

Selectmen's Meeting
Monday, February 27, 1995
2nd Floor Meeting Room
Town Hall, Main St., Ayer, MA.

7:30p.m. Open Session

The Board met with Chairman Hamel and Selectman Slarsky. Selectman Miller not present due to a prior commitment.

The Board was advised to weekly warrant not available due to payroll not received from the School. The Board requested the School be notified to warrant dates being adhered to and of inconvenience to Town officials when warrants are not submitted on a timely basis.

The Board set back the Minutes of 2-6-95.

The Board met with the Assessors re: the FY-95 Tax Classification Public Hearing. Present for the discussion: Edward Cornellier, Chairman, and Denis Callahan, Member. Mr. Cornellier presented to the Board the property classifications for the Town of Ayer depicting a single rate (\$13.81 Residential to \$13.81 CIP) percentage of value through multiple rates 1 (\$8.98 residential to \$17.25 CIP) to 7 (\$10.36 residential to \$16.27 CIP) shifting the percentage from 65% of the value to 75% of value. The Assessors ran down each category with the Board breaking out the percentage of change from FY-95.

Selectman Slarsky stated it has been his experience with over ten years of service to the Board for the Board to support a split rate. Selectman Slarsky stated this was a comfortable equitable balance. Selectman Slarsky stated it was the Board's practice to take the classifications under advisement for two weeks before deciding. Selectman Slarsky requesting a full boards vote. Mr. Cornellier requested the Board act upon the Classification this evening in order to get the bills out in a timely fashion. The Board's vote must be certified by the Department of Revenue prior to bills being mailed.

Selectman Slarsky moved the Board support Multiple Rate #2 shifting 67% to the Commercial/Industrial properties. Residential value would be \$9.25 per thousand and Commercial/Industrial property would be \$17.05 per thousand and no residential option-no open space exemption, 2nd by Chairman Hamel, VOTE: unanimous, so moved.

The Board met with the Fire Chief, Paul Fillebrown regarding proposed new ambulance rates.

Selectman Slarsky stated he had requested the Chief put together an informational packet addressing the current rates charged by neighboring communities, run history, payment summary and an

analysis of current program. Selectman Slarsky stated this rate review would be to determine whether raising the rates may be prudent or create a financial hardship for the Town's senior citizens.

Selectman Slarsky requesting to go on record re: possible conflict of interest-stating he receives no enumeration regarding the Ambulance Service to the Town of Ayer.

Chief Fillebrown stated he conducted a candid review and found that the Town of Ayer was way below area Towns. The town of Ayer has not had a rate increase in ten years. The Chief ran down the average run breakout: Base rate: \$175.00, mileage: \$9.02, oxygen: \$37.17, Airways: \$90.27, De-Fib: \$53.10, and MAST trousers: \$79.65. Chief Fillebrown stated the towns of Bolton & Harvard purchased and operate their own ambulance with town & private funding, the Town of Westford has a full time Fire Dept. and the Town subsidizes the cost of the ambulance. Ayer is the 2nd lowest fee in 13 surrounding towns surveyed. Chief Fillebrown stated the average run is usually BLS base rate, BLS mileage, and oxygen for an average bill of \$248.25. Chief Fillebrown recommended the Board approve a rate increase to the allowable charges of Medicare and Blue Cross.

Selectman Slarsky moved to approve the Fire Chief's recommendation, 2nd by Chairman Hamel, VOTE: unanimous, so moved.

The Board met with Robert Hubbard, Economic Development Director for the town of Ayer and Atty. Jeffrey Raphaelson representing Mrs. Yi. for the Alcohol License for Jang Soo B-B-Q at 3-15 West Main Street, Ayer, MA.

Mr. Hubbard stated he had met with Mrs Yi and her attorney re: a small business loan for the rehabilitation of 3-15 West Main Street, Ayer, Ma. under the Towns Micro Loan Program. This property is currently owned by Diversified Financial Southeast, Inc. of Franklin, MA. which obtained the real estate due to the foreclosure of Pelino Ferzocco the previous owner. Upon investigating the application Mr. Hubbard was advised of underground tanks abutting the property having to be removed due to the proximity of the restaurant. The expense of the removal is approximately \$25,000 which the owner of the property is unable to fund. This issue has stopped the process re: the Micro Loan Program funding due to one of the requirement calling for the removal. Also the building has substantial outstanding taxes in excess of approximately \$60,000.00 and water & sewer bills in excess of \$15,000.00.

Selectman Slarsky stated the problems here tonight for the Board to consider are to complex which involve the building not the tenant and requested if Mrs. Yi considered looking at another possible location for her business.

Atty. Raphaelson requested the Board look at forgiving some of the back revenues in an attempt to assist Ms. Yi with going forward with the purchase and rehabilitation of the property.

Atty. Raphaelson stated Mrs. Yi will commit her own resources to make this investment work and is willing to take risks. Mrs. Yi wants a long term relationship with short term assistance. The Board stated their hesitancy with this approach feeling it would set a dangerous precedent. Selectman Slarsky requested Atty. Raphaelson put a plan in writing and submit to Town Counsel and the Board will continue the Public Hearing pending proposal from Atty. Raphaelson. Selectman Slarsky put this in the form of a motion, seconded by Chairman Hamel, VOTE: unanimous, so moved.

