



Town of Boylston 221 Main Street, Boylston, MA 01505

## Board of Selectmen Minutes 03/16/15

Date of Meeting: Monday, March 16, 2015  
Location: Town Hall, 221 Main Street  
Time: 6:35 PM – 8:10 PM  
Members Present: Chairman James Wood; Michael May; Jamie Underwood; Martin McNamara, Town Administrator; Lori Esposito, Administrative Assistant

Open meeting reconvened from Executive Session at 6:35.

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

**FY'16 Budget and Annual Town Meeting Warrant:** Considerable effort has been focused on the budget and Articles have been submitted for the Warrant and Lori has completed the Warrant in draft form for the Board's review.

**Governor's Proposed FY'16 Budget:** The Governor's proposed budget includes a small increase in general aid, it also includes some higher assessments. The bottom line being that it is mostly level-funded. Copies of the Governor's estimated budget herewith for the Board's review.

**Health and Dental Care:** The FY'16 rates have been received. There will be increases to health care premiums of 4.87% and the dental rate will increase 5.08%. The range of increases across the state were from 4% to 10.9%, so we are still doing well when compared to other communities. A copy of the rates is provided for the Board's review.

Jim Wood asked if this includes Tahanto. The TA said it does not; they have their own MIIA policy through the region. The Elementary School teachers and employees however, are included.

**NSTAR (now EVERSOURCE ENERGY):** Eversource Energy has filed a request with the Mass Department of Public Utilities to increase the gas distribution rate by 8.6%. If approved by the DPU, this increase would go into effect in January 2016.

**Sudbury Valley Trustees/Tri-Town Project:** Ashley Davies of the Sudbury Valley Trustees emailed a copy of a state contract for the Tri-Town Landscape Partnership Project. Apparently, the project, which includes the towns of Northborough, Berlin and the Boylston Conservation Commission, has received a state grant. Ms. Davies requested the Board of Selectmen approve the Conservation Commission as signatory to the contract, thereby committing the Town to the conservation of lands in Boylston.

As Mr. McNamara understood it, following the last meeting with that group, there were questions of ownership of some of the parcels in question and the ConCom was going to engage Town Counsel in an attempt to verify ownership. In addition, this Board asked for some solid information on revenue to be received by the Town for, basically, giving up the land. The TA sent correspondence to Joe McGrath of the ConCom asking that he clarify these issues; he also suggested the Board of Selectmen would not be interested in giving signatory approval until a number of issues were cleared up, and a meeting with the Board of Selectmen would be appropriate.

Selectman Mike May said he was in touch with the Sudbury Valley Trustees today; he asks that he and Marty meet with them to further discuss the matter and talk regarding Camp Harrington property at the same time. The Board is okay with this. He will report back after the meeting. The Board agrees to hold off on assigning signatories.

**CMMCP (Central MA Mosquito Control Project):** In 2010 the State Reclamation & Mosquito

Control Board (SRB) implemented a new budget policy requiring Mosquito Control Districts (the Districts) to have a public meeting each year. Part of the policy required the Districts to post a legal notice in a newspaper, post a notice in the Environmental Monitor, as well as mail specific information to each member city and town's Chief Administrative Officer and Finance Committee. The SRB held its FY'16 budget meeting on January 14, 2015 at the Northborough Free Library.

In the past, Dennis Costello has been designated the Town's representative to sign a show of support document. If the Board wants to continue that practice, the Chair needs to sign the document designating Dennis as its representative.

*Jamie Underwood made a motion to appoint Dennis Costello the Board's designee for CMMCP. Mike May seconded the motion; voted all in favor.*

Chairman Wood signed the form to designate Dennis Costello as the Board's representative.

**PILOT Programs:** Martin McNamara received notice that the FY16 Pilot payment from the state will be \$595,938.71. He feels a significantly higher number would be more appropriate and will be looking into it.

The TA met with Jane Ellis, Director at Tower Hill. She asked about the Town's feelings toward Tower Hill. Marty brought up PILOT money and more offers/incentives for Town residents. Also, residents may enter free of charge; it was offered at one time.

