



**Town of Boylston 221 Main Street, Boylston, MA 01505**

## **Board of Selectmen Minutes 10/27/2014**

Date of Meeting: Monday, October 27, 2014

Location: Town Hall, 221 Main Street

Time: 6:30 PM – 7:30 PM

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

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

### **Report of the Town Administrator to the Board of Selectmen:**

- **Tennessee Gas Pipeline Co. (Kinder-Morgan)** Copies of the resolution opposing the gas pipeline, approved and signed by the Board, have been sent to Representative Naughton, Senator Chandler and Congressman McGovern. A copy was also sent to the Federal Energy Regulatory Commission, as well as the towns of Berlin and Bolton.
- **Green Street Drainage:** The Northborough DPW has done extensive work on the water drainage problem. Significant piping and a number of catch basins and manholes have been installed on the Northborough side of the street. Hopefully, this will relieve some of the issues for residents. The effectiveness of the work and the need for repaving will need to be assessed in the spring.
- **Building Inspector Mileage Reimbursement:** The \$7,700 we had paid to the Town of Clinton has been returned to us. No response to my letters were received from Clinton so the checks were cancelled and the money returned to the General Fund.
- **New Fire Alarm System at Town Hall:** Three quotes have been received from a high of just under \$30K to a low of \$18,180. Chief Flanagan, Facility Manager Bob Bourassa and the TA reviewed the quotes and recommend accepting the quote from NOREL Service Company in the amount of \$18,180. This will provide us with 52 new smoke detectors, eight strobes and a new four to six zone addressable control panel. If the Board approves this new system, we would also change from a phone-based monitoring system to a radio communication system. Our current system does not work if there is trouble with the telephone lines whereas the radio system would work regardless. The new system will monitor the fire alarm control panel, the trouble signals, as well as the building security system. Although there will be a very small increase in the annual cost, we would have much better protection for the building.

Lori Esposito advised that she spoke with the insurance adjuster last week and this cost should be completely covered due to the lightning strike.

Mike May asked if they are providing a redundant (backup) phone line in case the radios go out"? Marty said he would ask. Mike May advises having a phone line backup.

*Jamie Underwood made a motion to approve the purchase from NOREL. Mike May seconded the motion; voted all in favor.*

- **Auditing Services:** Our three-year contract has expired. Inasmuch as the contract is for services performed by CPAs, it is exempt from State bidding procedures. We requested a proposal from Melanson Heath, the firm that did our F'2013 audit and have received a proposal from them for the F'14, 15 and 16 audits. Their price is slightly higher than what we previously paid them but with the same level of service.

Mike May asked if there is an "out" clause in case we are not happy with their services. The TA said he was not sure, but will have Town Counsel review the contract to be sure.

*Mike May made a motion to enter into a three-year agreement with Melanson Heath for auditing services for Fiscal Years 2014, 2015 and 2016 at the following prices: F'2014: \$15,000; F'2015: \$16,500; F'2016: \$18,000. Jamie Underwood seconded the motion; voted all in favor.*

- **Longley Hill/Stiles Road Area:** The TA recently met with Farooq Ansari, the developer of the Longley Hill project. He owns 34 acres in that area and expressed his interest in developing a 40B project. No engineering work has been done, so there are no specific plans at this time. I suggested we convene a meeting of the Applicant Advisory Committee to discuss the project. He indicated he would like it to be a so-called "Friendly 40B," and is interested in the Board's thoughts on such a project. He also discussed with the TA the possibility of putting a solar farm on the property, if not a 40B. He would continue the road and pay for water tie-ins.

Mike May said that, historically, Mr. Ansari has been late with tax payments; that area has water and a solar field would be in the middle of a residential area. It contains wetlands and is potentially non-buildable for a development. Mike feels it might not be the right area for a 40B when there is another nearby residential development.

Jamie Underwood said given the fact that we are well below the ten percent 40B requirement and the State could allow permission regardless of the Town's decision, he would rather enter into a "Friendly 40B discussion to begin.

Jim Wood said it is not going to be well-received.

- **Kinder-Morgan Pipeline:** Kinder-Morgan is holding a series of open houses so residents can obtain information on the project. The closest to Boylston residents is at Marguerite Peaslee Elementary School at 31 Maple Street, Northborough at 6:00 PM on November 19, 2014.
- **FY-16 Budget/Town Meeting Calendar:** Draft calendar for Finance Committee budget hearings and Town Meeting Calendar presented to the Board
- **Town Accountant:** The Town Accountant proposed moving his office to one along the main corridor between the Assessors' office and the Building Inspector's office. Lori spoke with him last week; he was okay with staying in the existing accountant's office. This would afford him more space and make him more accessible to people who need to see him. Lori said she spoke with him last week and he was okay with staying in his existing office.
- **Library Relocation:** The Library has indicated they will need space should their proposed renovation project get approval. This project would get underway some time around January 2016. The Library Director, along with Bob Bourassa and the TA, discussed the area downstairs in Town Hall that is currently occupied by the food pantry. With the repairs recently done in that area, it is ideal space for the Library. It has its own entrance and is segregated from the rest of Town Hall, resulting in no disruption to the normal routine at Town Hall. It would allow the Library to be open at the hours determined by the Library staff and it would not be necessary to have the entirety of Town Hall open during evening hours. The Library Trustees have asked for a commitment from the Board regarding this possible move. They need to include the information into their plans in order to determine the estimated cost of their project.

