

Selectmen's Meeting
Tuesday, March 15, 2005
Ayer Town Hall, 1st Floor Meeting Room, Main Street, Ayer, MA

7:00p.m. Open Session

The Board met with Selectman Morrison acting Chair in the absence of Chairman Bresnahan who was on vacation, Selectman Maxant, Selectman Sullivan and Selectman Fay.

Public Input:

1. Chairman Morrison welcomed the Shriver Job Corp's Student Government Association to the meeting. Students present and attending to observe the Selectmen's Meeting as part of their curriculum accreditation. Class Advisor Natonia Trammel thanked the Board for allowing the students to participate and gave a brief background of the association and their function. Ms. Trammell introduced Eric Davidson-Executive Secretary, Trent Solomon-Dorm Treasures, James Frizzel-VP Executive Board, and Turcell Monfero-Sgt. at Arms. The Board welcomed the group to the meeting.
2. Chairman Morrison welcomed Ron Englade to the meeting for Representative Robert Hargraves Office Hours this evening from 7-8p.m. at the Town Hall and welcoming residents to come in to meet with Mr. Englade.
3. Eagle Scout Thomas M. Quin-Troop #3 accompanying Mr. Quin-Representing Troop # Scout Master Peter Johnston. Chairman Morrison recognized and presented Mr. Quin a Certificate of Recognition on behalf of the Board of Selectmen for his Eagle project at the Ayer High School Arboretum. Mr. Quinn restored and refurbished by painting, building cabinets, planting-tables, sanding and refinishing doors and floors in the Arboretum. The Board thanked Thomas for creating this wonderful atmosphere not only for the students and staff but the community as well and for choosing his Eagle project for the betterment of community.
4. Jerry Wood re Jake Brake-offered his comments re Selectmen's action at their 3-1-05 meeting repealing Jake Brake Bylaw and introduced documentation re established map delineating truck route in town. Chairman Morrison corrected Mr. Wood and advised him to Board not dismissing/repealing Jake Brake By-law but voted to take by-law back to Town Meeting to let voters decide due to Police Chief's recommendation re difficulty to enforce. Mr. Wood encouraging Board to support stating quality of life issue-noise, public safety. The Board took this matter under advisement to 4-5-05 meeting.
5. Janet Gulotta re Pleasant Street School-Co-Chair of the Pleasant Street School Action Committee. Ms Gulotta stated her dissatisfaction with placing two Pleasant Street School Articles on Warrant-stating 18-unit condo was not a good choice for the neighborhood, to many cars/traffic. Ms Gulotta read the Action Committee's statement into record. Ms Gulotta updated Board to neighborhood association (40 members) meeting over fall-winter to review options of re-use, i.e. YMCA, daycare, elderly housing, open space etc. Ayer Housing Authority-Section 202 Senior Housing best re-use of building and for neighborhood, stating there is much interest in the community for this use. Resident -Michael Pattenton stated he was responsible for petition to place the original re-use of the school (Developers 18-unit condos) tabled last year at Town Meeting declaring that he has no association with developer, but felt it only fair to allow original project to be reconsidered. Mr. Pattenton stated the Historical Commission arrived at its decision last Wednesday evening-both should go forward to Town Meeting for the voters to decide their choice for the building.
6. Selectman Sullivan-Taking this opportunity to publicly thank the Board and the Selectmen's staff, all the residents who took time to send cards, meals to his family during his son's Liam's stay in the hospital. Selectman Sullivan stated Liam is doing well; MA General Hospital's surgeon released Liam today from his care, stating this is genuinely what the quality of life is about. Chairman Morrison called for a motion to accept the Agenda. Selectman Sullivan moved to approve the Agenda as amended, 2nd by Selectman Maxant; VOTE: unanimous, so moved.

Agenda Item #2-Minutes of 1-18-05, 2-1-05, 2-15-05.

Selectman Sullivan moved the Board approve the Minutes of 1-18-05, 2-1-05, 2-15-05 and Executive Session Minutes of 2-1-05, and 2-15-05, 2nd by Selectman Morrison, VOTE: unanimous, so moved.

Agenda Item #3. Council on Aging Appointment- Marie Holland

The Board met with Marie Holland who expressed her desire to be appointed to the Council on Aging. Ms Holland advised the Board to her completion of Bachelor's Degree on Elder Care. Ms Holland stated she is a twenty year resident of the Town of Ayer. Ms. Swanfeldt, Director of the Council on Aging stated Ms. Holland

comes highly recommended by the Council and Housing Authority having volunteered her services there over the years. Selectman Sullivan moved the appointment of Ms Holland based upon the recommendation of the Council and thanked her for volunteering to serve the Town in this capacity, 2nd by Selectman Fay, VOTE: unanimous, so moved.

Agenda Item #4. Littleton Lyne Apartments/Water & Sewer Connection Request

The Board met with Jean Holmes. Ms. Holmes reviewed her request for water & sewer permits presented by Supt. Madigan 3-1-05. Agreed with Ms. Holmes for proposal to be developed and submitted to the Board :

1. Town will provide Water & Sewer connection to Littleton Lyne Apartments on the north side of Route 2A shown of Eng. Drawings dated 1-05 prepared by PLACES Site Consultants Inc all water & sewer facilities to be at the expense of Littleton Lyne Apartments.
2. All Water & Sewer facilities will be in accordance with all State & Town requirements.
3. Provisions will be made for future connections to the water & sewer facilities provided by Littleton Lyne Apartments for possible connection by other potential users on south side of Route 2A. Littleton Lyne Apartments will allow such connections and details for connections to be mutually agreed upon.
4. Littleton Lyne Apartments will provide eight (8) apartment units of their choice which will have permanent affordable housing restrictions which will assist the Town in meeting affordable housing goals.
5. The Town will approve and sign MADEP Sewer System Connection application prepared by PLACES Site Consultants.
6. Town of Ayer will not be held liable if the construction of the Ridge View Heights facilities are delayed for any reason-construction expected to be completed by spring 2007.
7. Rates: Water: \$5,000.00 Sewer \$1,500.00 x four (4) buildings =\$6,000.00

Selectman Maxant moved the Board approve Littleton Lyne Apartments water & sewer permit request as stated above, 2nd by Selectman Fay, VOTE: unanimous, so moved.

