

Selectmen's Meeting
Wednesday, May 9, 2007
Ayer Town Hall, 1st Floor Meeting Room, Main Street, Ayer, MA

Present

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| Pauline Conley, Chairman | X |
| Gary J. Luca, Vice-Chairman | X |
| Carolyn McCreary, Clerk | X |
| Cornelius F. Sullivan, Member | X |
| Frank F. Maxant, Member | X |
| Shaun Suhoski, Town Administrator | X |
| Janet Lewis, Secretary | X |

The Board met with Chris Ryan, Planning & Development Director re: **Parking Task Force recommendation**. Mr. Ryan reviewed with the Board the Parking Workshop (Charrett) held on Saturday, May 5, 2007 at the Ayer High School cafeteria attended by over 100 Ayer citizens/businesses. Mr. Ryan advised to Workshop included presentations offering a different prospective/solution to Town of Ayer's downtown parking needs: alternative sites—including Rail Trail Site, West Main Street Site, Surface Parking lots within ¼ of a mile, and Hybrid solution including Rail Trail site and Central Ave. site. Mr. Ryan stated the workshop participants showed a preference for a Hybrid solution-86% consensus. The Hybrid solution approach consisted of two sites each with a parking deck Railtrail- fill removed and parking tucked under the hill with a deck above at grade level the other site at Central Ave.-currently vacant developed with a low level structure. The advantages of this approach lower scale facilities and more parking for the eastern end of Main St. (Post Office, Town Hall and Court House), that will distribute pedestrian and auto movement throughout the downtown instead of concentrating in one area. Mr. Ryan stated this action sends a clear message that the Town of Ayer is committed to project and locks in State funds. Selectman McCreary thanked all the Task Force Leaders for their presentations: Harry Zane-surface parking lot within ¼ mile, Carol Bousquet-Rail Trail Parking, Rick Gilles-Hybrid solution and Mark McNulty for the West Main Street proposal. Selectman Sullivan thanking Selectman McCreary for spear heading this project-establishing the Task Force and thanking all who participated in the months of work that went into project and concluding with the Charrett on Saturday May 5, 2007. Selectman McCreary moved the Board vote to approve the recommendations of the parking workshop held on Saturday, May 5, 2007 at the Ayer High School and sponsored by the Parking Task Force as summarized in a report prepared by Eaton Planning of Lexington, MA submitted to the Board. Specifically, the Board hereby authorized MART to site commuter parking facilities at two locations as noted in this report and to being site acquisition, analysis and design work in preparation of development of these facilities. Such facilities shall be sited and designed in a manner consistent with the wishes of the Town of Ayer as noted in a letter and supplement prepared by the Director of Planning & Development to be submitted to MART furthermore the Board hereby endorses a letter to be submitted to Senator Pamela Resor for the purpose of preserving \$2 million in matching funds that supplement the \$3.1 million Federal earmark dedicated to the parking facility, 2nd by Selectman Sullivan. Chairman Conley opened the floor to some 50+/- people in attendance. Resident Donald Wallace questioning what if MART does not accept Hybrid solution what is the back-up plan? Selectman McCreary advising to locations identified in the report as back-up sites, (Routhier site -Park St. site, Reggio Register site-Shirley St., and Micron site Faulkner/Bligh Sts. Debate arose re consensus of Work-shop vote tally taken of 28 people sampling requesting Board to have MART look at the West Main Street site. Martin Wallace advising to receiving a email from MART stating that MART will look at any site the Selectmen recommend. Selectman Conley suggesting the Board add a 4th paragraph to motion before them requesting MART to look at the three above alternate sites (Routhier, Reggio, & Micron) as well as the West Main Street site questing if MART would approve two facilities when letter dated 9/20/06 from MART called for a single site, no 2nd to Chairman Coney's amendment. The Board also took comments from Mr. Gilles re Hybrid solution, Dennis Curran supporting Charrett consensus and Harry Zane urging the Board to take action and make decision tonight Town has spent three years investigating issue. Chairman Conley called for a vote: Selectman Maxant aye, Selectman McCreary aye, Selectman Sullivan aye, Selectman Luca recused himself and Chairman Conley no, 3-1-1 motion passes.

Traffic Signage-Commuter Parking-The Board met with Chief Rizzo re his review and recommendation re commuter parking in downtown Ayer side streets due to closure of Berry lot –Depot Square to commuters on Monday, May 7, 2007- 2:00am to 8:00am. Chief Rizzo advised the Board to his investigation of downtown parking spaces available to commuters within walking distance of Depot Square.

West Street-left side from 2 hour parking sign north to Cambridge Street 15+/-

Lawton Street-left side only from Cambridge to Groton Street 25+/-

Pleasant Street-right side heading south (one way) from Cambridge St to 9 Pleasant St. at 2/hour sign 13+/-

Old Fire Station property-Washington St-blocking bay door on Main St. side of property not allowed 7+/-

Newton St. left side adjacent church in front of jersey barriers blocking Newton St. exit 7+/-

Central Ave. S side of Post Office driveway to Norwood Ave. & N side from Columbia to Norwood 30+/-
for a total of 97+/- parking spaces available to commuters at these locations the Chief advised the Board.

