

SELECTMEN'S MEETING
MONDAY, OCTOBER 28, 1991
2ND FLOOR, MEETING HALL
TOWN HALL, MAIN ST., AYER, MA.

7:30P.M. Open Session

The Board met with Chairman McKinney and Selectman Stephen Slarsky. Selectman Jones was absent due to prior engagement.

The minutes of October 7, 1991 were examined and amended to include non-conflict of interest statement relevant to approving candidates for the Ayer Arts Council, due to Selectman Slarsky's wife being a member on the Council.

The weekly warrant was examined and approved in the following amounts:

BILLS:	\$364,413.06
P/R:	\$ 16,888.06

The Board approved a One Day Beer & Wine License for the Ayer Gun & Sportsmen Club for the following dates: November 2, 16, 21, 23 & 30 of November, 1991. Selectman Slarsky stated he is a member and derives no benefits approving this license and sees no conflict of interest approving the license, Chairman McKinney stating same. Motion made by Selectman Slarsky and 2nd by Chairman McKinney. Vote: unanimous, so moved.

The Board approved a One Day Beer & Wine License for the Seasoned Chef, Shaker Hills Golf Course for the month of November 1991, Motion made by Selectmen Slarsky, 2nd by Chairman McKinney, Vote: unanimous, so moved.

The Board endorsed certificates of Appreciation to the inmates of MCI-Shirley, Ma. for the restoration of the 2nd floor meeting hall, also presented a certificate was Supervisor Reichert for his supervision of the inmates during the restoration. Selectman Slarsky requested Mr. Norman Albert be sent a letter of thanks for being instrumental in initiating the utilization of the work crews from MCI-Shirley, Ma. to work in the Ayer Town Hall.

Chairman McKinney introduced the Town of Ayer's Re-Use Committee to the media and those present for the meeting. Chairman McKinney requested the following people join the Selectmen in a brief overview of the Committee's tasking:

William Marshall, President of North Middlesex Savings Bank
David Ross, Chamber of Commerce Representative
Russell Smith, Chairman, Ayer Planning Board
Thomas Poole, member of the Conservation Commission
William Oelfke, Member of the Advisory Board

Manuel Velez, Chairman, Zoning Board of Appeals
James Hashem, representing the Ayer Industrial Committee
William Redfield, Supt., Ayer Dept. of Public Works
R. Neville Markham, Supt. of Schools
Jeffrey Kelley, Nashoba Community Hospital
Rev. Philip Goff, Federated Church
Kenneth Martin, Director, Ayer Housing Auth.
Robert Lewis/Col.-retired, Retired Community

Chairman McKinney complimented all the above for volunteering to serve stating the members represent the whole community at large, schools, banks, business, residents, and town departments who will work in concert to accumulate as much information working together with the Board of Selectmen towards long term planning.

Mr. Higgins stated the Selectmen's participation with the Joint Boards of Selectmen is currently pursuing the following priority objectives:

1. Obtaining detailed information from the Department of Defense re: ultimate intentions for the base.
2. How much of the base will be occupied? and by whom?
3. Term of occupation.
4. Personnel involved.
5. What areas on Ft. Devens will be available for redevelopment?
6. Assets to be surplussed.

Mr. Higgins stated the Board is supportive of a continued military presence as long as it does not preclude other redevelopment activities. An expedite Super Fund Cleanup is a major concern of the Boards towards this end the Board wishes to investigate "indemnification legislation for the transfer of the property before it is entirely clean of contaminants. Impacts to the Town and especially the School System. Finally securing grant funds. Grants are available for technical staff support and redevelopment activities from both State & Federal sources.

Russ Smith, Chairman of the Planning Board stated funding for a updated Master Plan for the Town would be most beneficial now more than ever. Thomas Poole, Conservation Committee stated the Town was in need of inventory of assets from Fort Devens, what exist for Town of Ayer in land? Selectman Slarsky stated the Johnson-Pearl Amendment gives property (base) back to the individual communities.

Chairman McKinney turned the table over to Selectman Slarsky for closing remarks. Selectman Slarsky stated that he had just gotten back from Houston re: the Governor's Redevelopment Board (Land Bank) Base Closure & Re-alignment Meeting. Selectman Slarsky stated the news was not good stating HUD (Housing Urban Development) was getting involved, the McKinney Act-Housing for Homeless-Low Income. Selectman Slarsky stated Bedford should be contacted and re-examined/pursued towards the Air Force's housing needs. The town should work towards continued military presence

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on the base. The Committee should tour the base, inventory the base, contact public affairs officer, John Rasmuson. Get map of base to include areas to stay under military control and areas involved with Super Fund Cleanup as well as areas to be turned back to the individual Towns. Selectman Slarsky urged the Committee to move as swiftly as possible to assemble as much information from the Department of Defense (DOD) and track/inventory counterparts in Westover, Chicopee, Ma. for their assistance toward re-development issues.

The Board again thanked those present for volunteering and looked forward to working with them.

8:00p.m. PUBLIC HEARING: ALCOHOL LICENSE-JEROME PICCA//Seasoned Chef-Shaker Hills Golf Course-Shaker Rd., Ayer, Ma.

Chairman McKinney opened the Hearing by reading the legal notice which appeared in Nashoba Publications the weeks of October 16, & October 23, 1991. Chairman McKinney welcomed the applicant's to the table. Mr. Picca stated he was seeking a Beer & Wine License for his business at the Golf Course. Chairman McKinney requested if there was anyone present to speak for or against the License? No one came forward. Mr. Higgins stated he had investigated the legal publication timeframe and stated Town Counsel's Office had advised him that the Board has to publicize ten (10) days after receipt of application and Mr. Picca has to notify his abutter within three (3) after publication is released in newspaper, which in fact he had done. (postal receipts were dated 10-19-91) Mr. Picca submitted postal receipts re: date of notification sent out to abutters.

