

**BOARD OF SELECTMEN
MINUTES FEBRUARY 9, 2009
APPROVED**

Present: Joshua A. Degen, Chairman; Stuart Schulman, Vice Chairman; Anna Eliot, Clerk; Peter Cunningham; George Dillon, Jr.

Also Present: Mark W. Haddad, Town Manager; Patrice Garvin, Administrative Assistant

Mr. Degen called meeting of the Board to Order at 7:00 p.m. and reviewed the announcements and agenda.

TOWN MANAGER REPORTS

1. Mr. Haddad reported that Town Counsel reviewed the capstone material and redacted some information. The redacted proposal has been given to those who requested a copy. Mr. Haddad also reported that he was correct in saying that the Board of Selectmen could not go into Executive Session to discuss the Capstone Proposal, according to the District Attorney's office. Mr. Haddad did find that strategies regarding the financial part of the proposal could be discussed in Executive Session.
2. Mr. Haddad reported that the Conservation Commission has requested a letter of support from the Board and would be discussed at the February 23rd meeting.
3. Mr. Haddad reported that the FEMA kick-off meeting was held and that the town has 60 days to complete its application process.
4. Mr. Haddad distributed the School Department budget summary. Mr. Degen suggested a joint meeting with the school department.
5. Mr. Haddad reported on correspondence from the Tyngsboro Board requested strategic planning for regionalization. A letter will be created by the Town Manager and sent to the Tyngsboro selectmen.
6. Mr. Haddad reported that the Finance Committee will meet to discuss the police budget.

STREET LIGHTS UPDATE

Mr. Haddad distributed the list of proposed Streetlights to be shut off. Mr. Haddad reported that several people have contacted the selectman's office asking that their light not be shut-off. Mr. Haddad noted that two requests from residents on Hill Road and on Townsend Road. Chief Palma gave a brief history on how he identified which lights would be shut-off. Chief Palma stated that 180-190 lights have been identified. Chief Palma also commented on how intersections, dangerous roads, and traffic flow were considered. Mr. Degen stated that street lights could be adopted by residents and pointed to the over 187 private lights in Town.

Mr. Schulman moved to adopt the list, with modifications from correspondence from residents, the final list to shut off street lights, within the next thirty (30) days. Ms. Eliot seconded the motion. Motion carried.

LOST LAKE SEWER COMMITTEE PRESENTATION

Tom Doyle gave a history of the committee including members, charge, and studies that have been completed. Mr. Doyle stated that funding options had been identified and that the group was hoping to have an article ready for Town meeting. Mr. Doyle mentioned a survey meeting for residents on February 13th. Ms. Quinn said the committee was asking the Town to appropriate \$300,000 at Town Meeting to complete phase I & II; then the committee would seek funds to repay any loans. Also the committee would request that Town meeting appropriate 15-18,000 for an income survey to be conducted.

Options would be looked into to fund the project. Mr. Cunningham asked if this would be a new sewer district if completed. Mr. Doyle stated that it would be a separate district. There are also three possible sites identified to place the new district. Mr. Doyle requested that the Board sponsor the article and use Woodward & Curran to write specifics of it.

STATION AVENUE UPDATE

Mr. Degen gave a brief history of the communications between the Town and Capstone regarding the Station Ave RFP. Mr. Hamilton of Capstone stated that there would be fourteen rental units, seven being affordable complying with state requirements. Mr. Hamilton stated that a non profit developer could become the owners of the units or that it could become an entity of the Town. Mr. Hamilton stated that this was an economically viable project and for it to be a success, state funding would need to be accessed.

Mr. Dillon asked if the Town paid for the infrastructure to the unit site. Mr. Hamilton responded that the Town would be responsible. Mr. Hamilton also indicated that if the Town owned the units it could see some revenue from the market priced units. Mr. Hamilton commented on the need for office space in Town which is provided by the project. Ms. Eliot asked who retained ownership of the retail space. Mr. Hamilton replied that Capstone would retain ownership. Ms. Eliot asked who would pay for the site engineering of the rental unit site. Mr. Hamilton stated that the non-profit would pay those fees. Mr. Hamilton commented on some wetland issues on the site and that he wanted to work with the town to address them. Mr. Hamilton commented on using CPC monies for the infrastructure part of the project. Mr. Degen stated that there were deadline issues with the CPC. Ms. Collette commented that state funding has been exhausted and that the Town needed to see what else was available. Mr. Dillon asked what happened if there are vacancies in the rental units. Mr. Hamilton stated that the rental properties do not have to be owned by the Town. The idea of the Housing Authority owning the rental unit piece was presented.

Public Input

Mr. Hess distributed a prepared statement and stated he was speaking as a resident and not a member of the Planning Board. Mr. Hess read his statement. Mr. Hamilton commented by stating that the town should support the project because it could be a very attractive 2.1 acres of development. Mr. Russell asked about the affordable housing component of the project. Ms. Wood asked commented on the lack of imagination for the project and that it may be going to fast. Mr. Cunningham noted that the design presented was not the final design. Mr. Ryan asked about potential profits from the units and if the Town would receive that money. Mr. Hamilton stated the town would receive a surplus if they own the units. Mr. Giger asked about future costs to the Town and the urgency for this to go to the upcoming Town Meeting.

Mr. Degen suggested a subcommittee to discuss the questions, such as the CPC and Engineering costs. Mr. Degen wanted all unknown costs factors that could be incurred by the Town uncovered before going to Town meeting.

Mr. Schulman moved to appoint a Station Avenue subcommittee consisting of one member of GELD, the Town Manager 2 selectmen and one GELD commissioner. Ms. Eliot seconded the motion. Motion carried.

COMMON VICTUALLER LICESNE, GROTON WELLNESS

Mr. Evans presented what he wanted to do in terms of his kitchen at Groton Wellness. Ms. Collette stated the issue of the business serving to non patients.. Chief Bousellie commented on the use of a grill and that Mr. Evans does not have the proper Ansell system. Mr. Herget stated that the menu had changed from its original proposal. Mr. Giger, member of the Planning Board had many concerns with the CV specifically the condo association sign-off. The Board decided to continue the CV due to lack of information regarding the condo association and that all proper paperwork be in place.

ADJOURN

Mr. Schulman moved to adjourn the Board of Selectmen's meeting at 1030p.m. Ms. Eliot seconded the motion. Meeting adjourned

Approved: _____

Anna Eliot, Clerk

respectfully *submitted*,
Patrice Garvin
Administrative Assistant

Date Approved: 3-9-09