

**BOARD OF SELECTMEN
OCTOBER 6, 2003
REGULAR SESSION MINUTES
“APPROVED”**

Present: Thomas D. Hartnett, Chair; George F. Dillon, Jr., Vice Chair; John L. Saball, Clerk; Peter S. Cunningham, Member; Virginia C. Wood, Member; Administrative Officer Jean E. Kitchen; and Kathleen Newell, Office Assistant.

The meeting was called to order at 7:06 p.m.

Special Town Meeting Articles

Mr. George Chianis, Nextel Representative; Ms. Valerie Jenkins, Town Accountant; Mr. Tom Orcutt, Water Department; Mr. Mike Tusino, Building Department; Mr. Win Nordblom, Finance Committee; Ms. Michelle Collette, Planning Administrator; Ms. Beverly Taft, NVTHS; Ms. Karen Riggert, GDRSD; and Mr. Harlan Fitch were present for this portion of the meeting.

The Board reviewed the Articles for the Special Town Meeting Warrant, October 27, 2003 (enclosed herein).

Article 6: correct date to read 9/23/02 in summary

Article 10: remove wording .to provide matching funds

Article 12: change in language from cistern to water supply

Article 13: \$75,000.00 – for installation of “plymovent” at Lost Lake Fire Station and extractor for washing turnout gear with remainder of amount to go into contingency fund.

Article 14: Planning Board will be holding a public hearing on Rate of Development article on October 16, 2003 at 7:30 p.m.

Article 17: rezone GELD property

Chapter 40B – 160 Townsend Road – Squannacook Hill

Attorney Douglas Deschenes representing Groton West LLC, presented and reviewed proposed plans stating that the project consists of twenty-eight (28) units in housing groups of four with each unit consisting of two-bedrooms, one and one-half baths, and a one-car garage totaling 1495 square feet and two parking spaces each; situated on a 3.54 acre parcel of land at 160 Townsend Street. Attorney Deschenes described the topography of the parcel as flat with a slight grade, which flattens at the top. There are approximately 15,000 square feet of wetlands of which 200 square feet would need to be filled in to widen the road to meet fire code. Attorney Deschenes stated that he and his clients had met with the Housing Partnership and were open to changes in architecture; the proposed plan for parking is 52 parking spaces for the units with 16 visitor parking spaces and a public structure in the center. Ms. Theresa Ragot of the Housing Partnership expressed concern with the density of the project for the neighborhood and suggested the applicant(s) review different housing styles resulting in fewer buildings and more affordable units. Several abutters expressed concern with increased traffic, decrease in property values and possibly water problems due to springs on the property. The Board concurred that the project density was a concern. Mr. Dillon inquired if it was possible for the Board to legally request a delay from Mass Housing regarding submission of comments. The Board concurred that they would like Ms. Kitchen to meet with Ms. Collette and Ms. Ragot to draft comments. Mr. Dillon and Mr. Cunningham would attend a meeting of the Housing Partnership in November.

Williams Barn

Mr. Bruce Clements of the Williams Barn Restoration Committee was present for this portion of the meeting and announced that there will be an Open House at the Williams Barn on Saturday, October 11 & Sunday October 12, 2003 with events taking place on Saturday including, cider pressing, guided nature tours, animals, stone-wall building demonstration. The rain date for the activities will be Sunday.

Executive Session

Mr. Cunningham moved to enter into executive session in accordance with MGL Chapter 39, Section 23B for the purpose of discussing litigation and will reconvene in open session at 9:40 p.m. Seconded by Ms. Wood. Hartnett – yes; Dillon – yes; Cunningham – yes; Wood – yes; Saball - yes.

Mr. Cunningham moved to adjourn executive session and reconvene in open meeting at 10:10 p.m. Meeting reconvened in open session at 10:10 p.m. Seconded by Mr. Dillon. Hartnett – yes; Dillon – yes; Cunningham – yes;

Wood- yes; Saball – yes.

Early Retirement Incentive

Mr. Cunningham moved to limit the Early Retirement Incentive to one (1) employee from the Police Department and one (1) employee from the Electric Light Department. Mr. Dillon seconded. Unanimous vote.

Election Worker Appointment – Jane Chalmers

Mr. Cunningham moved to appoint Jane Chalmers to Election Worker as Warden for the term to expire June 30, 2004. Mr. Dillon seconded. Unanimous vote.

Mill Run Environmental Impact Report Comments

The Board reviewed a draft letter from the Planning Board to the Executive Office of Environmental Affairs. The Board concurred that commercial development in that area was preferred to residential due in part to major issues with the roadway, traffic volume and access as noted in the letter. Ms. Wood requested that the Board of Selectmen and the Planning Board combine comments if possible. Ms. Kitchen stated that she would consult with Ms. Collette and if possible combine comments in a joint letter from both Boards.

Town Meeting Time

Mr. Dillon stated he had spoken with Mr. Bob Gosselin, Town Moderator, who agreed to start the Special Town Meeting at 7:00 p.m providing there were no contradictions in the by-laws. Ms. Kitchen checked the by-laws stating that Annual Town Meeting must start at 7:30 p.m. however there was no stipulation regarding Special Town Meeting. The Board concurred that the Special Town Meeting would begin at 7:00 p.m.

One-Day Liquor License – Currier & Chives

Mr. Cunningham moved to amend the vote taken on September 22, 2003, to amend the One-Day License for Michael Adams of Currier & Chives on Friday, October 10, 2003, from Wine & Malt to All Alcohol and to amend the hours originally from 6:30 p.m. to 10:30 p.m., to include 6:00 p.m. to 11:00 p.m. Mr. Dillon seconded. Unanimous vote.

Review Work Session Minutes of September 15, 2003

Mr. Cunningham moved to approve the Work Session Minutes of September 15, 2003. Mr. Saball seconded. Unanimous vote.

Review Regular Session Minutes of September 22, 2003

Mr. Cunningham moved to approve the Regular Session Minutes of September 22, 2003. Ms. Wood seconded. 4 yes votes, 1 abstention (Saball).

Review Executive Session Minutes of September 22, 2003

Mr. Cunningham moved to Approve and Not Release the Executive Session Minutes of September 22, 2003. Mr. Dillon seconded. 4 yes votes, 1 abstention (Saball).

Selectmen Liaison Updates

Hiring Freeze/Reclassifications

Mr. Cunningham presented (3) three critical need requests that he had reviewed: Council on Aging has an immediate need for a temporary replacement cook at the Senior Center; the Library has a need for a temporary replacement for a 37-hour a week staff member on 12-week Family Leave; Computer Administrator a position which had been posted prior to the hiring freeze and was currently being served by several volunteers.

Mr. Cunningham moved to authorize the hiring of temporary replacement positions for Council on Aging (cook) and Library (grade 4, step 1) and fill one (1) vacant position of Computer Administrator. Seconded by Mr. Dillon. 4 yes votes, 1 abstention (Wood)

The Board concurred to table the review of the ZBA, Sewer, EMS, Police & Town Accountant positions until next week.

Mr. Cunningham moved to adjourn at 11:07 p.m. Mr. Dillon seconded. 4 yes votes, 1 absent (Ms. Wood left at 10:55 p.m.)

Approved: _____
John L. Saball, Clerk

Respectfully submitted,
Kathleen Newell, Office Assistant

Date Approved: October 20, 2003

Enclosures (1) – Draft Special Town Meeting Warrant, October 27, 2003