

Selectmen's Meeting
Tuesday, October 14, 2003
Ayer Town Hall-1st Floor Meeting Room, 1 Main Street, Ayer, MA

7:00p.m. Open Session

The Board met with Chairman Fay, Selectman Bresnahan, Selectman Morrison, Selectman Maxant and Selectman Sullivan.

Chairman Fay requested if there was anyone present wishing to meet with the Board no one stepped forward.

Chairman Fay called for a motion to accept the amended Agenda of 10-14-03. Selectman Bresnahan moved the Board approve the Agenda of 10-14-03 as amended, 2nd by Selectman Morrison, VOTE: unanimous, so moved.

Agenda Item #1. Fy-04 Tax Classification Public Hearing.

The Board met with the Board of Assessors-Chairman Edward Cornellier, Sandra Jones and Thomas Hogan, Assessors Assistant. Chairman Fay opened the Public Hearing by requesting the Legal Notice be read into the record by the Clerk. Selectman Morrison read into the record the Legal Notice which ran in the Nashoba Publications Newspaper the weeks of October 1, 2003 and September 24, 2003.

Selectman Maxant requested if members of the Businesses Community were present, Stephen Roach representing Nashoba Valley Medical Center acknowledged himself.

Edward Cornellier, Chairman of the Board of Assessors opened the Hearing by advising the Board to MGL Chapter 40 S56, requires the Board of Selectmen to hold a Public Hearing to set the Fy-04 Tax Rate and to determine if the following items will be considered to the Fiscal 04 tax rate:

1. Determination of discount factor up to 25% for all land identified as Open Space
2. Determination of Residential Exemption of up to 20%
3. Determination of Small Commercial Exemption up to 10%
4. Adoption of Residential Factor for the purpose of determining the percentage tax burden to be borne by each class of property

Chairman Cornellier turned the floor over to Assessors Assistant Thomas Hogan who reviewed with the Board his Fy-04 Tax Rate Summary distributed to the Selectmen and those in attendance for the Hearing.

1. Open Space Discount-definition and exclusions-options were reviewed and discussed. The Board moved to take no action. Motion made by Selectman Bresnahan, 2nd by Selectman Maxant, VOTE: unanimous, so moved.
2. Residential Exemption of up to 20%. The Board voted not to adopt. Motion made by Selectman Bresnahan, 2nd by Selectman Maxant, VOTE: unanimous, so moved.
3. Small Commercial Exemption up to 10%. Selectman Sullivan moved to take no action, 2nd by Selectman Bresnahan, VOTE: unanimous, so moved.

The Board received comment from Mr. Roach of Nashoba Valley Medical Center who presented the Board a tax rate comparison of neighboring Towns which depicted Ayer as the highest tax rate in area. Selectmen advised Mr. Roach to most of the Towns on survey having single tax rate. Selectman Bresnahan took this opportunity to state the Town needs to be careful not to be disproportionate than neighboring Towns and needs to be sensitive to Commercial & Industrial businesses in Town and not drive them out. Selectman Sullivan stated over time burden coming off Commercial/Industrial businesses rate moving up gradually. Edward Cornellier reminding the Board to Assessors roll to preserve traditional allocation

4. Residential Factor for the purpose of determining the percentage tax burden to be Borne by each class of property. Selectman Sullivan moved the Board adopt the Board of Assessors recommendation and set the residential tax factor at 65.0000% and establish the Commercial/Industrial Percentage at 62.3361% (\$22.91) and the residential at 37.6639% (\$10.05). Residential increase of 15% or \$311.00/yr and CIP increase of 12% or \$502.00/yr., 2nd by Selectman Maxant, VOTE: unanimous, so moved.

The Board of Selectmen thanked the Board of Assessors and Mr. Thomas Hogan for coming in and presenting the documentation this evening to assist the Board with setting the Fy-04 Tax Rate.

AGENDA ITEM #2. Assessors-Space allocation continuing discussion.

Mr. Cornellier advised the Selectmen to room in Great Hall set up, walls up and alternate Conference room is now available for use. Selectman Bresnahan moved the Board move to adjourn to the 2nd floor of Town Hall to review the alternate room in the Great Hall to assure the area is appropriate for use as a conference room before the 1st floor conference room is assigned to the Board of Assessors at the end of the meeting prior to adjourning, 2nd by Selectman Morrison, VOTE: unanimous, so moved.

AGENDA ITEM #3. St. Andrews Sign Request-The Board reviewed the request of Deb Savoie of St. Andrews Church re: placing sandwich board signs at the Town Hall, Park St. island and rotary. The Board approved the sign for the Town Hall and voted not to allow signs on the Park St. island (dangerous) and Carlton Circle Rotary. (State owned) The Board moved the sign to be placed at the Town Hall to be placed at the discretion of the Town Hall custodian. Motion to approve made by Selectman Bresnahan, 2nd by Selectman Sullivan, VOTE: unanimous, so moved.

AGENDA ITEM #4. Water/Sewer Permits

The Board reviewed water/sewer permits for the following: 1 Fletcher St. (sewer), 207 West Main St, (Brew Locker-water), 11 Pingrey Way, (sewer) 4 Wachusett Ave. (water & sewer) 150 Washington St., (sewer), and 4 Wachusett Ave. (water & sewer) Selectman Bresnahan recusing himself re: 4 Wachusett Ave. water & sewer permits due to applicant being his nephew. Selectman Sullivan moved the Board approve the above permits contingent all taxes, fees have been paid (all petitioners are current-up to date on all assessments) and to allow the Chairman's signature once reviewed, 2nd by Selectman Morrison, VOTE: unanimous, so moved.

8:15p.m. The Board recessed to the 2nd Floor Great Hall to review the proposed alternate Conference Room.

BOSMIN10-14-03/PG.3

8:30p.m. The Board reconvened to the 1st Floor Meeting Room to continue the earlier discussion with the Board of Assessors. Selectman Bresnahan moved the Board of Selectmen vote to allocate the 1st Floor Conference Room-A, (CRA) to the Board of Assessors, now that a alternate Conference Room is available in the Great Hall, 2nd by Selectman Maxant, VOTE: unanimous, so moved. The Board of Selectmen expressed their pleasure stating they were very please to have solved the space problem with the Board of Assessors.

8:30p.m. Selectman Sullivan moved the Board adjourn the meeting, 2nd by Selectman Morrison, VOTE: unanimous, so moved.

8:30p.m. Meeting Adjourned.

Faye L. Morrison DATE: 11-7-03

Faye L. Morrison, Clerk

AYER BOARD OF SELECTMEN