

Selectmen's Meeting

October 30, 2007

Ayer Town Hall, 1st Floor Meeting Room, Main Street, Ayer, MA

Meeting recorded by AYERPAC made part of meeting minutes-CD available for viewing by written request to Town Administrator or by purchase from AYERPAC directly.

Present

Gary J. Luca, Chairman	X
Carolyn McCreary, Vice-Chairman	X
Cornelius F. Sullivan, Clerk	X Arrived @ 7:10p.m.
Frank F. Maxant, Member	X
Pauline Conley, Member	X
Shaun Suhoski, Town Administrator	X
Janet Lewis, Secretary	X

7:04p.m. **Public Input**-Chairman Luca requested if there was anyone present wishing to meet with the Board under Public Input:

Selectman Maxant-EPA

Selectman Conley moved to add Selectmen's Questions to the Agenda for five (5) minutes prior to Executive Session, 2nd by Selectman Maxant, VOTE: unanimous, so moved.

Chairman Luca -Announcements

Selectman McCreary-Climate Change Meeting re National Parks hosted by Sen. Resor -State Reps 11-3-07

Agenda Item #1. Wolf Coach/Essco TIF (Tax Increment Financing)Presentation-The Board met with Lynn Tokarczyk, President of Government Incentives for Real Estate Expansions d/b/a Business Development Strategies, Inc. of Medway, MA, Peter McElhinney of L3 Communications/ Wolf Coach, Inc. and Thomas Casale L3 Communications /Wolf Coach, Inc. The Board welcomed Wolf Coach Representatives to the meeting. Ms. Tokarczyk opened the discussion by introducing Wolf Coach/Essco Reps to the Board and updating the Board to Wolf Coach being the innovation leader for mobile broadcast telecommunication platforms and custom designed vehicles for military, homeland security and television stations. ESSCO is a leader in the design, manufacturing, installation and testing of ground-based, shipboard and airborne radomes and high-precision antenna systems for the military, air traffic control, weather radar and other communications applications. Wolf Coach/Essco have proposed plans to consolidate and expand their operations in Ayer. The company has found a building on Nemco Way where they plan to lease approximately 216,010 sq. ft. of manufacturing space with a project investment of \$5 million of which \$3 million is leasehold improvements and \$2 million in new machinery and equipment. The company expects to retain 235 full-time jobs in MA and create thirty (30) new jobs. Ms. Tokarczyk turned the discussion over to Peter McElhinney who conducted a power point overview of Wolf Coach/Essco Company. Mr. McElhinney advised to all of Essco's engineering is performed in Concord and at Essco's Irish subsidiary in Kilkishen, Ireland. Types of jobs would be in the manufacturing/engineering fields with an average salary of \$50K. Additional economic impacts in addition to providing real estate investments and expenditures by employees to local establishment estimated at \$1 million annually as well as 900 hotel rooms being reserved through out the region. Community involvement to include internship programs with local students, fire & police donations/seminars. Government incentives to include applying for incentives under the (EDIP) i.e. 5% EOA tax credit/TIF. Chairman Luca inquired of water quantity usage and advised to level of household consumption level usage. Selectman McCreary queried re hazardous waste and advised to safe process with full-time hazardous waste coordinator on staff monitoring safety. The Board queried Wolf Coach reps if rail would be utilized re shipping/receiving of materials i.e. sales, supplies etc. and advised to trucking utilized presently. Selectman Maxant stated his dismay re email received re valuation of building assessment and encouraging present owner of building to resolve assessment issue with Town. Town Administrator advised the Board to new owner of the building and TIF would be based upon new taxes not old. Ms. Tokarczyk advised the Board to TIF proposal to be presented to the Board later this week. The Board to review/negotiate TIF Agreement at their 11-6-07 meeting. Selectman Conley expressed her concern re procedure/s-negotiation of TIF to be done by Board of Selectmen, timing issue for Special Town Meeting and cost to Town specifically Town Clerk's budget