Selectman Sullivan updated the Board to his conversation with Paul Routhier who offered the Town the use of his lot on Park St presently blocked by Jersey barriers and also limited parking behind Exxon Station (Park St.) Contingent the Board have the DPW remove the concrete barriers and also purchase liability insurance indemnifying him and the Finney's during use of the property. The Board requested the Town Administrator to contact MART re this insurance policy and investigate if Town can purchase a one time only one year policy for this location. Fire Chief Pedrazzi stated his concern re parking signage on Lawton St. due to street very narrow for Fire trucks and in case of an emergency not to add additional signage. Mr. Ryan offered to post the available parking sites on the WEB Site for commuters and Chairman Conley offered running off hand-out and distributing them to commuters at depot as well. Selectman Sullivan moved the Board vote to accept the Routhier offer and have the DPW remove the concrete barriers for commuter parking and contact MART re picking up additional liability insurance policy re this location, 2nd by Selectman Luca, VOTE: unanimous, so moved. Selectman Maxant commenting on another fine example of downtown businesses working to assist the Town to address parking concerns.

7:30p.m. Selectman Maxant left meeting.

Selectman Luca moved the Board also contact VERIZON & Sovereign Bank re use of their parking spaces and requested Mr. Ryan follow up with phone calls, 2nd by Selectman Sullivan VOTE: unanimous, so moved.

Right of Way-Fire Department-The Board met with Fire Chief Robert Pedrazzi. The Board voted to approve and endorse the Right of Way Easement Agreement with the Town of Ayer and Francis W. Finney and Joseph Paul Routhier, Trustees of F&P Willows Trust recorded with Middlesex south District Registry of Deeds Book #15831 Page 523 for a perpetual easement for the purposes of access to and from Grantees property located at Park Street together with the customary uses, including but not limited to the right to pass and repass but specifically excluding the right to install subsurface utilities in the twelve feet wide right of way shown on plan entitled Plan of Land in Ayer prepared for Town of Ayer dated April 14, 2007 by David E. Ross Assoc.Inc. Motion to approve made by Selectman Sullivan 2nd by Selectman Maxant VOTE: unanimous, so moved.

Activity & Use Limitation (AUL) Transmittal Form

Selectman McCreary moved the Board approve the AUL Transmittal form dated 4-26-07 BWSC113, BWSC113A and Form1075 for Job # 2001755.01-A, the new Fire Station, 1 West Main Street, Ayer, MA and authorize the Chairman signature on Form #113 and execute form #1075 with full board's endorsement, 2nd by Selectman Luca, VOTE: unanimous, so moved. Chairman Conley cautioning the Fire Chief to ensure forms are fully completed (missing blanks to be filled in i.e. book page #'s, dates, etc. and typo's corrected on forms. The Chief to remit copy of completed forms back to Board of Selectmen's Office.

TOWN ADMINISTRATOR'S REPORT- Mr. Suhoski distributed the May 14, 2007 Selectmen's motions to the Board advising to motions placed in order of positions i.e. Chairman, Vice-Chairman, Clerk, Member, Member and running the same throughout. Mr. Suhoski advising the Board if there are articles they do not wish to sponsor to please advice him as soon as possible. Mr. Suhoski updated the Board to Stabilization Fund balance \$153K.

Mr. Suhoski requested the Board review the Summer Selectmen's Meeting dates: June 6th, June 19, 2007 keeping with the 1st and 3rd Meeting Nights and requested if the Board would be keeping their past practice re: summer meeting schedule one meeting in July and one meeting in August. The Board to review and get back to Mr. Suhoski. Mr. Suhoski advising the Board to Atty. Montminy requesting to meet with the Board early June 2007. Mr. Suhoski also reminded the Board to need of reconvening the School Sub-Committee prior to Tri-Board Meeting. Mr. Suhoski suggested day meeting be considered suggesting Wednesday the 16th or Thursday the 17th and full Tri-Board meets on the 22nd of May at 7p.m. at the Page/Hilltop Professional Development Room. Mr. Suhoski to send out meeting notices to sub-committee re their availability.

8:05p.m. Selectman McCreary moved the Board adjourn from Open Session to enter into Executive Session pursuant to MGL Chapter 39 Section 23B Exemption # 3 Collective Bargaining & litigation to adjourn from Executive Session to re-enter into Open Session for the sole purpose of adjourning the meeting, 2nd Selectman Luca, VOTE: Selectman Sullivan aye, Selectman Luca aye, Selectman McCreary aye, Chairman Conley aye, unanimous, so moved.

8:05p.m. Open Session concluded.

Date: _____

Carolyn McCreary, Clerk

AYER BOARD OF SELECTMEN