

*Selectmen's Meeting  
Tuesday, July 28, 1998  
2nd Floor Town Hall  
Main Street, Ayer, MA*

**6:00p.m. Open Session**

The Board met with Chairman Hamel, Selectman Bresnahan and Selectman Sullivan.

The Minutes of 6-28-98 were set back for amendments.

**Public Input:**

Chairman Hamel requested if there was anyone present wishing to meet with the Board.

The following wished to speak:

1. Leonard Golden-Selectman from Stow, Candidate for Governor's Council-introduction.
2. James Carrington, Chairman of the Advisory Board, re: vacant Advisory Board seat.
3. Robert Isaacs re: berm problem at 42 Pine Ridge St.
4. Ronald Englade new legislative aid for Representative Robert Hargraves, re: introduction and Office Hours for Representative Hargraves.

The Board met with Police Chief-Richard Rizzo, re: promotional citations for Mark Coulter and Michael Edmonds presented by the Board in recognition of both officers being promoted to sergeant. Certificates of Achievement were presented by the Board with their congratulations upon this achievement.

The Board approved Chief Rizzo's request for Prisoner Watch Personnel to be hired on a on-call/per diem basis of \$10.00 per hour. Selectman Bresnahan upon the recommendation of Chief Rizzo moved the Board appoint Adan Rios, Sean Murphy, Nicholas Hyder and Deborah Richardson as on call Prisoner Watch personnel, 2nd by Selectman Sullivan, Vote: unanimous, so moved.

The Board also approved Chief Rizzo's request for a part-time Telecommunicator. Mr. Wiskcom currently works in Westford as a full-time Telecommunicator. Selectman Bresnahan moved the Board appoint George Wiskcom as a part-time Telecommunicator, Motion 2nd by Selectman Sullivan, Vote: unanimous, so moved.

The board met with Chief Rizzo and Lt. Edward Denmark re: applying for a \$28,551.00 Local Law Enforcement Block Grant. Lt. Denmark stated the Town has been very successful in the past having received 2 prior grants, one for \$41,000 and one for \$35,000. This years grant would fund special after school programs for students as well as funding the community policing program & citizens academy as well as extra community related activities, i.e. Police Athletic League. Lt. Denmark stated the Town would be required to match \$3,172.00 to receive the funding. The deadline for submittal 7-31-98. Lt. Denmark apologized for the late notice stating the summer schedule and cancellations of meeting delayed earlier notice. Selectman Bresnahan after a brief discussion moved to approve the e\$3,172.0 match from UDAG. Selectman Sullivan amended the motion to fund the matching funds from the interest earned from UDAG funds. Selectman Hamel stepped down to 2nd Selectman Bresnahan's motion. VOTE: Selectman Bresnahan yea, Chairman Hamel yea, Selectman Sullivan nay--2-1 motion passes. Selectman Sullivan requested Mr. Kreidler forward the balance of UDAG interest prior to the next Selectmen's Meeting as well as current expenditures and also requested in the future UDAG requests be submitted to the Board prior to the Selectmen's Meetings.

On another issue the Chief's memo of 7-20-98 was placed before the Board seeking an exempt/salaried employee be appointed to serve on the Personnel Board.

The Board met with Diana Vita, Chairman of the 4th of July Celebration Committee/98. Ms. Vita stated she was before the Board this evening to thank everyone who helped to make the 4th of July Celebration so successful. Recognized for their efforts were the Board of Selectmen, Ayer Fire Dept., Police Department, Town Hall Staff, Committee Members, Corporate Sponsors, and businesses, community churches, organizations as well as residents. The Board took this opportunity to congratulate Ms. Vita for her promotional and organizational expertise. Chairman Hamel presented a plaque on behalf of the Board of Selectmen to Ms. Vita in appreciation of her service to the Town. Chairman Hamel also took this opportunity to congratulate Master Walter Gerstenlauer-of Caleb Butler Masonic Association for their continued support over the years during the 4th of July Celebrations-stating this is the 3rd year the Masons have worked with the Committee and requested Mr. Gerstenlauer congratulate his membership on behalf of the Town and Board of Selectmen. Chairman Hamel stated Corporate Plaques have been ordered this year for recognition and presentation early next week for the seven major sponsors to the Town's 4th of July Celebration.