The immediate issue would be displacement of the food pantry.

- **DPW Design Engineering:** Steve Mero, Frank Reale and the TA met with the design engineers for the new building. They showed the design options and cost estimates. Both were pie-in-the-sky designs and the cost estimates were well above anything the Town would ever seriously consider. One estimate was over \$6M and the other was over \$8M. The TA reminded the engineers that the main purpose of the project is to get the vehicles stored inside, out of the elements, to reap the benefit of longer-lasting vehicles. We requested they design a bare-bones building large enough for our equipment, along with a small foreman's office, men's and ladies' facilities and a small break room/conference area. The administrative area, along with other options, would be eliminated. Mike May would like to see a copy of the floor plans.
- **Retirees' Health Care:** A letter was sent to retirees regarding the new rates effective January 2015. The approximately \$12.50 increase in the monthly premium is split 50/50 between the Town and the retirees.

**Massachusetts Division of Capital Asset Management:** (MCJTC least on second floor) Mike May asked the

status; the TA said he is still awaiting a response. Mike May suggested Town Counsel send notice to their attorney indicating they are occupying the space without a lease. The TA said the Board approved a lease extension, so, essentially, one is still in effect. He doesn't want to push too hard. Steve Madaus said if the payment terms of the agreement are adhered to, the lease terms also apply.

**Representative Harold Naughton:**

- DCR works with the Fire Department to provide brush fire equipment for fighting fires. Chief
- Flanagan's efforts have secured a grant for the Town of Boylston. Representative Naughton presented the grant award of \$1,465, to date, August 2014. Volunteer Fire Assist 2014 Grant Award.
- The TA requested earlier this year that he advocate for our DPW building; the FY'14 supplemental budget allocated \$200K to the Town of Boylston toward the new building. He went to the House, then to the Senate and returned to the House last week. The request should be enacted this week and go to the Governor's desk very soon. He thanked Marty McNamara for bringing this to his attention.
- He sent an opposition letter regarding the gas pipeline (Kinder-Morgan). Meanwhile, Occidental has also come forward with interest to build a pipeline. The lower pipeline is in-state (not interstate, as the upper portion is); therefore, it should not be governed by a federal government decision. It won't be an easy battle but we don't need to make it easier by allowing surveys without getting a Superior Court order. Mike May said there is a lack of a cohesive response across towns as of now. There is a need for some leadership to coordinate meetings (multi-town) versus letting Kinder-Morgan set the meetings and spreading out the opposition. Representative Naughton agrees, at least on a regional basis, of lower-area towns. He recommends the Board of Selectmen reach out to the Worcester County Selectmen's Association for their support. Jamie Underwood said he would not reach out to any towns being serviced by the large utilities, since they have the most to gain. Mr. Naughton said he believes it's a scare tactic; we are not in for as rough a winter as last year.

**Boylston Plumbing Inspector, Eric Johnson:** The current Assistant Inspector (Dick LaPan) will be retiring in June. Eric recommends appointing Brian Gaucher as the Assistant. Meanwhile, he needs classes now so he can be prepared by next June to take over. The only additional cost would be \$105 for continuing education. Brian told Eric years ago he would be interested if an opening ever came up; he just needs certification from the State before acting as Assistant Inspector. A November training is scheduled.

*Jamie Underwood made a motion to appoint Brian Gaucher as Assistant Plumbing Inspector. Mike May seconded the motion; voted all in favor.*

**Citizen Complaint:** (barking dog on Reservoir Street). The Board would like the dog officer to follow up and report back. Steve Madaus said this is a case of a private nuisance versus a public nuisance; not much can be done regarding a private nuisance. The Board instructed Lori to send a letter to the dog officer to investigate and keep the Board informed of the situation; the Board will do likewise.

**ABCC License:** Nouria Energy (Shell Station, Route 140) has filed a Form 43 formally stating they will change their Sunday liquor sales hours to begin at 10:00 AM.

*At 7:30 PM Mike May made a motion, seconded by Jamie Underwood and voted all in favor, to adjourn.*

The meeting was adjourned at 7:30 PM.

Respectfully Submitted,

Lori Esposito, Administrative Assistant