re conducting another unbudgeted Special Town Meeting this year requesting the Town be reimbursed cost of conducting meeting to accommodate TIF request and questioning Chapter 40 S59 re TIF being negotiated by owner of building rather than lessee, requesting to have owner on board/meet owner. Selectman Sullivan speaking on behalf of the Board stated the Board was delighted and excited about proposal and looked forward to receiving it adding Town of Ayer is a proactive and TIF friendly community. Chairman Luca invited Bonnie Biocchi -MADEV to step forward and speak to proposal. Ms Biocchi advised to MA Office of Business Development's support and excitement about proposal, international company, will be a strong presence in community and bring employment/business opportunities to region. The Board adjourned the discussion thanking Wolf Coach/Essco Representative for coming in to meet with the Board and continued the discussion to the next Selectmen's Meeting on November 6, 2007 to review the TIF proposal.

Agenda Item #2. Comprehensive Plan Implementation Committee (CPIC) Annual Report to the Selectmen. The Board met with Harry Zane. Mr. Zane read into the record CPIC's Outline - Progress Report dated 10-30-07 outlining the Committees work facilitating communication, coordination and interaction among the various departments and Town Boards that collaborate to achieve benchmarks. Mr. Zane spoke to progress on the following items in the 2005 Comprehensive Plan: CPIC monitored and facilitated process of creating new position of Planning & Development Director-Screening & Selection of candidates, Coordinated By-law review funding and issued RFP for consultant, established Parking Task Force, worked with ConCom re Wetland Bylaw, worked with Volunteers of America's new assisted living facility, created downtown business group and defined downtown business boundaries for grant securing purposes, worked with Historic Commission using CPA Funding re Historic Properties Inventory, Greenway Com. re trail clearing projects, Pleasant St. School re-use as elder housing, Master Plan initiative re housing & planning issues re 2005 Comprehensive Review, and Freedom's Way Heritage Landscape inventory. The Board thanked Mr. Zane on behalf of the Committee for all their contributions. Selectman Maxant thanking Committee for wonderful source of information, re Master Plan. Selectman Sullivan stating his amazement with amount of work committee is involved with and the enormity of the items... marveling at very productive committee. The Board extended its sincerest appreciation to all the committee members.

Agenda Item #3. Return Voting to Town Hall-The Board met with Ann Callahan, Town Clerk-Collector. Chairman Luca opened the discussion by reviewing with Ms Callahan her memo dated 10-26-07 requesting Town Elections be returned to Town Hall. Ms. Callahan updated the Board to need to return voting back to Town Hall stating accessibility for residents has been addressed with the rehabilitation of the building and being centrally located, the Great Hall sufficient for polls, election equipment currently stored at Town Hall, ballot boxes contained within one facility making counting much more efficient. Temporary signage (15 min parking) along Columbia St/Newton St. together with enforcement to ensure turnover of spaces would provide convenient parking. The Board spoke to Town Hall handicap accessible with parking availability as well. Selectman Sullivan moved the Board vote to accept the Town Clerk's recommendation and relocate Elections from School complex to the Town Hall the first election in Town Hall targeted for March's Primary in 2008, 2nd by Selectman Conley, VOTE: unanimous, so moved. Ms. Callahan advised to same 50' distance to be kept in place re supporters/candidates at elections.

Agenda item #4. Town Administrator's Report-The Board met with Shaun Suhoski

I. North Post update-Town Administrator updated the Board to meeting with Paul Bresnahan, Harry Zane re endangered species report completed by Hyla for the MacPherson Rd. corridor and airfield area. The report indicated dense turtle habitat along both sides of MacPherson Rd. and southern third of airfield which would mean that up to a third of the airfield may need to be permanently protected and drive up the cost of the project to accommodate the turtles as well as being informed by the MBTA advising MADEV it will not allow a new grade-crossing at McPherson again spiking up the cost and placing VHB's Engineering & Design contract on hold. Mr. Suhoski also advised the Board to MBTA informing Town of Shirley it would like to close one of their grade crossing in Shirley Village requesting if the Board wished to lobby for a MacPherson Rd. at grade crossing as a trade off for the closure of the one in Shirley? Mr. Suhoski advising the Board to MADEV holding Board of Director's Meeting on Nov. 8, 2007 at 7pm and are seeking agenda