Tower Hill will be having a Father's Day brunch for members (Father/Son). Ms. Ellis asked about having a fire truck and police cruisers, etc., available for the boys to see.

**Vacation:** Lori will be out March 25 through 30; Marty will be out April 1 through April 9.

**Camp Harrington Update:** Mike May met with the CFO and Executive Director this week. In light of upcoming projects, there is no way the Town can support a \$1.5M acquisition of land. However, he is trying to quantify a level of support from private and foundation/conservation groups. Possibly a group could purchase the land and lease it back to the Town for partial use. They would carry a \$250K second note for one year, if purchased.

Parks & Rec cannot support the property; however, a revenue stream for use of the property might subsidize the cost since this cannot be done solely with Town funds. Mr. May will report back by Wednesday with a preliminary indication. He would like to know if the Board can commit verbally to \$400 to \$500K in order to know if we are going forward or not. Jamie asked if there is any indication of YMCA being contacted by developers that want to purchase the property. Mike said there has been, and they referred back to Mike for the status of what the Town would be doing.

Jamie noted, if a 55-plus community, for example, were to be built, this would add revenues to the Town versus more non-taxable land if sold to a conservation group. Mike said if the land was purchased by private groups, it would have nothing to do with the Town. However, the Town would benefit from the preservation of the land and recreational use. He will know within a week of any interest in the purchase.

**Alzheimer's Association:** The Association plans a 19<sup>th</sup> annual Ride to End Alzheimer's on July 18, 2015. Approximately 400 riders would pass through Boylston.

*Mike May made a motion to approve the Ride going through Boylston, pending no additional conflicts. Jamie Underwood seconded the motion; voted all in favor.*

The TA will notify the Police Chief.

**Report of the Building Inspector to the Board of Selectmen:** Tony Zahariadis presented the February statistics to the Board. Two remodeling permits for a total of \$230 in fees; 13 plumbing permits totaling \$1000 and eight electric permits totaling \$700 were issued in February. Tony said he will have five single-family house building applications coming in. Mike noted the Bylaw of a maximum of 20 single-family homes allowed per year.

**Draft Annual Town Meeting Warrant:**

**Articles 1 – 14:** Routine yearly articles.

**Articles 15 and 16:** Personnel/salary charts.

**Article 17:** Increase in Hillside salaries account from \$45K to \$70K.

**Article 18:** OPEB funding \$15K. Supposed to be fully funded by 2030. Current liability > \$3M. Mike asked why we wouldn't put a significant amount in and plan year to year. Marty said the current assessment is \$400-\$500K in the operating budget this year.

**Article 22:** \$50K in ambulance receipts would pay for a command fire vehicle. Mike May asked if it could be used in this way.

**Article 23:** \$210K to replace the highway dump truck/sander. The current truck has had > \$30K in parts/repairs over the last few years. It is a major truck in the fleet.

**Article 24:** Remove. (\$25K for Town House renovations. There is currently a \$39K balance in the account and additional money is not needed.)

**Article 25:** Zoning Bylaw usage chart.

**Article 26:** Solar panel bylaw. Mike asked if it addresses cluster zoning. There is a potential for senior (over 55) housing. Bill Manter, present in the audience, said no; industrial park to expand uses. Also solar panel bylaw uses. Currently, senior housing could be in any residential zone. Mike said we will need to move it along for upcoming developments. Perhaps a Special Town Meeting. It would be in the Planning Board's best interest to come back soon with hearing decisions. Zoning Bylaw and solar panel drafts are currently with the Town Counsel. Mike asked the Town Administrator to draft a letter to the Planning Board addressing the issue.

**Article 27:** Town-owned land for sale for solar purposes. Remove Hillside; keep Mile Hill Road.

**Article 28:** \$3.5M DPW building; multiple potential funding sources. Town Counsel to advise re: article text content for specific dollar amount funded from each source. The Finance Committee has the breakdown of the dollar amounts for each project (DPW and Library) to recommend best approach. Also, Hillside debt – two payments of \$155K each are left after FY'15. The question is: would we benefit by using free cash to pay off the two payments and reduce the FY'16 operating budget by \$155K. There are several options; the Finance Committee will discuss them tomorrow night.

