

Selectmen's Meeting
Tuesday, February 1, 1994
2nd Floor Meeting Room
Town Hall, Main St., Ayer, Ma.

7:30P.M. Open Meeting

The Board met with Chairman Slarsky, Selectman Jones and Selectman Hamel.

The Weekly Warrant was examined and approved in the following amount: P/R \$340,732.91.

The Minutes of January 18, 1994, were set back pending review.

Chairman Slarsky opened the Meeting by advising everyone to Town Administrator-Timothy Higgins was not present this evening due to his participation at the Bangor, Maine Job Corp site visit. Chairman Slarsky stated the Board's appreciation to the Land Bank for sponsoring the trip.

Chairman Slarsky requested if there was anyone present who wished to heard.

The following individuals requested to be speak: William Oelfke-Chairman of the Advisory Committee, re: Fire Dept. monetary savings to Town of Ayer, Robert Hubbard-Economic Development Director, re: Small Business Tax Incentive, Charles Jones-Selectman, re: Airfield Public Hearing, Chairman-Stephen Slarsky, re: Emergency Executive Session scheduled this evening, and Frank Maxant re: Public Safety issue.

Chairman Slarsky called for a motion to accept the Agenda of 2-1-94 with the above additions, Selectman Hamel moved to accept the Agenda of 2-1-94 with the above mentioned additions, seconded by Selectman Jones, Vote: unanimous, so moved.

Mr. Oelfke stated he was here this evening to praise the Ayer Fire Department upon their ingenious effort, saving the Town of Ayer \$5,000.00 dollars by having the Shirley Fire Dept. and the Department's men disassembly and repair the water tank on the #2 engine. Mr. Oelfke stated intermunicipal arrangements such as this saves the Town money and he wishes to encourage other Town Departments to look into arrangements such as this. Chairman Slarsky requested the Shirley Fire Dept. and National Guard be sent letters of appreciation.

The Board met with Rob Hubbard-Economic Development Director, re: new Tax Incentive for Town of Ayer Small Businesses. Mr. Hubbard stated Ayer is the first municipality in MA. to be designated an Economic Opportunity Area. This designation allows the town to offer tax incentives to qualifying Ayer business seeking to expand or for other businesses to relocate to Ayer.

Mr. Hubbard stated locally the Town of Ayer will be able to provide approved projects within an Economic Opportunity Area (EOA) either a special property tax assessment or tax increment financing. The special property assessment will reduce property tax assessments for each parcel of real property on which is located an approved project up to 100% of the actual assessed valuation in the first year, 75% in the second year, up to 50% in the third year, and 25% in the fourth year. As an alternative to the special property tax assessment the Town can commit to provide Tax Increment Financing (TIF) within an EOA which would provide a property tax exemption for each affected landowner of between 0 and 100% of tax attributable to increment in new value resulting from new development over a period of not to exceed 20 years. All TIF programs are subject to approval by town Meeting and the Economic Assistance Co-Ordinating Council. Chairman Slarsky stated the Town is very please to be able to offer these tax incentives to Ayer businesses and to companies looking to relocate to the Town of Ayer. Chairman Slarsky thanked Mr. Hubbard on behalf of the Board for all his effort bringing this opportunity about. The Board requested questions or concern should be addresses to Mr. Hubbard.

Chairman Slarsky requested Selectman Jones elaborate on the Air Field Public Hearing: Selectman Jones stated the Public Hearing was conducted on Wednesday, January 26, 1994 at 7:30p.m. at the Ayer Town Hall. The hearing was conducted by Selectman Jones and present was Steve Meaunch of MAC who reviewed with the Committee the feasibility of converting the airfield from a military operation to a civilian. Mr Jones reviewed one of the problems being the shifting/movement of airfield lights from 100' to 60' to convert to civilian use. Selectman Jones stated another meeting is being scheduled with Rob Hubbard, Peter Alsopp, & Timothy Higgins re: feasibility of operating a civilian airfield.

The Board met with Frank Maxant, Mr. Maxant stated he was before the Board this evening to discuss a matter which involved Selectman Hamel and a rumor which was connected to her which was incorrect. Chairman Slarsky requested if Selectman Hamel wished to terminate this discussion. Selectman Hamel stated yes, and requested Mr. Maxant not bring up anything that has not been run by her first. Mr. Maxant proceeded to distribute to the Board play money stating Selectman Hamel had been accused of taking a bribe from Avila and he just wanted to include the rest of the Selectman in on this. Chairman Slarsky stated Mr. Maxant was out of order and requested him to leave the table. Chairman Slarsky stated the Board would not tolerate this type of disruption and warned Mr. Maxant he would be escorted from the meeting if he disrupted the meeting again.

