to make the unit available and affordable under the guidelines.

## **SELECTMEN'S BUSINESS**

**SEWER ACTION COMMITTEE/SPECIAL TOWN MEETING** - Dore' reported on the status of the bidding. It appears that they are on the timetable and will ask that a Special Town Meeting be called for October 25th at 7:00 p.m.

The project is coming together and everyone is very pleased. DORE' HUNTER – MOVED to call a Special Town Meeting for October 25, 1999 at 7:00 PM in the field house of the Sr. High School to address various articles regarding the sewer project. TREY SHUPERT – Second. UNANIMOUS VOTE.

Dore' also asked that November 8<sup>th</sup> be reserved in case issues arise that would require additional time to resolve before the 25<sup>th</sup> meeting. DORE' HUNTER – MOVED - to close the warrant for the October 25<sup>th</sup> meeting at the conclusion of the Selectmen's meeting tonight. PETER ASHTON - Second. UNANIMOUS VOTE.

## OTHER BUSINESS

**PARKING LOT** - Dore' asked if Town Counsel had reviewed the parking lot issue with the HDC's decision.

**REVENUES** - Dore' noted we fell short by \$50,000 in the penalties section of revenues. John said the real problem is that they over estimated their ability to pull in more money.

**AGENDAS** - Herman noted that the agenda would be on the web site and the cable station as well as in the Library.

**2020 MEETING** – October 18<sup>th</sup> at 5:30 p.m. scheduled to be held at the Library. Peter asked about it being held at the COA building. Don will look into it.

**ACCOUNTING PROCEDURES** – John explained that two sets of books one for the State reports and one for bond issues would be required. In addition, New software will be required. Dore' was concerned about the keeping of two sets of books. He asked to have it referred to our State Representatives. Dore' felt it was an exercise in wasting the taxpayers money. John will contact Pam Resor, however he said the groundwork for acceptance was already laid.

## CONSENT AGENDA

**DORE' HUNTER** - Moved to approve – **PETER ASHTON** – Second, with the Chairman authorized to send letter of thanks to the fire works people.

## TOWN MANAGER'S REPORT

### ADOPTION OF NEW GROWTH LEGISLATION

John and Brian gave an overview of the statue and the requirements under the new act. Approval would be by ballot vote. He noted that it would not be effective until 2002, but if a special election was held before Jan 1st it could be implemented one year sooner. He noted that there would be billing, assessing and collecting issues. He felt it could be done with a part time employee.

Dore' was concerned about whether a voter could vote this in its current form. He felt that the citizens would not understand it unless it is explained further. He felt it is complex and would create a lot of confusion for not much gain in normal years. He noted he is under whelmed. Trey asked about Wilmington and Hopkinton experiences and issues. Brian did not think Hopkinton did the financial data collections in the same manner as they had. They will follow up and report back. Peter suggested several ways to answer Dore's questions. He felt that the Re-engineering committee had discussed it and that the actual revenue

enhancements were less than the reported. They think it might have some value to it. Dore' was concerned with the impact on existing staff. They felt they could present a Resolution at town meeting and put it on the ballot at a later time.

Dore' felt that occupancy permits should be issued to those who remodel. He felt that would get the idea of what was out there to capture additional funds.

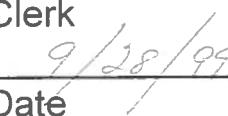
Don felt that other communities might be thinking that new growth would come in early and they could capture all the growth with this legislation. John felt that if we were heading toward a moratorium this would not be a good idea. '

### RECREATION PROGRAM FEES

Don noted that the Rec. Dept. is moving forward and they are getting ready for the Grand Opening of Nara and developing recreation programs for the upcoming year. They will need to change fees as time goes on. He asked the Board to approve the fees and give them the opportunity to go with the flow but to insure that they cover out of pockets and fixed costs as much as possible. Dore' noted that the coming and going of programs such as Community Education programs experience required a policy. A policy for fee schedules would address it better.

Herman noted it doesn't look we were losing anything and he noted however, that the insurance people know what is going on. Don noted that the group MIIA assumed we run these programs, it is uncommon that we don't. He also did not want anyone volunteering with hidden agendas. He did not want it to be a hidden marketing item.

