

Selectmen's Meeting
Tuesday, September 7, 1993
2nd Floor Meeting Hall
Town Hall, Main St., Ayer, Ma.

7:30P.M. Open Session

The Board met with Chairman Slarsky and Selectman Hamel.

The Weekly Warrant was examined and approved in the following amounts: P/R: \$52,292.85
Exp: \$276,116.20

The Board approved a One Day Beer & Wine License for St. Mary's Lawn Party for September 10th & 11th, 1993. Customary language to be inserted: Alcohol to served in a roped off area, area to be cleaned up immediately after function.

The Board held the request for a One Day Beer & Wine License for the Westford Regency for September 14, 1993, for the T&CP National Championship at Shaker Hill Golf Course pending more information.

The Board approved two (2) Sunday Entertainment Renewal Licenses: one (1) Juke Box and two (2) Pool Tables for Carlin's Restaurant, Depot Square, Ayer, Ma. for 1993/94.

Chairman Slarsky called for a vote to accept the Agenda of 9/7/93, Selectman Hamel moved the Board accept the Agenda as posted, Vote: unanimous, so moved.

Chairman Slarsky requested if there was anyone present who wished to be heard by the Board, no one stepped forward or wished to be heard.

The Board met with Bruce Winchester, Asst. Building Inspector. Chairman Slarsky thanked Mr. Winchester for filling in for the Building Inspector and for undertaking additional hours of work. Mr. Winchester presented the Board a listing of Building Permits issued from May 1993 to August 1993. The Board reviewed with Mr. Winchester the various permits issued throughout the Town.

The Board met with William Hazel Jr., and Bruce Winchester re: the Hazel's property located on Littleton Rd., Ayer, Ma. The Board requested a status update of the property's violations brought about by a petition submitted to the Board from abutting neighbors. Mr. Hazel stated he had received the letter from Mr. Winchester and began cleaning up the grounds a week ago as well as boarding up all entrances to the building and new No Trespassing signs were erected. Mr. Winchester stated areas to be addressed/repared were: second floor stairway to be taken down & replaced as well as windows. Mr. Hazel stated he planned

to clear the whole lot by this fall and will paint and maintain the building. Chairman Slarsky stated the Board's concern with the violations and stated the Board had serious discussions to level lot if the property remained unused. Selectman Hamel stated from an esthetic point the property was one of the first buildings you see upon entering Ayer and is not a very good one. The Board requested the Building Inspector remain monitoring the area and note violations and report on them in a timely manner.

The Board reviewed with Mr. Winchester the property on E. Main Street. Mr. Higgins advised the Board that the Fire Chief, Supt. of Public Works and a disinterested party inspected the building. The findings of this group was that the building be immediately demolished and the area filled to grade and the lot fenced in. Supt. Ouellette recommended the Board contract the demolishing out due to the cost and severity of the sloping in the rear of the house. Mr. Higgins stated the Bid process was underway regarding the demolition of the building. Chairman Slarky requested if there was a quicker time frame to take the building down legally perhaps by contacting Gordon Newell, a local contractor. Mr. Higgins stated under the Procurement Regulations the project had to go out to bid due to size and scope of project. Mr. Higgins stated that he would recommend a Reserve Fund Transfer do to unforeseen and unbudgeted process.

The Board was advised to Court date by Mr. Winchester of September 17, 1993 re: Sign violation for Pearl St., Ayer, Ma.

The Board was advised to Main St. retail store having begun alterations for new bathroom and of Mr. Winchester requiring a floor to be put in for sanitary purposes.

The Board was advised to dumpster problem on Washington St. being taken care of. Nashoba Assoc. Boards of Health interceded with letter to property owner in Va. stating the dumpster to be emptied by close of business day or Town would intervene and remove at cost to Town and bill to be attached to property taxes. Mr. Wincheser advised the Board that the property owners corrected the problem themselves.

The Board requested Mr. Winchester stay on top of abandoned buildings and keep Board apprised of problems/violations.

Mr. Higgins advised the Board that the Police Dept. was requested to identify building/safety code hazards during their patrols and to report on them immediately.

PUBLIC HEARING #2 MASS. SMALL CITIES GRANT APPLICATION FY-93

The Board met with Vicki Paret Program Representative of Communities Opportunities Group (COG). Chairman Slarsky read into the record the Public Hearing notice scheduled for 7:35p.m..

Ms. Paret gave a back ground update of this years program. Ms. Paret stated this is the second Public Hearing for suggestions on uses for the FY-93 Grant. This action requiring immediate funding uses to meet EOCD's filing deadline. The application had to establish funding levels for various project components based on need and goals. Ms. Paret stated the Housing Rehabilitation Program was continued with a goal of rehabilitating an additional 25 units. The primary purpose of the program is to correct code violations, including the removal of lead paint and asbestos in housing occupied by low and moderate income households. The program to address serious deficiencies such as deteriorated roofs, weatherization, exterior repairs, and sewer hook ups where property owners have access to but have not been able to take advantage of the municipal sewer system. Eligibility:

1. 51% of the units in the structure must be occupied by low/moderate income households.
2. The property must have less than eight (8) units.
3. The property must be in good standing with the Tax Collector and Water Dept.
4. Properties in foreclosure/process, are ineligible for assistance
5. Rental property owners must sign a Rental Agreement/protection for renters re: rent levels.
6. Applicants are selected be original established lottery.
7. An owner may only receive assistance for one property per year.
8. Emergency assistance will take priority, defined as immediate threat to health & safety.

