

Selectmen's Meeting  
Tuesday, May 24, 1994  
2nd Floor Meeting Hall  
Town Hall, Main St., Ayer, Ma.

7:30p.m. The Board met with Chairman Hamel and Selectman Miller. Selectman Slarsky absent.

The Weekly Warrant was examined and approved in the following amount: P/R: \$346,704.51

The Minutes of May 9, 1994, were read and accepted.

Chairman Hamel requested if there was anyone present who wished to be heard?

John Avila requested to speak to the Board re: UDAG funding for Housing Rehabilitation.

Chairman Hamel called for a motion to accept the Agenda of 5/24/94. Selectman Miller moved to accept the Agenda of 5-24-94, 2nd by Chairman Hamel, Vote: unanimous.

The Board met with John Avila. Mr. Avila stated he was present this evening to discuss the possibility of using UDAG funds for Housing Rehabilitation. Chairman Hamel stated the Board would look into whether or not UDAG funds could be used for this purpose and would get back to him in a couple of weeks.

Selectman Miller stated he had no issue with such a request and was willing to discuss the feasibility as long as it remains consistent with housing programs run by the Town and with the Ayer Housing Authority policies.

Chairman Hamel again stating the Board will look into the matter and report back in two weeks.

The Board met with Vicki Paret, Co-Ordinator for the Town's Mass. Small Cities Program regarding the Contract award to provide engineering services for the water main replacement project on Central Avenue, Cambridge St., Groton St., and Park Street.

Ms. Paret stated legal advertisements for Requests for proposals were run in three (3) newspapers serving Ayer for three (3) weeks beginning April 24, 1994. Three (3) proposals were received by the closing date-May 11, 1994:

GCG Assoc. Inc.	\$39,900
Lynnfield, MA.	

Aneptek Corp.	\$54,554
Natick, MA.	

DMC Eng. Inc.  
Framingham, MA.

\$81,787

Ms. Paret stated the three proposals were reviewed and evaluated according to specific pre-established criteria of which cost was one factor. Also considered were: quality of the proposal, general qualifications of the firm, experience with similar projects in small towns and "track record". Ms. Paret stated as a result firms were interviewed. Donald Ouellette, Supt. of Public Works, Community Opportunities Group met with GCG and Anepteck. The recommendation of Supt. Ouellette and Communities Opportunities Group was that GCG was the best qualified firm to provide the engineering services on this project at a competitive price. Three of GCG other clients as well as the Town of Ayer were contacted and were very satisfied with their performance and provided excellent references. Ms. Paret and Donald Ouellette recommended that the Town award the engineering contract to GCG, as soon as possible in order to begin preliminary design this month and maintain the schedule established for this project.

Chairman Hamel called for a motion to accept the recommendation of Ms. Paret and Supt. Ouellette. Selectman Miller moved the Board upon the recommendation of Communities Opportunities Group and Supt. Ouellette award the Contract for the Water Main /system Improvement Project-Part II to GCG Assoc. of Lynnfield, MA. for the contract award of \$39,900.00, seconded by Chairman Hamel, Vote: unanimous, so moved.

The Board on another matter met with Ms. Paret to discuss the town's Fy-93 guidelines re: the Housing Rehabilitation Program. Ms. Paret stated the Board had discussed the adoption of modifications being made to the Program a few months back with respect to the level and kind of assistance offered to absentee investor-owners. The Board reviewed with Ms. Paret three (3) revisions in the investor-owner policies which will better enable the Town to balance the objectives at assisting low and moderate income households and of investing in its supply of affordable rental housing stock, with the need to place equitable limits on the profits made by small real estate investors.

The Board moved and approved of the following revisions to the MSCP:

1. To limit the amount of assistance an investor-owner may receive from the program per project to \$60,000 for properties not needing deleading or asbestos removal, and , \$80,000 for those with lead paint and or asbestos problems.
2. To increase the matching funds required for investor-owner from 25% to 50% of the project cost. No waivers will be granted.
3. The recapture provision to be increased from the current five (5) years to ten (10) years after project completion. If a

project has been waived re: granted of private contribution, the recapture provision will be in effect for ten (10) years. If the property is sold or transferred during this recouped period, the funds must be repaid to the Town, which is recorded on the deed at the Registry.