Agenda Item #5. Barr Change Order #3 Fire Station-

The Board met with Wellman Parker, Chairman and Fire Chief Paul Fillebrown. The Board reviewed the Change Order re cost of steel and additional work. Mr. Parker stated building very complex, complicated roof, size and place of property. The Board requested the Committee talk with architect re splitting cost for additional steel. Selectman Fay moved the Board approve Change Order #3. in the amount of \$76,469.89 for Barr Assoc. and authorize the Chairman's signature 2nd by Selectman Sullivan, VOTE: unanimous, so moved.

Agenda Item #6. Draft Spring Town Meeting Warrant Review-

Ms. Scheipers presented the Board the Draft Spring Town Meeting Warrant for their review. The Board reviewed warrant with latest revisions:

Article 3. Represents 3% COLA per Personal Board

Article 4. Omnibus -to be finalized

Articles 5-8 Town Accountant to finalize Enterprise Fund Articles

Articles 9-12 -Revolving Accounts -one new account request from Communications Com \$20K

Articles 13-18- Community Preservation Fund Articles

Article 19 Capital Budget Items-to be finalized

Article 20-Capital Debt Exclusion/Regular Debt Exclusion-Town Hall Roof-The Board voted to support a Capital Debt Exclusion Article for a one time hit payment to taxpayer's short term vs. long term payment to pay for the cost of repairs to the Town Hall Roof estimated at \$525K. Selectman Maxant moved the Board approve a one time hit to taxpayers Capital Debt Exclusion Article to appear on the Spring Town Meeting Warrant, 2nd by Selectman Fay, VOTE: Selectman Morrison aye, Selectman Fay aye, Selectman Maxant aye, Selectman Sullivan no, 3-1 motion carries. Board of Assessors to run new numbers re impact to voters re \$525K Capital Debt Exclusion.

Articles 21-23 -UDAG Fire Station Articles.

Articles 24-29 Raise & Appropriate Articles-

Article 30-32- Zoning Articles including Conservation Restriction

Article 33 –Library aid

Article 34-35 Pleasant Street School Re-use

Articles 35-37 -Citizen Petitions

Ms Scheipers updated the Board to possibility of two more articles to be included: Jake Brake By-law
And Proposed Parking Facility Consulting Services funding.

The Board took the Draft Spring Town Meeting Warrant under advisement.

Agenda Item #7. Devens Disposition MOU/Ayer Evaluation Criteria

The Board to review criteria & feedback prior to 3-21-05 i.e. Harvard traffic-have not voted final version,
and control of McPherson Wells incorporated into criteria.

Agenda Item #8. Town Administrator's Report-

1. **Liquor License-Roux's Liquors-63 Main St., Pledge of License-Present Atty. Jay Lee re Internal**
transaction. MR Lee explained that Mr. Surinder Bhardwaj is requesting approval to transfer existing
license from his name to North Middlesex Savings Bank for purpose of facilitating a loan transaction.
Selectman Fay moved to approve the Pledge of License for Roux Liquors-Surinder Bhardwaj, 2nd by
Selectman Maxant, VOTE: unanimous, so moved.
2. **Lien subordination Request-Case # 99-172** –Ms Scheipers advised to request meeting all policy
conditions and requested the Board approve subordination of the Town's lien presented by Susan
Provincher conditioned upon a new first mortgage not to exceed \$132,587.00, motion to approve made
by Selectman Fay, 2nd by Selectman Sullivan VOTE: unanimous, so moved.
3. **Ayer Housing Authority Ribbon Cutting**-Ms. Scheipers reminded the Board to Ribbon Cutting
Scheduled for Saturday, March 19th at 10:00am at the Senior Housing for the newly completed
elevators.

Agenda Item #9. New Business/Selectmen's Questions

1. **Selectman Fay**-Requested the Board approve a letter of support to the Governor on behalf of the
Shriver Job Corp for a Proclamation re Shriver's 40th Anniversary. Motion to approve made by
Selectman Sullivan 2nd by Selectman Maxant, VOTE: unanimous, so moved.
2. **Ms. Scheipers presented on behalf of Shaun Suhoski three contracts approved by the Board of**
Selectmen for the Board's endorsement and Chairs signature:
 1. Macoun Group-Devens Disposition Executive Board Web Site services not to exceed
\$11K
 2. Cecil Group-Downtown Planning assistance-transit & parking not to exceed \$9,740
 3. Weston & Sampson for Parks Commission-design of Sandy Pond Beach not to exceed
\$22,300

9:50p.m. Selectman Sullivan moved the Board adjourn from Open Session to enter into Executive Session
pursuant to MGL Chapter 39 Section 23B Exemption #3, re: Eastern General and Patrolmen's Contract, 2nd
by Selectman Maxant, **VOTE:** Selectman Maxant aye, Selectman Sullivan aye, Selectman Fay aye,
Chairman Morrison aye, unanimous, so moved.

 DATE: 4-5-05
Cornelius F. Sullivan, Clerk