



Town of Boylston 221 Main Street, Boylston, MA 01505

Board of Selectmen Minutes 12/08/2014

Date of Meeting: Monday, December 8, 2014

Location: Town Hall, 221 Main Street

Time: 6:30 PM – 8:24 PM

Members Present: Chairman James Wood; Michael May; James Underwood; Stephen Madaus, Town Counsel; Martin McNamara, Town Administrator; Lori Esposito, Administrative Assistant

The meeting was called to order at 6:30 PM.

Financial Warrants signed in approval.

Meeting Minutes:

Mike May made a motion to approve the September 5 minutes as presented. Jamie Underwood seconded the motion; voted all in favor.

Jamie Underwood made a motion, seconded by Mike May, to approve the September 29 and October 27 minutes as presented. Voted all in favor.

Report of the Town Administrator to the Board of Selectmen:

- **FY16 Budget:** The TA has distributed the budget worksheets to all departments; to be level-funded.
- **Wachusett Regional Recycling:** The initial agreement has expired; Town Counsel is reviewing the proposed renewal.
- **Charter Communications:** We have received notice that the broadcast TV surcharge will increase from \$5 to \$5.25, effective with the January billings. This is for programming costs and is tied to the cost Charter pays to broadcasters for the right to air their programs. In addition, Charter has changed the channel assignments for WBAC. They have been moved from Channels 11, 12 and 13 to Channels 191, 192 and 194. The Cable Advisory Committee is not pleased with this change. The cable TV license stipulates that the community access channels will remain Nos. 11, 12 and 13. The Committee will first attempt to convince Charter to revert back to the lower numbers but at some point might request that Town Counsel become involved.

Mike May asked if the increase is allowed; the TA said it is, per their contract, as it being directly related to a programming cost increase.

- **Chapter 90 Funds:** Governor-elect Baker has again pledged to release the extra \$100M in Chapter 90 funds. Our estimate is that the release of these funds would mean in excel of \$100K in extra road funding for the Town for next year.
- **New Highway Dept. Building:** The TA requested Weston & Sampson draw up plans for a smaller DPW building, but one with expansion capability. He also removed a few more items from the last estimate and is hopeful this will bring us more in line with our finances. We will not actually have firm costs until we go out to bid. Depending upon the construction climate at that time, the estimates we have are getting at this point might not be practical.
- **State \$200K Grant for Highway Dept. Building:** Pam Kocher, Director of Local Policy in the Executive

Office of Administration and Finance emailed the TA requesting he send a letter to her officially requesting the funds and providing information on the project. He has since received a copy of the State's standard contract; it has been signed and returned to Ms. Kocher. The funds should be wired to the Treasurer within a matter of days. Receipt of this funding will bring the total amount set aside for the construction to approximately \$400K. The original grant was for \$200K and is now for \$199,106.

Jamie Underwood asked if there is a time limit for use of the grant. The TA said it must be used by June 2016.

Mike May asked what we are spending with Weston & Sampson. The TA said it is \$15K as of this time; the contract is for \$26K. Mike asked if we could go to a company for a budgetary estimate on just a building, with specs contained. He knows factually that the numbers will come in dramatically less.

Marty said he asked for just a building to store vehicles with no offices. Jim asked if we can't just lease a building from someone who builds it. Stephen Madaus said we cannot. U Mass Lowell made a similar attempt while constructing a residency building and the Attorney General's office ruled against them, determining it was against 30B building laws.

6:45 PM Tax Classification Hearing: (Joint meeting with Board of Assessors.)