Selectman Miller moved the above three (3) modifications be made to the FY-93 Housing Rehabilitation Program, 2nd by Chairman Hamel, Vote: unanimous, so moved.

The Board to review a Citizens Action Committee be appointed to serve on the Housing Rehabilitation Program after Town Meeting.

The Public Hearing re: Cantania Spania was set back for later in the evening.

TOWN ADMINISTRATOR'S REPORT: (see report dated 5-24-94)

ACTION ITEMS:

1. The Board reviewed the FY-95 budget revenue/expenditure update.
2. The Board was advised to Town Accountant and Mr. Higgins meeting with DOR and MMA on May 19, 1994. Mr. Higgins advised the Board to the accountant's calculation re: school spending being valid. Also if Rep. Hall's amendment is enacted would be of significant assistance, and also that Ayer has sufficient resources to more than meet the spending mandates of Education Reform. Both the MMA & DOR confirmed that the Town is subsidizing the education of other students.
3. The Board was advised of memo being sent to School Committee and the Supt. advising the Town's calculation of the school budget and their requested fy-95 budget is now in sync.
4. Mr. Higgins reminded the Board to the Forum re: the FY-95 Budget and Education Reform Act to be conducted on May 7, 1994 at 7:30p.m. at the Ayer Town Hall. Mr. Higgins advised the Board to the letters being sent out to the residents nearing completion. Chairman Hamel applauded Mr. Higgins efforts with this endeavor stating the letter will be very helpful and appreciated by the residents. Selectman Miller stated the forum will highlight the inequities of the Education Reform Act. Chairman Hamel welcomed all Town residents to attend this meeting.
5. The Board approved a \$500.00 Reserve Fund Transfer for the Commission on Disabilities. Selectman Miller moved to approve the transfer 2nd by Chairman Hamel, Vote: unanimous, so moved.
6. Chairman Hamel requested the Board vote re: Mr. Williams appointment to Co-Ordinator replacing Bret Doney at the Fort

Reuse Office. Selectman Miller stated he felt that this matter was taken up by the prior Board of Selectmen and did not wish to reverse the decision of this Board. Selectman Miller stated Mr. Williams was receiving remuneration acting as co-ordinator, and declined from voting on this matter.

The Board requested the Mass. Highway Dept. be contacted re: property takings near the West Main Street Bridge. Specifically requesting the two properties abutting the bridge on both sides be taken. (Grey & Slarskey).

4. The Board was advised to the School Committee's meeting being Wednesday May 25, 1994 and the Selectmen and the Advisory Board being invited to attend. Mr. Moscovitch the originator of the Education Reform formula will be present to answer questions re: the Town's issues related to enrollment & new growth distortion.

5. The Board was advised to another article being submitted for inclusion onto the FY-94 Annual Town Meeting Warrant. This article being a recall article and submitted by Frank Maxant. Selectman Miller stated he was the originator of this article and was not opposed to include it on the Annual Town Meeting Warrant. Chairman Hamel called for a motion to include the recall article on the 1994 Annual Town Meeting Warrant. Selectman Miller moved the Board include per Mr. Maxant's request the Recall Article on this years Annual town Meeting Warrant, seconded by Chairman Hamel, Vote: unanimous, so moved.

6. Mr. Higgins advised the Board that the Annual Town Meeting Warrant is nearing final completion and requested the Board to meet on Tuesday, May 31, 1994 to endorse the Warrant. The Board agreed to this date.

7. The Board approved the renewal of PDC's Class II License contingent upon license to state: Wholesale of vehicles only, prohibiting the sales of motor vehicles to the general public. Chairman Hamel called for a motion, Selectman Miller moved the Board approve PDC's Class II License Renewal for 1994 contingent upon sales being limited to wholesale only, 2nd by Chairman Hamel, VOTE: unanimous, so moved.