The Board met with members of the Ayer Board of Health-Lauri Rosa and Kathleen Kidder who introduced their consultant Patrick Fredericks of Northbridge Environmental Management who presented the programs components to the Board of Health's Community Septic System Management Planning Grant. This Grant would allow residents to apply for a Septic System Repair Loan fund Program. Mr. Fredericks stated the Town of Ayer can borrow up to \$200,000 from the State at no interest to lend to residents-which the Town would lend to homeowners at 5% through a betterment program. Mr. Fredericks stated the Town has twenty (20) years to repay the State with the first payment not until August 2001. The twenty thousand planning grant would be for initially \$18,000 up front with \$2,000 payable when loan closes and Project Approval Certificate issued. Loans would be awarded to residents on an environmental basis with the first consideration for septic system repairs and upgrades, then towards sewer connections-but not to be used to extend sewer connections. Mr. Fredericks advised the Board to the process to date. The Ayer Board of Health has with this evening's meeting with the Selectmen fulfilled public awareness. Additional meetings will be conducted with other Town officials, re: recommendations/input and a article will run in local newspapers for further public awareness. The next steps would be to prepare a Borrowing article for a upcoming Town Meeting Warrant, the article would have to pass Town Meeting, acquire Bond Counsel endorsement and conduct Public Hearings. Mr. Fredericks advised the Board to the availability of funding to February 2000. Chairman Hamel called for a motion. Selectman Bresnahan moved the Board support the program, 2nd by Selectman Sullivan, VOTE: unanimous, so moved.

The Board met with Animal Control Officer-Theodore (Ted) Januskiewicz Jr. re: his letter of 6-30-98. Mr. Januskiewicz stated he was before the Board this evening because he is owed mileage from a year ago and also because he was granted a salary increase in Fy-97 which he never received. Present for the discussion were: Advisory Board Chairman-James Carrington, Town Accountant-Lisa Gabree, and Town Administrator-James Kreidler. The Board reviewed with all present for the discussion, current and past performance re: submission of paperwork i.e. mileage vouchers and actions taken. After a lengthy discussion the Board moved to approve mileage owed to Mr. Januskiewicz in the amount of \$760.92. Selectman Bresnahan moved the Board approve future mileage requests only when submitted on a timely monthly basis and on the proper forms which have been signed off by the Department Supervisor, 2nd by Selectman Sullivan, VOTE: unanimous, so moved. The Board also requested a memo be sent around to all Town employees regarding the Town's mileage reimbursement policy.

On the matter re: a FY-97 salary adjustment the Board denied Mr. Januskiewicz's request per the collective discussions with the Town Administrator, Town Accountant, and Advisory Board Chairman stating the increase to the Animal Control's budget in FY-97 was for the hiring of a part-time Dog Officer-motion made by Selectman Bresnahan. Selectman Bresnahan requested a meeting be scheduled with the Police Chief re: the job classification of the Animal Control Officer & salary, 2nd by Selectman Sullivan. Mr. Januskiewicz to contact the Police Chief to schedule a meeting.