The grant money would be divided between a Housing Rehabilitation Program, and a water main replacement which would involve new mains for Central Avenue to connect with the new main at Groton Harvard Road, new main for Cambridge St. to Mark st. and for Park St. as far as Bishop Road.

The Board voted to request \$798,788.00 from the Small Cities Program Grant. Ms. Paret stated funding for up to \$14,000.00 per unit from \$12,000.00 per unit was included in this request. The Board requested up to three (3) additional units be included in the application. The Board requested funding levels for various housing rehabilitation projects be included in the application not to exceed certain percentages.

Chairman Slarsky requested Ms. Paret report on the breakdown of applicants requesting assistance in the FY-93 program and the

total of applicants on the waiting list and to make suggestions on the right percentages appropriate for apportioning fairly the grant funds among prospects rehabilitating more than one unit and those rehabilitating only one unit.

Chairman Slarsky requested if anyone wished to comment on the FY-93 Mass. Small Cities Program. John Avila stepped forward. Mr. Avila requested if the rules and regulations governing eligibility of home owners to receive funding would be changed by the Selectmen. Mr. Avila was advised that the Board of Selectmen do have the legal authority to change the guidelines for grant money apportionment.

Frank Maxant stepped forward under Public Input re: grant administration costs be kept within a maximum of no more than ten percent (10%) of the total grant money. Mr. Higgins stated that the Town of Ayer's last two funding rounds administrative costs have been lower than the 25% of the grant total EOCDC requires and that this years would come in around 19%.

The Board met with Murray Clark, Chairman of the Ayer Industrial Development Commission who reported on a grant being sought by the Commission from the State Executive Office of Transportation and Construction to provide funds for the construction of a railroad spur extension off the New England Milling spur on Nemco Way in Stony Brook Park to make the park much more attractive for two possible parcels of land within the Park.

The Board met with Walter Godfrey re: Transferring his Class II License from 63 Fitchburg Rd. to 63 Park St., Ayer, Ma. Chairman Slarsky read into the record the Public Hearing Notice. Mr. Godfrey stated he has cleaned up the site and will maintain and keep the property up. Chairman Slarsky requested if the previous Class II License Holder had surrendered his license. Mr. Godfrey stated he had but he did not have the license. Chairman Slarsky requested if there was anyone present who wished to speak for or against the transfer, no one came forward. Chairman Slarsky stated the license would be for a maximum of seventy five (75) cars and the Class II License for 63 Park St., Ayer, Ma. would be contingent the Selectmen receive the surrendered licence from Mark Alexander to be kept on file.

The Board met with the Board of Assessors re: FY-93 Tax Classification PUBLIC HEARING continuation. Present for the discussion was Edward Cornellier, Chairman, James Wood and Denis Callahan members. Chairman Slarsky opened the discussion by reading into the record a letter submitted by Selectman Charles Jones regarding his analysis of the proposed 1993 tax rates. (see attached) Mr. Jones based his analysis upon figures which were provided by the Assessors at the August 31, 1993 Selectmen's Meeting. Mr. Jones stated one value missing from the information supplied by the Assessors was the ratio of residential to CIP

costs. The ratio was 13.99% in 1992, for 1993, the ration for proposed rate 4 is 13.75% and it is 14.04% for rate 5. Based on the percent cost change and the residential/CIP cost ratio, Mr. Jones felt that continuing with rate 4 (69%) is fairest to both groups of tax payers. Mr. Wood explained Mr. Jones analysis did not include growth and more growth does effect value. The Board reviewed with the Assessors all options and agreed that Option 3 was the fairest to both groups when growth was included in the analysis. Selectman Hamel moved the Board approve Rate #3 (68%) Residential-\$8.69 and CIP \$15.79, seconded by Chairman Slarsky, vote: unanimous, so moved.

TOWN ADMINISTRATORS REPORT: (see report dated 9-7-93)

ACTION ITEMS:

3. The Board approved a Petty Cash Account of \$50.00 for the Ayer Fire Department.

4. The Board appointed Philip Horgan to the Asst. Wiring Inspectors position replacing Louis Shattuck of Pepperell.

5. The Board appointed the following people to the Ayer Arts Lottery Council: Rose Clark, Kathleen Hebb, Gail Allen, Laura Bridges, Marsha Januskiewicz and Patricia Peters.

9:25P.M. Selectman Hamel moved the Board adjourn from Open Session 2nd by Chairman Slarsky, VOTE: unanimous, so moved.

9:25P.M. Executive Session

Pauline J. Hamel
Pauline Hamel, Acting Clerk
AYER BOARD OF SELECTMEN

DATE 10-4-93