Chairman McKinney read 2 letters of recommendation from: Underhill and Concord Chamber of Commerce.

Selectman Slarsky requested the following information be brought in to the Board to clarify the application:

1. Relationship of lessee to land owner?
2. Signed copy of lease with land owner.
3. Length of Agreement with land owner.
4. Permission from land owner (in writing).
5. Hours of operation, (open-closing) from: month to month.
6. Who will be Manager-responsible for license?
7. Limits of liability coverage.

The Board requested this application be set back until all the information comes in.

PUBLIC HEARING CLASS II LICENSE- STEPHEN TRIANGLE-100 PARK ST.

Chairman McKinney opened the Hearing by reading the legal notice which appeared in Nashoba Publications the weeks of October 16, & October 23, 1991. Chairman McKinney requested if there was anyone present to speak for or against the application, no one

85

came forward. Mr. Triangle presented to the board his certified postal receipts.

Present for this discussion was William Halligan, Building Commissioner. Mr. Triangle explained that this was his second attempt filing a Class II Application. His first one was set back due to him not having a layout/plan of the business and parking lot. Mr. Triangle presented to the Board a plan for his building. Mr. Triangle stated his business would be for a repair-auto body shop. He would be buying automobiles, work on them and sell at Auto Auction-resale them. Mr. Halligan stated this business is not zoned for wholesale and constitutes a violation of the property, Mr. Triange would need a Special Permit from the Zoning Board of Appeals. The area is zoned General Business. Wholesaling is Commercial use. Selectman Slarsky moved based upon the ruling by Building Commissioner, William Halligan Mr. Triange should get clarification from the Zoning Board of Appeals and re-apply after clarification. Selectman Slarsky moved the Board take no action, seconded by Chairman McKinney, VOTE: unanimous, so moved.

PUBLIC HEARING: CLASS II LICENSE-RT. 2A AUTO SALES- O. WARILA

Chairman McKinney opened the Hearing by reading the legal notice which ran in the Nashoba Publications the weeks of October 16, and October 23, 1991. Present for this discussion was Building Commissioner William Halligan. Mr. Warila stated his business would be a general automotive store and selling of used cars. Mr. Warila stated that he had been before the Zoning Board of Appeals and had received a Special Permit. Chairman McKinney requested if there was anyone present to speak for or against the license. No one came forward. Selectman Slarsky requested if there was a paved area to park the cars on. Mr. Warila stated yes there was plenty of room. Selectman Slarsky requested the License be granted for a total of twenty (20) used cars to be on the license only and cars to be displayed only on the paved area. Selectman Slarsky moved the Board approve the Class II License for Mr. Warila contingent upon restriction of 20 cars on paved lot, seconded by Selectmen McKinney, Vote: unanimous, so moved.

Selectman Slarsky requested to go off the Agenda at this time to comment on a recent newspaper article. Mr. Slarsky stated this concerned Article 9 on the Special Town Meeting Warrant. Selectman Slarsky stated he was quoted by Mr. Maxant as saying salaries were not available, what Selectman Slarsky did say was that performance evaluations have not been completed. Chairman McKinney stated that the bottom line was a 5% cap on all department budgets. All departments were within the cap. The Board stated they were very disappointed with comments being half truths and inaccurate.



EXECUTIVE SECRETARY'S REPORT:

1. The Board was advised of the next Joint Boards Meeting being in Harvard October 29, 1991.
2. The Board was advised that the re-draft of the Economic Adjustment Grant will be mailed of 10/29/91.
3. The Board met with Acting Police Chief Boisseau, regarding the sergeants position. Acting Chief Boisseau stated that the results were in regarding the sergeants exam. Acting Chief Boisseau stated the position was needed due to vacancy existing on one shift for supervisor. Selectman Slarsky requested Acting Chief Boisseau to come back with three scenarios:

Fy-92 budget with Arthur as Lieutenant and a new chief of police.

Fy-92 budget with Arthur as Chief and a Lieutenants position.

Fy-92 budget with Arthur as Chief, a Lieutenant, and a new patrolman.

The Board to review this information 11/12/91.

SUPT. REDFIELD'S REPORT:

1. The Board was presented four (4) copies of the contract agreement between the Commonwealth of Mass. Dept. of Public Works and the Town of Ayer crediting the Town's Chapter 90 Road Reconstruction Acct. with \$121,984 under Chapter 33 Acts of 1991. The Board addressed the Town's Pavement Management System with Supt. Redfield questioning which roads these funds should be utilized on. Supt. Redfield to compile a listing for the Board.
2. The Board was advised of the Department of the Army's October 11, 1991 meeting re: the third Fort Devens Superfund technical review committee meeting. The Board requested if the sites on Fort Devens were identified. Supt. Redfield stated 54 sites were identified, determination is underway to clarify which of the sites are superfund.
3. The Board reviewed Supt. Redfield's Highway Division Performance Review, Water Division Performance Review and Equipment Repair Division Performance Review. The Board congratulated Supt. Redfield on the reviews and commented on the checklist logs in cabs of DPW vehicles.
4. Supt. Redfield stated the hours of the DPW are 7:00-3:30p.m. 12:00-12:30 lunch.

Selectman Slarsky moved the Board adjourn the meeting, Chairman McKinney seconded the motion VOTE: unanimous, so moved.



9:20 meeting adjourned.

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DATE:

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STEPHEN M. SLARSKY, CLERK
AYER BOARD OF SELECTMEN