*Supt. Girouard's Report:* see report dated 7-23-98

**Action Items:**

1. The Board moved to modify the Water Ban to a Even/Odd Watering Schedule effective immediately and for the foreseeable future based upon the recommendation of supt. Girouard. Motion made by Selectman Bresnahan, 2nd by Selectman Sullivan, VOTE: unanimous, so moved
2. The Board moved to approve the change order for two (2) soft start motors to gage the submersible pumps at the Grove Pond Wells at a cost not to exceed Twenty Thousand (\$20,000.00) dollars and to work with Tater & Howard to recover these funds, 2nd by Selectman Sullivan, VOTE: unanimous, so moved. *(attempt to recover)*
3. The Board requested a letter be sent to Paul Poirier at MCI-Concord thanking him for sending out the work crew responsible for the clean up of the Pleasant Street School and grounds.
4. The Board approved \$4,470.00 for the purchase of a pavement line painting machine, funding to be from Chapter 90 Funds. Motion made by Selectman Sullivan 2nd by Selectman Bresnahan, VOTE: unanimous, so moved. Selectman Sullivan requested a list of projects/equipment funded to date by Chapter 90 Funds.
5. The Board addressed the DEP compliance inspection letter of 7-21--98, re: staffing at the WWTP and requested a report be prepared to address the shortage for the next Annual Town Meeting along with the capping of sludge request for the extension to 12-31-98. Motion made by Selectman Bresnahan 2nd by Selectman Sullivan, VOTE: unanimous, so moved.

The Board met with representatives from Hoyle Tanner & Associates (HTA). Present for the discussion were representatives Paula Boyle and Nelson Thibault. Discussion occurred around wastewater issues, specifically regionalization of the Wastewater Plant, sewer bank, and consent order. The Board stated all of these issues should be discussed separately with HTA, DPW representatives and the WWTP Regionalization Committee. The Board set Tuesday, August 11, 1998, at 6:30p.m. to meet with all of the above in a work-shop atmosphere to review regionalization issues vs. Ayer going it alone. HTA to submit by Friday, August 7, 1998, a background summary of options, a summary of alternatives of existing and proposed pretreatment scenarios with cost analyses, program schedule timeline, Treatment Plant upgrade schedule, sewer bank balance including I/I Devenscrest estimate of infiltration/inflow removal, wasteload allocation study and present status of the Consent Order. All the above to have a spread sheet analyses.

The Board approved of the following Water/Sewer Permits: WATER: Lot 19 Calvin St., Lot 10 Calvin St., Lot 18 Calvin St., Lot 8 Calvin St., Lot 30 Pingrey Way and Lot 40 Pingrey Way. SEWER: Lot 9 Calvin St., 15 Hibiscus Lane, Lot 18 Calvin St., Lot 19 Calvin St., 117 Oakridge Dr., Lot 10 Calvin St., and Lot 8 Calvin St.

Selectman Sullivan requested Supt. Girouard look into Mr. Isaac's complaint expresses earlier in the evening under Public Input re: berm problem with his driveway at 42 Pine Ridge Dr.

*Economic Development Director's Report:* see report dated July 23, 1998

Ms. Sullivan introduced Stewart Roberts to the Board re: status review of Restoration Proposal for the Ayer Town Hall. Present for the discussion was Martha Craft. Ms. Sullivan updated the Board to the Open House of the Town Hall and Pleasant St. School conducted on Saturday, July 25, 1998 from 9:00a.m. to 1:00p.m.

Mr. Stewart reviewed with the Board historic and architectural characteristics of the Town Hall, stating the design of the building was Ruskin Gothic. The building is in need of major upgrading of building codes, accessibility requirements, mechanical requirements (elevator) space needs and estimated costs associated with this rehabilitation i.e. elevator-\$700,000, renovations: \$800,000 and preservation to bring the building back to its historic nature. Estimated total costs of restoration of the Town Hall \$2.4 million. This \$2.4 million would add an additional 30% more space for Town Hall offices with the removal of the Police Station. Also addressed was landscaping around the Town Hall. Mr. Roberts suggesting the monuments in the front of the building be removed to the side of the Town Hall (Columbia St.) and placed in a semi circle where a new handicap accessible entrance would be built. Changes to the monument and landscaping to be done within the guidelines of the National Register of Historic Places. Mr. Stewart stated additional parking spaces could be realized and factored into the scheme. The Board thanked Mr. Robert's for coming in and for his update.

