

SELECTMEN'S MEETING
TUESDAY, MARCH 30, 1993
UPPER TOWN HALL MEETING ROOM
TOWN HALL, MAIN STREET, AYER, MA.

7:00P.M. OPEN MEETING

The Board met with Chairman Jones and Selectman McKinney. Selectman Slarsky absent due to prior commitment.

The weekly warrant was examined and approved in the following amount: payroll \$342,017.94

The Minutes of 2-23-93 were read and amended Page 3. paragraph 5 to state students residing in other communities (i.e. Shirley, Harvard, Lancaster) located on Fort Devens should educate them.

The Minutes of 3-2-93 were read and accepted.

Selectman McKinney requested at this time to comment on recent newspaper articles appearing in a local paper.

Selectman McKinney Stated he took issue with comments which stated he was in the forefront to allow the homeless to be housed on Fort Devens property. Selectman McKinney stated he has nothing against the homeless but before they would be brought to Fort Devens he would be concerned about the health and human services, police and fire protection and other services needed and how they would impact on the citizens of the Town of Ayer. Selectman McKinney stated at no time did he advocate sheltering the homeless on Fort Devens. Selectman McKinney stated one of the uses he had suggested was for Moore Army Airfield to become a Municipal airport, and again, was being accused of advocating for a go-cart track. Selectman McKinney stated in the end it would not be his decision, the Federal McKinney Act determines where sheltering spots for the homeless are established.

Selectman Jones agreed too that he also had been contacted re: letting the homeless on the base, and did not know why Selectman McKinney had been singled out and suggested perhaps the coincidence of his name with the Federal Law being the same.

The Board met with Daniel Sweeney Trustee of Bennetts Brook Sub-Division. Present for this discussion was Robert Gardner, Town Counsel. Mr. Sweeney stated Paul Sweeney and Daniel Sweeney, Trustee of the Sweeney Charitable Trust, are the present owners of Bennetts Brook. Mr. Sweeney stated it was their intention to develop this residential sub-division. However, the lack of municipal water & sewer servicing this site makes the development unfeasible. Mr. Sweeney reviewed with the Board earlier documentation submitted whereas Mr. Sweeney requested assistance from the Farmer's Home Administration regarding the Town requesting Federal Funds. Mr. Sweeney stated

the Town qualifies for these funds and the Town of Ayer must be the applicant for this Federal Funding. Mr. Sweeney stated the money would be paid back through the local assessment of twenty year betterments to those land owners that would be the direct beneficiaries of the water & sewer extension. Mr. Sweeney stated to facilitate this project Sweeney Charitable Remainder Trust will pay 100% of the twenty year betterment cost to extend the water & sewer to the Rt. 2A entrance of the Bennetts Brook Sub-Division. The total cost to be a recorded lien upon the real estate owned by the Sweeney Trust, the eighty-two lot, Bennetts Brook Sub-Division, which at present do not have liens or encumbrances on them. The Sweeney trust to be reimbursed by those enhanced abutters when and if they tie in to the water & sewer based upon an equitable formula, i.e the actual front foot cost to extend the infrastructure. Mr. Sweeney stated it was his intention to build attractive affordable single family housing in the price range of \$129,000 to \$169,000. Mr. Sweeney requested an article requesting \$375,000 be sponsored by the Board of Selectmen on the upcoming Annual Town Meeting Warrant.

Town Counsel stated the Town has no history of backing bonds for private investment/development. Town Counsel stressed his major concern on the issue of the possibility that the proponent could default on his loan, with the Town forced to step in as the guarantor. Selectman McKinney expressed his problem being with loaning money to a private developer when others wishing water & sewer betterments have absorbed the cost themselves. Chairman Jones agreed with Town Counsel re: present economic climate being such and possibility of Town having to step in should subdivision fail. Chairman Jones suggested Mr. Sweeney re-contact Farmer's Home and apply privately. Selectman McKinney agreeing with Chairman Jones. Selectman McKinney moved the Board vote not to support this request, 2nd by Chairman Jones, VOTE: unanimous, so moved.

The Board met with James Hashem and Timothy Holland re: presentation of the job description for the Economic Development Director. The Board was presented with the job description and report from the Committee. Chairman Jones expressed his appreciation for the quality of the report and the job description and thanked the Committee for all their effort.

Mr. Higgins stated the Committee had evaluated the possibility of making this position a regional resource (sharing with neighboring communities), however after much consideration, the Committee recommended that the sole focus of the Economic Director be the Town of Ayer. Mr. Higgins also elaborated on this position being a planning resource for the Town especially to those Boards/departments engaged in long range planning. This person could assist the Planning Board in gathering/analyzing information required for strategic/master planning.

Selectman McKinney agreed with Chairman Jones stating the report and description were very high quality documentation which clarified the Town's development planning.

Selectman McKinney moved the Board accept the Description and Report in principal and thanked the Committee for a tremendous job done. Seconded by Chairman Jones, VOTE: unanimous, so moved.

The Board met with Lori Brennan re: the establishment of a Town Commission on Disability. Present for the discussion were: Mr. Paul Brennan, Joan Burrows of W. Acton and Walter Paar. Mrs. Brennan stated the purpose of the Commission is to advocate for issues of concern to the disabled community. Mrs. Brennan thanked the Board for providing her the opportunity to address the need for a Commission in the Town of Ayer. Mrs. Brennan stated the Town will benefit by having a Commission to address issues concerning individuals with disabilities in the community by having knowledgeable people who have had training with the Americans with Disabilities Act and sensitivity awareness instruction. Mrs. Brennan presented to the Board information on Title Two and the transitional plan in brief form.

Mrs. Brennan requested the Board support a Special Article on this years Annual Town Meeting Warrant creating the Commission of up to nine members under MGL Chapter 40, S. 8J and to appropriate \$500.00 for the first year operating expenses.

Chairman Jones stated this Commission was an excellent idea and welcomed the assistance/benefiting the Town's Building Dept. since that office now has become a part-time operation. Mrs. Brennan explained the Commission could save the Town money by doing the leg work re: permits being in compliance with Title Two. Selectman McKinney stated the Commission would create a focal point and be the liaison between the Town and the community.

Mr. Higgins to review with Town Counsel on who would appoint the Commission checking on Moderator or Board.

Selectman McKinney moved the Board support the Article for this years Annual Town Meeting, seconded by Chairman Jones, VOTE: unanimous, so moved.

Mr. Higgins presented the 1993 Taxi License Renewals to the Board stating all have complied with the Taxi By-law and were screened by the Police Dept. Mr. Higgins recommended the Board move the list as presented: Selectman McKinney moved the following renewals be approved by the Board: Levon Gill, Robert Persley, Keith Rumbo, Cynthia Newland, Karen Blowey, Nereida Cartagena and Stephen Moran. Seconded by Chairman Jones, VOTE: unanimous, so moved.

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EXECUTIVE SECRETARY'S REPORT: See Report dated 3-30-93
(see attached report)-no action items.

9:30P.M. Selectman McKinney moved the Board adjourn, seconded by
Chairman Jones, VOTE: unanimous, so moved.

9:30P.M. Meeting adjourned.

Date

Charles D. McKinney, Clerk
AYER BOARD OF SELECTMEN