The Board called a three minute recess.

The Board met with Supt. Donald Ouellette. Supt. Ouellette stated he was present this evening to request the Board consider Capital Improvements to the Grove Pond Wells. Supt. presented to the Board a packet depicting his projections to meet the Towns growth for the next ten (10) years. Supt. Ouellette's proposed cost for this project would come in around \$1.5 million dollars. Supt. Ouellette reviewed with the Board the 1987 report that predicted the Town's consumption to reach 2.5 million gallons per day, which he rebutted due to the present economic climate and also due to N.E. Shrimp Co. being shut down. Demand is up with CPF requested an increase of a quarter of a million gallons per day and should the NESCO plant be purchased by another industrial high user will increase present demands. Added to this the new residential sub-divisions being built with new homeowners Supt. Ouellette could see demand approaching 1.5 million gallons per day in 1995 and keep increasing from there. Supt. Ouellette stated Spectacle Pond Wells currently are producing the 1.5 on an average maximum, and if the Town doesn't begin to investigate a new well source the Town could face a water crunch within the next two years. Mentioned was the recent shut down of one of the Spectacle Pond Wells to replace a pump motor which necessitated connecting into the Town of Littleton's water supply.

Supt. Ouellette stated planning for a new water treatment plant at Grove Pond could provide an added 1 million gallons per day and handle the Towns water demand for the next ten years. Selectman Jones stated his concern re: creating a new well site and then having to shut it down due to heavy metals polluting Grove Pond from Fort Devens. Supt. Ouellette stated heavy metals don't migrate swiftly giving the Town time to work on a solution. The Board was presented a report depicting which percentage of heavy metals could be filtered out and filters would also be able to separate iron and manganese. The Board also review equipment needs and housing for the treatment plant. Supt. Ouellette stated his figures for debt payment on such a plant and expected revenues from customers connected to the water & sewer services the plant could be built and paid for on its own. This would not be a drain on the Town. The Board requested Supt. Ouellette meet with Town organizations: the Chamber of Commerce, Ayer Industrial Assoc. and Rob Hubbard, regarding their views on the rate and amount of increase in business and residential use the Town will sustain in the future and then return to the Board regarding this matter.

The Board on another matter awarded the bid for the defused air system for the Waste Water Treatment Plant to Pride Environmental for the bid award of \$91,000.00 Selectman Jones moved the award, 2nd by Selectman Hamel.

Supt. Ouellette conducted a brief recycling demonstration for the Board regarding containers he has recently purchased and set up at the transfer station for the acceptance of waste oil, which

BOSMIN2-1-94/PG.4

residents may bring their used oil on the first Saturday of each month during the hours of 9a.m. to 11:00a.m. The waste oil collected will be used at the Town garage's new waste oil heater. Also being accepted now at the recycling area is corrugated cardboard, Supt. Ouellette stated his next request will be for a bailer for the program to become more profitable. Supt. Ouellette also stated he has purchase small composting units from the state for resale to homeowners in the Town of Ayer. Supt. Ouellette stated he has been distributing locally i.e. schools, town offices booklets/phamplets re: recycling, one of which is available in the Town Hall.

Supt. Ouellette advised the Board to Moore's Lumber donating a "Swap Table" at the recycling area for residents to dispose of and receive, usable items to avoid costly disposal and transportation fees. Also Moore's has begun separating wood from the waste stream making scrap wood and kindling free to homeowners.

The Board took this opportunity to congratulate the Dept. of Public Works for the tremendous job of keeping the Town of Ayer streets passable during the recent snow and ice storms. Supt. Ouellette took this opportunity to present pictures to the Board of the snow removal equipment in operation this season stating a lot of credit goes out to the mechanics and men charged with this operation.