- The single tax rate would be \$17.41 (up from \$17.39). . Margo Richardson of the Assessor's office said the rate has not yet been certified by the DOR but the information is being sent to them tonight.
- The Board of Assessors recommend a single rate. A split rate would increase the commercial rate by \$4.25, and reduce the residential rate by \$.44. The effect of a split rate would deter businesses.
- Mike May asked the Town Administrator how the revenue generated would be affected with a single versus split rate; it would not be affected. The TA said he agrees with a single rate to encourage business in Town. Margo agrees with a single rate to maintain existing businesses while encouraging more to come in.
- Jim Wood asked if the DCR pays based on a residential or commercial rate. The TA said it is commercial, but assessed value is determined by the DCR. Mike May asked who drives the conversation with the DOR, negotiating on our behalf for the PILOT payment. The TA said there is no negotiation; they establish the amount and the formula is the same across the State. It is established by the legislature. Mike would argue that Route 70 could have been a commercial zone but was taken away by DCR for preservation when they flooded and eliminated all commercial land with the reservoir. Holden gets \$900K, and has less DCR-owned land.
- Margo said most of our lots are back lots and therefore not commercial. Even if we had a split rate, we wouldn't get more money for most parcels. Our State representatives (Senator Chandler and Representative Naughton) need to approach the DOR for additional money.

Jamie Underwood made a motion to keep the tax rate at a single rate. Mike May seconded the motion; voted all in favor.

Report of the Police Chief to the Board of Selectmen:

- The Chief presented statistics for November; they are up slightly from last year in most areas.
- 11/24 Met with owner and Gulf representative to establish account and discounts at the new gas station on Shrewsbury Street.
- 11/26 Snow storm; six accidents within a few hours.
- 12/1 Hunting season opened; eight deer strikes since then
- With regard to his budget, his current year spending to date is right on target.

Report of the Building Inspector to the Board of Selectmen:

Twelve remodeling permits were issued for revenue of \$5,160. Plumbing and Electrical permits had a combined revenue of \$2,652 and demolition permit revenue was \$200.

Mike May asked when demolition permits are to be taken out. Tony said immediately; otherwise, demolished property will be taxed indefinitely.

Mike asked if Tony is working with the Planning Board on a solar zoning bylaw. Tony said they are keeping him informed.

2015 License Renewals:

Jamie Underwood made a motion, seconded by Mike May and voted all in favor, to approve the following licenses:

*Shaughnessy Family Enterprises d/b/a The Other Place Pub
Nouria Energy (d/b/a Boylston Shell)
Worcester County Horticultural Society (d/b/a Tower Hill)
The Haven Country Club
Boylston House of Pizza
Dragon 88
Boylston Beverages (d/b/a Vinny C's)
Cyprian's*

Mike May made a motion, seconded by Jamie Underwood and voted all in favor, to approve the following licenses:

*Wagner & Wagner, Class I
Fuller Motor Home Rentals, Class I with restrictions
R & J Auto Sales, Class II
Auctions Express LLC, Class II
Anytime Auto Wholesalers, Class II
Rte. 140 Wholesale LLC, Class II, Maximum of six vehicles
Fuller Motor Home Rentals, Rentals, Service and Parts*

Mike May made a motion, seconded by Jamie Underwood and voted all in favor, to approve the following licenses:

*Wagner Bros, Service Garage
Boylston Mass Auto Body, Service Garage
Baystate Automotive, Service Garage with restrictions
F & S Motors, Service Repair with restrictions
George Adams, d/b/a Rancho-Relaxo Motors, Motorcycle Service/Repair
Boylston Gas and Market LLC, Gas/Convenience Store
Nouria Energy, 24-hour Gas/Convenience Store*

Mike May made a motion, seconded by Jamie Underwood and voted all in favor, to approve the following Common Victualer licenses:

*Nouria Energy d/b/a Boylston Shell
Boylston Beverages d/b/a Vinny C's
Pine Ridge Farm
Mike's Vending LLC d/b/a Mike's Moonwalk
Cyprian's Inc.
Wicket Good Cookies
Christos Hot Dogs
LLA LLC d/b/a Boylston Deli
Tower Hill Gift Shop
Boylston Gas and Market LLC
JLC Donuts, Inc. d/b/a Dunkin' Donuts
Claudette's 1921 Diner
The First Congregational Church
St. Mary of the Hills
Boylston House of Pizza
Boylston Youth Baseball & Softball
Boylston/West Boylston Youth Football
Parks & Recreation Department
Calliope Productions*

Mike May made a motion, seconded by Jamie Underwood and voted all in favor, to approve the following licenses:

