



## BOARD OF SELECTMEN

Meeting Minutes

Monday, March 18, 2019

7:00 PM

ROOM 204, ACTON TOWN HALL, 472 MAIN STREET

**Present:** Katie Green, Joan Gardner, Jon Benson, Peter J. Berry, Janet K. Adachi

**Absent:** None

### 1. **Opening**

Chair Green opened the meeting at 7:00 PM

### 2. **Regular Business**

#### A. Citizen Concerns

Terra Friedrichs, West Acton – brought attention to Article 15 request to purchase the parcel at 257 Central Street and petitioner is working on an amendment to propose to Town Meeting that the Article would be contingent upon the owners' willingness to sell the parcel to the Town. Flyer being distributed regarding purchasing the Kmart parcel. Peak hour speed doubling proposed by the Kelley's Corner Infrastructure and will be writing a paper on it.

#### B. Chair Update/Operational Update

Katie Green – town election 3/26, town meeting 4/1 at 7 pm in high school auditorium, League of Woman Voters holding a meeting on March 27 on the warrant articles.

Moderator meeting is 3/28 at PSF. Listed names of award recipients for the annual Colonel Francis Faulkner Outstanding Volunteer.

John Mangiaratti – congratulations to the volunteers. Police Department launched their Twitter and Facebook pages, well attended Kelley's Corner Open House last week, additional date this Thursday.

### 3. **New/Special Business**

#### A. 7:10 PM Class II Auto Dealer, Valet Pro Auto Detailing, LLC, 481 Great Road #108, Acton MA

Representing for the applicant is Raphael Avad.

Ms. Adachi noted that the Building Commissioner requested the garage not be used for repairs or storage. Applicants do not intend to provide repairs. Mr. Berry requested a general liability insurance form with application. Will not have cars for sale on the premise. No additional signage on the current sign board on the property. Mr. Berry motioned to approve the Class II Auto Dealership, Ms. Adachi seconds. The Board voted 5-0. The motion was approved.



B. Discuss Acquisition of Property at 19-21 Maple Street and Uniqueness Determination of 19-21 Maple Street Pursuant to G.L. c. 30B, Section 16(e) (2) Mr. Mangiaratti noted that it has been a goal for the Board to acquire additional parking at the MBTA station and has reached an agreement with the property owner at 19-21 Maple having signed a letter of intent to sell to the town last Friday. Board needs to take a specific vote of uniqueness to approve the Town Manager to enter into a purchase and sale agreement, and to finalize the acquisition terms at Town Meeting.

Jill Gregory, 49 Maple Street – is the plan to pave the whole area – concerned about the wetlands. Ms. Green commented that the layout excludes the wetlands

Ann Chang – will the buildings be demolished, Mr. Mangiaratti commented not in the immediate future. Ms. Chang asked if the ambulance vehicle will be allowed to stay, Mr. Mangiaratti commented that it will for now.

David Martin – SATSAC has been looking toward acquiring that property for some time.

C. Town Manager Review Discussion

The Board reviewed his performance review and noted that his overall score has been excellent. No further discussion.

D. Town Manager Contract Discussion

Ms. Green discussed recent meeting to review and recommend a one-year extension and an increase in base salary to \$193,600. Will include a vote to approve at a future meeting later next week.

E. Sewer Warrant Article

Ms. Adachi noted that Town Engineer had put item on agenda as placeholder, in case Board had further questions for him, but in the absence of anything further to discuss, Board could pass over the item. Mr. Managiaratti mentioned the recent Sewer Forum – very well attended and great information.. Mr. Berry commented that issue of School District's potential "avoided costs" was difficult, District had submitted preliminary plan for the new building with septic plan, test pits done, and given District's construction timeline, he wondered if sewerizing would be feasible option. Ms. Adachi assured there have been many conversations among Town Engineer, herself and West Acton sewer committee regarding septic vs. sewer for new school building, entities would have to agree on process for determining District's avoided costs, test pits were preliminary, not witnessed by Health Department and therefore not for Title V compliance, and Town and schools would have to be in regular communication going forward.

Terra Friedrichs – commented on Ms. Adachi's reference to historical "bad blood" on cost of sewer, went to forum seems like this is a first time people are hearing about this plan. Concerned about a memo in the public folder for West Acton Sewer being from many years ago and is not recent – requested Town Engineer update the title.

David Martin, High Street – Noted that MSBA would be paying 40% of the supposed 5 million of the septic cost, with District covering the other 60%. Health reviews have not been done for potential septic system.



F. North Acton Fire Station Update

Mr. Mangiaratti commented that the NAFS design was approved at the Annual Town Meeting in 2018. Special committee of town employees have selected PMA as the Operation Project Manager. They are helping select an architect. Had 7 proposals for architects and expect to be completed by the end of the month.

Jim Snyder Grant – asked about when plans made in programming the fire station (staffing, equipment, and apparatus). Mr. Mangiaratti commented that it will be developed during the feasibility study. Further questions included if during the study whether the town would weigh in on the energy use for the building, and fire apparatus turning out of Harris Street onto Main Street. Mr. Mangiaratti noted it would be during the feasibility study.



#### **G. Discussion on Town Meeting Warrant Articles**

Finance Committee changed their vote on Article 11 section J to recommend.

#### **4. Consent Items**

Ms. Green held consent item 10 and 15. Consent item 10 will be discussed on the second night of town meeting.

#### **5. Adjournment**

At 7:50 p.m., it was moved and seconded to adjourn the meeting.  
The motion was approved unanimously.

### **Documents and Exhibits Used During this Meeting**

- Class II Auto Dealer License Application, Valet Pro Detailing
- Adopt a Street Program, Nashoba Valley Neighbors Club
- Multiple One Day Alcoholic Beverage Licenses Application, Boston Events
- One Day Alcoholic Beverage License Application, St. Elizabeth of Hungary
- One Day Alcoholic Beverage License Application, Huey-harn Chen
- One Day Alcoholic Beverage License Application, Katie Green
- Meeting Minutes, February 25 and March 4, 2019
- Executive Session Minutes, March 4, 2019
- Updated Licensing Authority Certification, Twin Seafood
- September 23, 2013 Vote on Asa Parlin House as Surplus
- Recreation Department Memo regarding gift for \$100 from Barbara Dowds
- Recreation Department Memo regarding gift for \$680 from Powder Mill Animal Hospital
- Memo from VCC regarding Committee Membership recommendation, Paula Walsh
- Email from Janet K. Adachi regarding committee appointment, R. Scott Robb
- Recreation Department Memo regarding gift for \$250 from 1 on 1 Self Indulgence Spa
- Recreation Department Memo regarding gift of \$500 from Visiting Angles, Acton
- Selectmen Reports