8:00p.m. Public Hearing: N.E. Tel/Mass. Elec. Old Sandy Pond Rd

No Show. The Board met with Mrs. McDowell re: her concerns as an abutter to the new pole being placed in front of her property. Chairman Slarsky stated there was no representation by the utilities and the Public Hearing would have to be rescheduled. Chairman Slarsky requested N.E. Telephone contact Mrs. McDowell and address her concerns regarding this petition. The Board requested Chairman Slarsky meet with N.E. Telephone representatives to resolve the situation prior to the next Selectmen's Meeting.

8:15p.m. Mr. Higgins entered the meeting. Mr. Higgins returning from a site visit to Bangor Maine re: visiting a Job Corp. facility. Mr. Higgins stated he attended the Penobscot Job Corp. center in Bangor, Maine along with Herman Field of Shirley, Peter Alsopp of the Devens Re-Use Office, Jeffrey Simon, Project Manager for the Mass. Land Bank and one of the supervisors of curriculum from the Ayer School Dept. Mr. Higgins stated the unanimous opinion of those visiting the site was that it was very unlike what they had been led to believe it would be. The exterior and interior of the site was more of what a community college campus would look like. Mr. Higgins stated management of the facility appears to be the key to a good strong facility. The facility was run by a not-for-profit management contractor, a firm indicating they would be ready to design a facility and

program for Devens, operating under a strict disciplinary code. The group talked with business leaders, police and residents who all praised the program in Maine. Mr. Higgins also stated students really do benefit from the program. Selectman Hamel stated from meetings she has attended that four (4) different sites have been suggested for such a center instead of the Verbeck Housing area. One concern she relayed was a Job Corp representative had concerns re: the Federal prison being so close to the facility. This coming about due to the Bureau of Prison's interest in acquiring a quadrangle of army dormitories and a mess hall where the prison would be built and of speculation that if developers in general express the idea they don't want to locate near a prison then Devens planners should take another look at providing space for such a land use on the base. Selectman Jones stated he looked at it as a positive endeavor and opportunity to work and get something positive for the community. Chairman Slarsky stated bringing the center to that area on post would provide the perfect opportunity to have the housing area torn down, units that are presently boarded up and that do not meet state building and health codes. Selectman Jones stated he was in favor of siting the center at the Verbeck Housing area, such a proposal would provide revenue which would support the Town & business communities. Selectman Jones moved the Board vote to support and endorse location proposed for a Job Corp Center to be located at the Verbeck Housing area of Ft. Devens, seconded by Selectman Hamel, VOTE: unanimous, so moved. Chairman Slarsky requested a letter be sent to the Land Bank notifying them of the Board's vote.

TOWN ADMINISTRATOR'S REPORT: see report of 2-1-94

1. The Board was advised to meeting being held at the Dept of Education on Friday, February 4, 1994.

2. The Board awarded the Annual Town Report to Picken Printing of No. Chelmsford for the binding and printing of seven Hundred (700) copies of a 8 1/2 x 11 book at the Bid award of \$5,170.00 to include a four color cover. Selectman Hamel moved to award the bid to Picken Printing, seconded by Selectman Jones, VOTE: unanimous, so moved.

3. The Board was advised to the Deven's Re-Use Center request for the hiring of a professional planner to assist in the Devens reuse plan. Chairman Slarsky expressed his concern that the work for redevelopment of Fort Devens should be carried out with an approach that is nonbureaucratic and as simple as possible. Selectman Jones stated the Re-Use center jobs were proliferating and this position in particular comes to the Board with no clear job description. Selectman Jones requested why couldn't this position be performed by the re-use centers existing staff.


Chairman Slarsky stated the Joint Board of Selectmen will be

fading away as the Devens Enterprise Commission comes about, stating a discussion would soon be in order regarding the future role of this commission. Selectman Hamel stated the Joint Planning Boards have been quite definite upon seeking such a position. Selectman Jones stated he doesn't object to person only position. The Board took this matter under advisement.

Chairman Slarsky stated the Board would be entering an Executive Session pursuant to M.G.L. Chapter 39 Section 23B Exemption #2 to discuss the character of an individual/s and to consider disciplinary action and gave no further comment.

Selectman Jones Moved the Board adjourn from Open Session and enter into an Emergency Executive Session pursuant to M.G.L. Chapter 39 Section 23B Exemption #2, seconded by Selectman Hamel, Vote: unanimous, so moved.

9:15P.M. Open Session concluded.



Charles H. Jones, Clerk
AYER BOARD OF SELECTMEN

Date: 3/1/94