PUBLIC HEARING

The Board met with Anne Karayianis, Vice President of the Greater Ayer/Devens Chamber of Commerce. Present for the discussion was Gerald Quigley, President of Chamber of Commerce. Ms. karayianis stated she was before the Board this evening regarding the painting of the Wm. P. Iverson Bridge (East Main St., Truss Bridge) as a "Gateway to downtown Ayer". Ms. karayianis stated she had received numerous calls regarding the color of the bridge and was here tonight to display the two colors in which the field had been narrowed down to. The Board stated their pleasure and applauded the efforts of the Chamber towards this economic revitalization.

Ms. Karayianis displayed a maroon painted board for the attendees and also a yellow board. Also presented were sketches drawing of the bridge with flags benches and flower/boxes. Chairman Hamel requested Supt. Ouellette elaborate on his discussions with the Mass. DPW regarding bridge allowable colors. Supt. Ouellette advised the Board to the State approving the color and of funding the paint. Chairman Hamel advised the Chamber to calls she had received at home re: the yellow bridge and of residents not in favor of this color. Chairman Hamel also advised the Hearing to the Historical Commission requesting signage (2 signs) be displayed in the Downtown Historical district. (Carlton Circle to Park Street).

Chairman Hamel called for the color of the bridge to be moved. Selectman Slarsky moved the color maroon be the color the Wm. Iverson Bridge be painted 2nd by Chairman Hamel. VOTE: unanimous, so moved.

Chairman Hamel brought Supt. Ouellette's attention to the hole in the far corner of the bridge and requested this hole be attended to as it poses an immediate threat to a small child or animal falling through. Superintendent Ouellette stated he would contact the Mass. DPW regarding repairing as well as landscaping.

The Board on another matter requested the Chambers assistance with the 4th of July Celebration with Fort Devens. This according to Walter Day will be Devens final 4th and the base has welcomed Ayer, Shirley, Harvard and Littleton to join them with a joint collaborative. Chairman Hamel stated Col. Nuttal is requesting assistance rather than funding. The base has \$25,000.00 towards fireworks. The Board requested the Chamber provide the assistance the base is looking for. Ms. Karayiania stated she would bring this up at the next Chamber Board of Directors meeting on the 15th and report back to the Selectmen. Chairman Hamel stated that Fort Devens has invited Ayer to participate on March 8, 1995 at 8:30a.m. at the Reuse Office re: this joint venture celebration. Ms. Karayianis stated she would plan to attend and would also contact others who assisted in last years celebration.

Selectman Slarsky requested this time to inquire if the town of Ayer two nominees to the DEC-Murray Clark and Charles McKinney would be willing to serve along with two members from Shirley, Harvard and Lancaster to formulate a set of regulations re: performance standards of noise, odor and light for businesses locating on Fort Devens. This request coming from Glen Garber at the last JBOS meeting. This request to eliminate the need to spend to much valuable time with the details for businesses wishing to relocate to Devens. Both Mr. Clark and Mr. McKinney to be contacted re: this nomination.

Selectman Slarsky also reported on MRPC recommending that the train depot in Ayer be moved to a point on the railroad back of West Main St. near the main gate of Devens. This brought about due to the rental fees charged for commuter parking in downtown Ayer. The Board stated their concern re: hurting business today in downtown Ayer rather than a few years back when there was a larger military presence. The Board requested the Chamber run this through their members for consideration prior to the Board's recommendation back to MRPC.

The Board met with David Hirsch of Camper's Inn regarding violation of his 1995 Class II License at 2 Littleton Rd., Ayer, Ma. Mr. Hirsch's license allows the parking of 22 vehicles only at this location. Mr. Hirsch requested the Board consider a Hardship request due to his closing of a business in Acton, Ma. Mr. Hirsch stated he was aware of being over on the allowable limit of vehicles but he had to consolidate two businesses into one which placed him over the limit. The Board requested Mr. Hirsch contact land owners in the Town of Ayer for available parking of vehicles until he liquidates his inventory. Mr. Hirsch to submit a "floor plan" of the lot depicting where additional vehicles could be placed as well as displaying appropriate fire lanes.

BOSMIN2-27-95/PG.5

SUPT. OUELLETTE'S REPORT: See report dated 2-27-95

ACTION ITEMS:

1. The Board appointed Doug Lawton to the Highway vacant position and Daniel Scott to the Transfer Station.
2. The Board was advised to Robert MacLaren quitting as Recycling Coordinator 2-18-95.
3. Bruce Rollins has accepted the Hawaii position and will be leaving Ayer in three weeks approximate date of departure 3-18-95.
4. Supt. Ouellette requested the board consider increasing the water & sewer rates stating the Town of Ayer is far behind other local communities. The Board requested a Public Hearing be scheduled to discuss this matter and other departments as well increasing their fees.
5. The Board was advised to the new water meters being 90% installed. Reading on the devices is scheduled late March first of April.

The Board approved Bennetts Brook Lots 9-10, 2 through 4.


STEPHEN M. SLARSKY, CLERK

Date

3/27/95