

"MINUTES APPROVED"

Present: Chairman Peter S. Cunningham, Clerk Dann Chamberlin, Member Thomas P. McCuin, Jr. and Administrative Officer Jean E. Kitchen.

The meeting was called to order at 7:00.

GROWTH MANAGEMENT ADVISORY COMMITTEE (GMAC) UPDATE

The following members of the GMAC were present: Chuck McKinney, Steve Webber, Susan Horowitz, Craig Auman, Joshua Degen and Tom McCuin. They gave an outline of the proposed phased growth bylaw. It would only allow 80 dwelling units per 24-month period. Any subdivision previously approved by the Planning Board or that is still under review at the time of the bylaw would be excluded from the limit. The bylaw would have a 5-year sunset clause. The Planning Board would oversee this. The Building Commissioner would still approve the building permit, but it would need to be coordinated with and approved by the Planning Board. The GMAC is looking into the lottery system, but has not worked out the details. The exemptions need to be defined and would not stop affordable housing. Lots of record and any affordable housing would be exempt from the housing cap bylaw (but would count units towards the 80 units per 24 month period). Mr. Chamberlin asked if the draft had been run by Town Counsel. He was told that it had not. When asked if other communities had been studied, Mr. McKinney said Dunstable and Westford had this bylaw, but it's not in full effect yet, so the impact cannot be judged. Mr. Chamberlin asked if the impact could be weighed if the bylaw was put in place in the 90's. Mr. Degen said the average for the last 10 years was 86 homes per year.

Mr. Chamberlin asked if a draft has been run by Town Counsel. Mr. McKinney noted that they do not have the by law drafted yet.

Mr. Chamberlin asked if the committee had studied other communities in the 495 belt. Mr. McKinney stated that Dunstable and Westford has been in a growth cap by law but it is not yet in full effect and therefore the impact can't yet be judged. Mr. Chamberlin asked if its possible to see what the effect of the Town's growth would have been during the 90's had a growth by law been in effect. Mr. McKinney noted that the true effect of a growth by law doesn't show until after a couple of years.

Mr. Degan noted that the average over the last 10 years was 86 homes per year.

Mr. Cunningham said he had heard that this type of bylaw brought out many more plans because everyone wants to be grandfathered.

Mr. McCuin said a certain amount of growth is necessary. The GMAC wanted to make the growth smoother so the Town departments could plan better.

Dr. Horowitz said the Planning Board already has a good development rate limitation by law. The GMAC is just trying to make it better.

Mr. Chamberlin noted that many Towns around the 495 belt grew in the 90's.

Mr. Cunningham asked what the feedback was from the Planning Board. Mr. McKinney said the GMAC only met with 3 Planning Board members (Mr. Degen being one). There was criticism on how to administer the bylaw. Mr. Degen will be meeting with the full Planning Board in a couple meetings. In 3 or 4 years the growth bylaw would begin to level out.

Mr. Cunningham said he wanted to encourage affordable housing that allows teachers and public safety employees to live in Town. Mr. McKinney asked if the GMAC was heading in the right direction. Mr. Cunningham and Mr. Chamberlin agreed that the GMAC was accomplishing that. Mr. McKinney said the GMAC may need funds to have the bylaw professionally drafted.

Ms Kitchen noted that perhaps Town Counsel should draft the bylaw since the last time we had something drafted professionally, Town Counsel spent a lot of time and (the town spend a lot of)money correcting the draft so it was legally defensible.

Mr. Degen said he would meet with the Planning Board on Nov. 8 to hear

its ideas and comments. This would require the Planning Board's approval. Mr. Cunningham thanked the committee for its hard work on this bylaw.

7:45 PM - HAZARDOUS MATERIALS DROP OFF FEE HEARING

Mr. Chamberlin moved to open the hearing to consider adopting a \$20 user fee for the Hazardous Waste Collection Day. The motion was seconded and voted unanimously. Present were Dr. Horowitz, Board of Health, and Mike Brady and Chris Long of the Recycling Committee.

Nov. 17 is the date of the collection. The Town has contracted with Safety Kleen, who charges the Town \$40 per household (car). There is a \$500 set-up fee. Safety Kleen can process 100 cars per hour.