items by Nov. 1, 2007 questioning if Selectmen would like North Post as a discussion item. The Board revisited tunnel discussion for Walker Road in Shirley to access MacPherson Rd. Selectman Sullivan requested to be placed on the Shirley Board of Selectmen's Agenda to meet with the Shirley Board of Selectmen re this grade crossing tunnel proposal for Walker Rd. after the 8th. Selectman Maxant on another issue stated his dismay re Hair/Nail Salon being placed on Devens and assurances with Ayer to not compete with local businesses not with keeping of pledge to Towns. Selectman McCreary moved the Board contact Mr. Montouri re the Ayer Board of Selectmen wishing to meeting with MassDevelopment Board of Directors on Nov. 8, 2007 to discuss commitment of MADEV to complete Macpherson Rd. improvements and North Post Development, support from MADEV to commence planning for commercial development rather than housing at North Post and discussion re DEC permit concerning Nail Salon on Devens "not compete" with Towns in Reuse Plan, 2nd by Selectman Sullivan VOTE: Selectman Conley aye, Selectman Sullivan aye, Selectman McCreary aye, Chairman Luca Aye, Selectman Maxant no voting 4-1, motion passes.

Funding Update-Train Station/Parking-Mr. Suhoski updated the Board to his discussions with the Fitchburg Line Working Group at MADEV to the Group (MART, EOT., MBTA, State Legislators) advising to the group being notified on or about 11-1-07 whether the \$150 million Fitchburg line upgrade will be included in the Presidents budget.

Ayer Parking Facility-Mr. Suhoski updated the Board to MART advised to EOT releasing a portion of Ayer's earmarked funds in phases but number not determined. MART suggesting a feasibility phase of \$57K to be followed by an Environmental review phase of \$31,250. Mr. Suhoski to keep the Board updated. Selectman Sullivan requesting the Ayer Board of Selectmen meet/participate in discussions with EOT, MART, MBTA to ensure communication with advancing the project, 2nd by Selectman McCreary, VOTE: unanimous, so moved.

New Business

The Board voted to approve the memo from the Board to the Town Accountant re Collective Bargaining Agreement Valuations being prepared and delivered to Selectmen's Office in timely fashion (11-2-07) in order to facilitate the Board's contract proposals. Motion made by Selectman Sullivan 2nd by Selectman Maxant, VOTE: unanimous, so moved. Selectman Sullivan requested Town Counsel's spread sheet be attached to the letter to the Town Accountant adding amendment to employees record include current Fy-07 (6-30-07).

Selectmen's Questions

Selectman Conley: Requesting EPA update re Shepleys Hill Landfill, status of Ayer Kab Co. and meeting with Planning Board and Board of Selectmen re Zoning By-law Update Proposals recommendation/s. Selectman Conley also stating her concern re two litigation cases presently before the Board and requesting Fin-Com sit in on the Executive Session discussion re associated cost involving these two cases. Selectman Sullivan wishing to defer to full Fin-Com re participation in discussions. Mr. Suhoski advised to meeting with EPA scheduled for Feb. 08 re MADEV -Shepleys Hill.

9:05p.m. Selectman Sullivan moved the Board adjourn from Open Session to enter into Executive Session pursuant to MGL Chapter 39 Section 23B Exemption #3 with respect to litigation with Insurance Counsel, 2nd by Selectman McCreary, VOTE: Selectman Sullivan aye, Selectman McCreary aye, Selectman Maxant aye, Selectman Conley aye, Chairman Luca aye, VOTE: unanimous, so moved.

9:05 Open Session concluded.

DATE: _____

Cornelius F. Sullivan, Clerk
AYER BOARD OF SELECTMEN