8. Mr. Higgins advised the Board to correspondence being received from the Conservation Commission requesting the Town of Ayer enter into a Intermunicipal Agreement with the Town of Harvard re: use of their weed control machine for use in Flanigan's Pond. Mr. Higgins advised the Board to Harvard being agreeable to this request but for use of the machinery after the fall (late September). The Board requested Fort Devens be contacted or the Com. of Ma. The Board stated the machinery is needed for the summer months late fall presents a problem towards cleaning out the ponds.

9. Mr. Higgins brought forward Supt. Ouellette's items to be brought before the Board this evening.

1. The Board approved a Water & Sewer Permit for 24 Sandy Pond Road, Ayer, Ma. Selectman Miller moved the Board approve this permit and authorize the Chairman to endorse the application, 2nd by Chairman Hamel, Vote unanimous, so moved.

2. The Board approved of Supt. Ouellette's request for six (6) summer hire employees. Chairman Hamel requested the selection be fair (male & female) and to be conducted as in the past by a lottery.

PUBLIC HEARING: Cantania Spagna-23 Above Ground Vegetable Oil Storage Tanks-Nemco Way, Ayer, Ma.

Selectman Miller read into the record the Public Hearing Notice published in the Nashoba Publications newspaper the weeks of June 8th & 15th, 1994.

The Board met with Anthony Basile and Fire Chief Paul Fillebrown. Fire Chief Fillebrown stated he had no problem with the tanks. Chief Fillebrown stated he had contacted Somerville re: Cantania Spagna's experience there and was told of the companies policy more than meeting safety codes and of no problems there-outstanding reputation. Chief Fillebrown stated the tanks would hold olive oil, vegetable oil, soybean oil, etc., twenty three (23) tanks in all. Chief Fillebrown stated he had inspected the area and supported the petition. Chairman Hamel requested if there was anyone present to speak for or against the petition, no one stepped forward. Chairman Hamel called for a motion. Selectman Miller moved to approve Cantania Spagna's petition for twenty three (23) vegetable tanks be stored at the Nemco Way site, 2nd by Chairman Hamel, Vote: unanimous, so moved.

Mr. Higgins requested the Board to appoint James Carrington of Washington St., Ayer, Ma. to the Cable Commission. Mr. Carrington requesting to be appointed after reading the ad which ran in newspaper seeking new members. The former members requesting not to be re-appointed. Chairman Hamel requested a motion to appoint Mr. Carrington to the Cable Commission. Selectman Miller moved the appointment of James Carrington to the Cable Commission, 2nd by Chairman Hamel, Vote: unanimous, so moved.

The Board reviewed the DRAFT Annual Town Meeting Warrant of 6-13-94. The Board to meet on 5-31-94 to finalize the warrant.

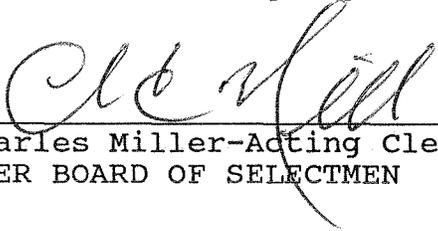
Chairman Hamel read into the record the letter from the Building Inspector-Gabriel Velante regarding the Littleton Rd.-Hazel property and of time frames for clean up of the property.

BOSMIN5-24-94/PG.6

Selectman Miller took this opportunity to announce the Fourth of July Committee is still in need of volunteers for the Fourth of July Celebration scheduled for July 2, 1994, commencing with a parade starting at 10:30a.m ending at Pirone Park where there will be amusement rides, concerts, food concessions, private vendors and commencing with fireworks at dusk. Please contact Janet in the Selectmen's Office if you can help out.

Chairman Hamel called for a motion to adjourn. Selectman Miller moved the Board adjourn the meeting, 2nd by Chairman Hamel, Vote: unanimous, so moved.

9:20p.m. Meeting adjourned.

  
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Charles Miller-Acting Clerk  
AYER BOARD OF SELECTMEN

Date: JULY 5, 1994