PETER ASHTON - Moved to go into Executive Session for the purpose of contract negotiations. TREY SHUPERT – Second. ROLL CALL TAKEN- All AYES.

  
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Clerk  
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Date  
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9/28/99

  
\_\_\_\_\_  
Christine Joyce

August 13, 1999

**TO:** Board of Selectmen  
**FROM:** Herman Kabakoff, Chairman  
**SUBJECT:** Selectmen's Report

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## **AGENDA**

**August 17, 1999**  
**7:30 P.M. - Room 204**

### **I. CITIZEN'S CONCERNS**

### **II. PUBLIC HEARINGS & APPOINTMENTS**

1. 7:45 CONCORD ACTON SQUASH CLUB – Enclosed please find application and Staff comment regarding the issuance of a Beer and Wine General on Premise Liquor License.
2. 7:50 ACHC- Willow Street Proposal- Enclosed please find a letter from the ACHC regarding affordable housing and the town-owned parcel on Willow Street.

### **III. SELECTMEN'S BUSINESS**

3. SEWER ACTION COMMITTEE/ SPECIAL TOWN MEETING - Enclosed please find correspondence from Selectman Hunter for Board discussion.

### **IV. OTHER BUSINESS**

### **IV. CONSENT AGENDA**

5. ACCEPT MINUTES – Enclosed please find minutes of June 22, 1999 for Board acceptance.
6. ACTON CENTER CONGREGATIONAL CHURCH ANNUAL ANTIQUE SHOW – Enclosed please find a request and staff comment for Board action.
7. ACCEPT GIFT – Enclosed please find a request from the West Acton Library for Board acceptance of a gift of money.
8. ACCEPT GIFT – Enclosed please find a request from the Acting Public Ceremonies Chairman for Board acceptance of a gift of money collected at the July 4<sup>th</sup> Fireworks display.
9. ACCEPT GIFT – Enclosed please find backup materials and a request to accept numerous donations for NARA, along with a memo from the Town Manager for Board acceptance.

**10. ACCEPT GIFT** – Enclosed please find a request to accept the gift of installation of the septic system at NARA, by James Redmond, for Board acceptance.

**11. GEORGIA WHITNEY DISBURSEMENT** – Enclosed please find a request from Carol Lake for funds from the G. Whitney Fund.

## **V. TOWN MANAGER'S REPORT**

**12. ADOPTION OF NEW GROWTH LEGISLATION** – Enclosed please find materials from the Assessing Dept. for Board consideration.

**13. RECREATION PROGRAM FEES** – Enclosed please find materials from the Recreation Department, related to Fees, for Board consideration and approval.

### **ADDITIONAL INFORMATION**

Enclosed please find additional correspondence that is strictly informational and requires no Board action.

### **FUTURE AGENDAS**

To facilitate scheduling for interested parties, the following items are scheduled for discussion on future agendas. This IS NOT a complete Agenda.

**Sept. 14**

**Sept. 28**

**Oct. 12**

**Oct. 26**

**Nov. 9**

### **FY 2000 GOALS**

1. Resolve the Audubon Hill problem/issues (Shupert)
2. Establish or reconstitute a Computer Advisory Committee for Municipal issues (Hunter)
3. Review the structure and organization of the ALG and establish a definite, periodic meeting schedule (Kabakoff)
4. Develop a comprehensive Beaver Nuisance policy (Friedrichs)
5. Improve communication among the various boards, particularly Fincom, SC and BOS. This seems to have been lacking to some extent during the last year (especially ALG process) (Kabakoff)
6. Continue to search all alternatives for a viable sewer solution that is timely and fiscally workable (Hunter/Shupert)
7. Form a task force to investigate ways of achieving greater coordination, efficiency and utilization of resources between the schools and the town (Ashton)
8. Continue the work of the Senior Tax Relief task force and also investigate ways of assisting others who may need tax relief (Ashton/Hunter)
9. Develop early on an ALG plan and budget; i.e. have general agreement on budgetary parameters by October/November before formal budgets are developed. Continue to update, refine and modify as needed the five year budgetary plans which we initiated this year (Kabakoff)
10. Work with the Planning Board to implement the goals, objectives and strategies of the Master Plan update (Ashton/Shupert)
11. Conclude the work of the Kelley's Corner working group and bring to the Planning Board a final set of recommendations (Ashton)