Mr. Cunningham asked if the cost would be a disincentive. Mr. Chamberlin said people could team up with their neighbor. He urged people to combine households and suggested a sign saying that \$20 is only half the cost.

Mr. Chamberlin moved to close the public hearing. The motion was seconded and voted unanimously.

Mr. Chamberlin moved to authorize a fee of \$20 for up to 25 gallons or 25 pounds per carload for hazardous waste. The motion was seconded and voted unanimously.

Dr. Horowitz commended the work done by the Recycling Committee. The Selectmen agreed. Dr. Horowitz said it would be worth the wait in line. No one will be turned away if they are there by 12:45.

Ms. Long said the Recycling Committee would return next spring to talk about a fee for paint collection.

Mike Brady thanked committee members Nancy Turkle, Chris Long and Joan Hubner for all their work.

OTHER BUSINESS

GELD Hold Harmless

Mr. Chamberlin said he met with GELD Manager Roger Beeltge. The Hold Harmless Agreement would continue and improve cooperation and harmony between Geld and the Highway Dept. for tree trimming and tree removal.

Mr. McCuin said it was prudent step to cover each other.

Ms. Kitchen asked if the agreement should have a term.

Mr. Chamberlin moved approval of the Hold Harmless Agreement Relative to Tree Maintenance under cover letter dated October 19, 2001. The motion was seconded and voted unanimously.

Christmas Luncheon

The Selectmen were asked if the Town Hall could be closed on Dec. 14 at 12:30 so the employees could attend their Christmas luncheon. Mr. Chamberlin suggested authorizing the closure this year. He thought it was important for the employees to have good times together. Mr. McCuin said he did not see any reason for the people who decide not to go to have to work.

Mr. Chamberlin moved to close Town Hall from 12:30 until 4:00 so the employees and staff can attend the holiday gathering. The motion was seconded and voted unanimously.

Housing Partnership Appointment

Mr. Chamberlin moved the appointment of Joan R. Hutchinson to the Housing Partnership Committee for a term of 1 year, to expire on June 30, 2002. The motion was seconded and voted unanimously.

Four Corners Liquor License Transfer

The Board decided to prorate the liquor license for the 2 months it will be used this year. The other license fees will be at full price.

The following licenses were voted on unanimously for Amesbury Restaurant Corporation d/b/a Groton Jade Restaurant: Public Entertainment on Sunday, Common Victualler License for All Kinds of Alcoholic Beverages to be drunk on the premises, Amusement Device, and a Common Victualler (food) license. All licenses to expire December 31, 2001.

Minutes

Mr. McCuin moved the approval of the October 22 regular session minutes, as amended. The motion was seconded and voted unanimously.

Mr. McCuin moved the approval of the October 22 executive session minutes, as amended. The motion was seconded and voted unanimously.

ADMINISTRATIVE OFFICER REPORT

Culver Road Access Adequacy

The Planning Board will hold a hearing on the access adequacy of Culver Road on Nov. 1.

Hanson Memorial Ceremony

Mr. Cunningham said the Hanson Memorial Ceremony was very touching. Mr. McCuin thanked the High School chorus. Mr. Chamberlin also mentioned John Sullivan the chorus director, and all members of the chorus and thanked them for their great contribution to this and 2 other Town events.

Donald Smith

Mr. Cunningham noted that Mr. Smith wrote a letter of appreciation to the Town for the dedication of the bandstand and sent the Town \$1000 as a donation for the maintenance of the bandstand.

EXECUTIVE SESSION - Collective Bargaining

Mr. Chamberlin moved to go into executive session in accordance with MGL Chapter 39, Section 23B to discuss strategy with respect to Collective Bargaining, not to reconvene in open session. The motion was seconded and voted unanimously.

ADJOURNMENT

At 9:05 PM the Selectmen adjourned by unanimous vote.

Approved: _____
Submitted,
Dann Chamberlin, Clerk

Respectfully

Jean E. Kitchen
Administrative Officer

BOARD OF SELECTMEN-REGULAR SESSION MINUTES-10/29/01