**Article 29:** \$2.219M for Library renovations. Jim Wood asked Brad Barker (in the audience) if the number is high or includes funding. This is net figure after other funding; \$2.369M is total estimated. A \$150K donation by the Boylston Library Foundation is pledged and available if the project is approved. Another donation from Fuller is to be received in three-year staggered amounts. That payment per year would pay off debt (cannot be used for principal). There would be a net impact of 16.6¢ each year on the tax rate. This is based on a 20-year term. If additional funds are available, the Trustees will lower the amount on the Town Meeting floor.

Jim Wood said he hoped that at Town Meeting everyone isn't divided over the DPW and the Library. We need both and need to figure it out. Brad said we need to be able to discuss them simultaneously, although they are two separate articles. If one gets through discussion and passes, the other might not. The Moderator is to control discussions; he would decide. Jim said people need to visit the Library and the DPW barn to see how urgently both projects are needed. It would be nice to have everyone on board with both.

Marty said the engineer for the DPW is doing a presentation at Town Meeting with a building mock-up outside. Jamie said we could possibly hold a joint forum for the Library and the DPW to unite them and answer questions. Mike May said economics need to be clearly defined with net costs and tax impact for each. The Library should show money that was raised in the meantime to reduce the overall costs.

Brad Barker asked how the numbered order of articles is decided, and asked that the Library Article be listed before the DPW building article. Jim said part of the issue is that the DPW building was to be on a Special Town Meeting last fall but it wasn't ready, so it was put off, so the DPW building was already there. Brad said the Library had been ready for years due to renovation being done in phases as requested by the Board of Selectmen. Their article was submitted in December when asked by the Town Administrator. He again requested that the Library Article be placed before the DPW building Article.

Bill Manter asked if a motion could be made from the floor to discuss the merits of both to tie in the discussion, then consider the Articles separately. Jim said he was not sure but would ask Town Counsel.

Mike May said he doesn't think the order of Articles matters. The order needs to be on the merits of advocating the articles. There should not be one against the other. The DPW needs to protect the fleet and save the Town money in repairs and new vehicles. The Library has done a great job getting their message out.

Brad asked if there is any way the Library could also get free cash applied as is being done for the Highway

Department; he feels it should be applied equally across Town construction projects. Marty McNamara said he asked for it but he is not sure if the Finance Committee will approve or how much. It's up to them. Brad said until a decision is made, it should be spread equally among the two projects. It is a matter of perception if one has Town money applied and another does not. Jamie Underwood said the Highway Department doesn't have the revenue stream the Library has with the Foundation. A municipal entity cannot raise private funds – it is not allowed

**Article 30:** Stabilization (free cash).

**Article 31:** Reduce tax rate (free cash).

**Article 32:** Budget.

**Future Agenda Items:** Jim Wood said he has had discussions with some people regarding the Parks & Recreation Committee. It's currently a five-year commitment and it might be too much. This could also possibly go to an appointed board versus an elected board. Jim asked Karen Barber (present) to find out what other towns that have appointed members do for terms.

**Meeting Minutes:** The minutes for January 5 2015, January 20, 2015 and February 17, 2015 were presented for the Board's approval.

*Jamie Underwood made a motion to accept the above minutes as written. Mike May seconded; voted all in favor.*

**Ballot Questions:** Lori asked if the Board should vote to place ballot questions to be sure they are in time for the Town Clerk's receipt deadline of March 24.

*Jamie Underwood motioned that Ballot Question No. 1 for a new DPW building be placed on the election ballot, as worded in the draft dated March 11, 2015. Mike May seconded the motion; voted all in favor.*

*Mike May motioned that Ballot Question No. 2 for the Library's renovation be placed on the election ballot as worded in the draft dated March 11, 2015. Jamie Underwood seconded the motion; voted all in favor.*

*At 8:10 PM Mike May made a motion, seconded by Jamie Underwood, to adjourn. Voted all in favor.*

The meeting was adjourned at 8:10 PM.

Respectfully Submitted,

Lori Esposito, Administrative Assistant