Calliope Productions, Operation of a Theatre

*Jazziak's Dance Studio, Dance School
Bay Path Barn, Dance School
Shaughnessy Family Enterprises, Music Weekdays
Shaughnessy Family Enterprises, Coin-op Amusement*

Jamie Underwood made a motion, seconded by Mike May and voted all in favor, to approve the following license: Gray's Limousine, Livery Service

Jamie Underwood made a motion, seconded by Mike May and voted all in favor, to approve the following Livery Driver licenses:

*Steven Gray
Jay H. Givan
John Delassandro
Miles Walcott
Ronald Gusa
Jeffrey Maynard
Paul T. Lekberg*

Jamie Underwood rescinded his motion to approve the above licenses and makes a new motion to accept the licensing pending Town Counsel's review of the ability to have background CORI checks done.

Camp Harrington Update: Joe Deciele and Karen Barber of Parks & Rec ("P&R") appeared before the Board. Mike May had requested they attend for an update. They presented a survey, to be sent to residents, to obtain their interest in the use of Camp Harrington.

- Joe Deciele asked about the possibilities for a camp with after-school care, a ropes program, etc. If interested, would it be used and how often would it be used. P&R is meeting again on Wednesday to discuss survey results.
- Karen Barber said P&R will have a proposal/plan ready by the first of the year.
- Northborough P&R revenue is over \$472K with over 300 programs per year. Forty-two families from Boylston participate in Northborough programs.
- YMCA revenue from Camp Harrington was \$450K for the ten-week summer program with 513 children. Only 50 of the children were from Boylston.
- Mike May is asking P&R to put together a business model as to what a program could do and what revenue would be generated. Possibly there are other interests, e.g., seniors, school programs, agricultural education, etc. He said Mark Fuller has offered that the Foundation would help with a grant.
- Jamie Underwood asked what the Y's asking price is. Mike May said they have a \$1.5M appraisal, but no asking price yet. Mike said we need to find a recreation partner; the Town is not in a position to purchase anything. We could possibly find a preservation group to purchase the property while the Town maintains the property.
- With regard to the survey, Jamie suggests adding age information for the respondents, if children, etc., so we can get a broad sampling.
- Theresa Prunier in the audience said she is in full support but as a resident and taxpayer, this is a tough pill to swallow. We have the Library renovations and the DPW building and now we are being asked for more money. Some people are having difficulty paying taxes now. This Hillside property was purchased from Digital with the intention of benefiting residents long-term. The football field is prime real estate; we need to consider selling it in order to get revenue back from the Hillside property. Mike May said we haven't yet focused on that; currently we are looking at the Route 140 business area to relieve taxpayers with additional businesses. We are not looking for residents to purchase Camp Harrington but rather a partner to purchase it for us to use or lease. We will be seeking letters of intent from conservation groups in the next 60 days.
- Town Counsel Madaus gave a reminder that if the property is used for open space, we are required to follow Chapter 97. We would need legislation to remove it from open space.

Route 140 RFP – Engineering Study: Update by Mike May.

- The study has been reviewed by the Boylston Marketing Committee with some edits. It will be ready this week and he will forward it electronically to the Town Administrator and Board members.

- Town Counsel Stephen Madaus said, to recap, design services for the sewer are exempt from 30B but the Committee is choosing to put out the RFP to get the most advantageous proposal. There are three to four that they will be sending it to.
- Jamie asked if there is a deadline on RFP turnaround. Mike said that has not been determined yet.
- A question was put to Stephen Madaus regarding Section F: Proposed Opening & Engineering Section. Stephen said 30B requires criteria be established in the RFP for the evaluation of received proposals. However, since it is not subject to 30B, and if we choose to evaluate, we are then required to adhere to 30B regulations. The Committee can choose any review process they decide to define.

At 8:24 PM Jamie Underwood made a motion, seconded by Jim Wood, to adjourn. Voted all in favor.

The meeting was adjourned at 8:24 PM.

Respectfully Submitted,

Lori Esposito, Administrative Assistant