The Board met with Max Ferro, architect for the rehabilitation of the Pleasant St. School. Present for this discussion Ruth Rhonemus. Mr. Ferro proposed two scenarios for the building to the board: 1. Office space for the Town Hall and 2. A Community Center. Mr. Ferro stated town offices would be extremely limited even with the proposed restoration as Town Government expands and with additional storage requirements. Mr. Ferro stated with the rehabilitation of the Pleasant St. School for Town offices -- realized would be three times present space currently utilized. The old Police Station could be a senior citizens ctr. and the 2nd floor hall could be used for Town events. Estimated cost to convert the School to Town offices would be \$2.4 million and for a community center \$3 million. Mr. Ferro advised the Board to the school deteriorating fast and a decision should be made quickly to pay for need repairs, i.e. roof. The Board thanked Mr. Ferro for coming in with his recommendations and status.

The Board reviewed conducting public hearing and sending out a poll to citizens to receive their input as to which building should be preserved for Town Offices. Selectman Bresnahan suggested a process be developed over the next few months to work out a decision.

The Board approved a Sub-ordination request for case #33 -Shilrey St., Ayer, MA.  
Selectman Bresnahan moved the approval 2nd by Selectman Sullivan, VOTE: unanimous, so moved.

The Board to review the draft letter to the MBTA re: upgrading the Town's commuter rail stop.

The Board was advised to the Public Hearing conducted on 7-15-98 re: the Community Development Block Grant being requested for Housing Rehabilitation only.

*Town Administrator's Report*

**Action Items:**

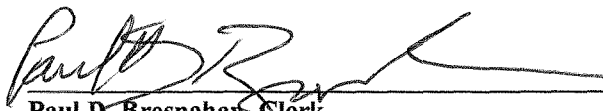
1. The Board approved the Fy-99 Appointments as presented the new Telecommunicators to be added to the list-Judith Hadley and George Wiskcom.
2. The Board approved a six (6) month extension to the payment moratorium requested by the Attorney for Mrs. Yi for property located at 3-15- West Main St., Ayer, MA.

3. The Board approved of the letter to be sent to Raymond Fatz, Deputy Asst. Secretary of the Army concerning opposition to any plan that seeks to consolidate excavated material from landfills on Devens to the proposed site adjacent to Shepley Hill. The Board stated in the letter the preferred option being is to have the material hauled via rail to an approved off site location. Mr. Kreidler also advised the Board to Senator Durand having submitted a letter to Fatz stating the Town of Ayer's concerns as well.
4. The Board placed North Middlesex Saving's Bank Park Proposal on the Agenda for 8-17.
5. The Board was advised to the latest revision to the Personnel Policy being in their binders for their review.
6. The Board was advised to the Joint Board of Selectmen's Meeting scheduled for 8-5-98 at 7:00p.m. and the Steering Committee the 29th-tomorrow evening starting at 7:00p.m. at Devens Com. Ct.
7. The Board approved of Reserve Transfer Requests for the following:

Printing:	\$400.00
Police Dept.	\$900.00
8. The Board set Tuesday, August 11, 1998 at 5:30p.m. to meet with the Zoning Board, Planning Board and Conservation Commission re: Re-classification of the Administrative Assistant's Job Description.
9. Mr. Kreidler to investigate the possibility of renting/sharing/purchasing a Weed Harvester for the Town of Ayer per the request of Selectman Sullivan.

Selectman Bresnahan moved the Board adjourn from Open Session to enter into Executive Session pursuant to M.G.L. Chapter 39, Section 23B Exemption #6, re: Hybricon to adjourn from that Executive Session to enter into another Executive Session pursuant to M.G.L. Chapter 39, Section 23b exemption #6, re: RKS Realty-Nashoba Valley Express, to adjourn from that Executive Session for the Sole purpose of adjourning the meeting, 2nd by Selectmen Sullivan, VOTE: unanimous, so moved.

10:45p.m. Open Session ended.

 DATE: 8/17/98  
Paul D. Bresnahan, Clerk  
AYER BOARD OF SELECTMEN