

## Selectmen's Minutes

### May 5, 2003

#### 8:00 P.M.

Present: Walter Foster, Peter Ashton, Trey Shupert, F. Dore' Hunter, Robert Johnson, Town Manager and Assistant Town Manager. Meeting was televised.

## CITIZEN'S CONCERNS

## PUBLIC HEARINGS & APPOINTMENTS

### SEWER COMMISSIONERS BUSINESS

**FRANKLIN PLACE 40B PROJECT, 520 MAIN STREET** – Continued review and discussion from April 28, 2003 meeting. Peter outlined his draft, which incorporated board members comments. Steve Anderson has reviewed it and commented. While the Board supports affordable housing they have concerns and issues with this particular project. He noted the scope and density, parking traffic, water quality recreation and they have asked about the required waivers that may be necessary. They feel that there are significant questions that need to be addressed in the pro forma. They need to reach agreement before they can move forward.

Dore' complemented the memo and asked it be in letter form and signed by all Board Members. He was concerned that the reference about the pro forma was at the end and suggested some short two or three sentences in the "very concerned" paragraph prelude to closing sentence on the pro forma.

Bob Johnson noted the completeness of the drafted and too agreed on the letter and signatures.

Trey noted it covered every thing and felt the pro forma as a reasonable request for the Board of Appeals.

Walter asked that a reference be made that after the pro forma or peer review is complete all boards get a copy of the information added to the end of the letter. Dore' noted that Peter had listed it but maybe it could be split off into a new paragraph. Walter noted we have received many letters from abutters and noted that the letters all echoed their concerns. He too agreed to put it in letter form and signed by the entire Board. He discussed the memo that Nancy Tavernier forwarded about the mission statement dated back to 1988.

Walter opened up the floor to the comments. Nancy Tavernier speaking partly from ACHC and her own opinions. She asked if the final memo that Peter wrote was in comment form or do you come to a conclusion? Walter noted that it is in a summary fashion which echoed the staff comments. Nancy explained about the materials she presented and noted that we had staff in the form of a circuit breaker at the time. But it is a very cumbersome process if you don't have staff to man it.

She was concerned about using the Master Plan compliance as a guide and it has not provided one single affordable unit. ACHC supports Franklin Place at 32 units and would support less or more units. It has potential to this coming year of doubling our affordable units 16 and by the end of the year we could have 32 units.

Walter commented on the politicization of the project and that is why we had Counsel in. He reminded all that the Board of Appeals is the only party that can grant the variance.

Betty McManus – ACHC supports the project because of the affordability. They will be deed restricted for 99 years. She has spoken to the 16 current first time owners and they appreciated what the community has made possible to them to have homeownership.

Katrina Block – Noted the process and felt that people needed to understand that the ACHC is passionate. They work very hard and it is not handled frivolous manner.

Ann Fanton –Chaired the Master Plan Committee in 1991 and she does not think that Franklin Place has been a political issue. She feels it is inconsistent with the Master Plan.

Ms. Lippincott – She is in no way against affordable housing, but they have really invested their lives to living in their house and in that neighborhood. She feels it is a very inappropriate development.

Lisa Brandon is against the development and feels that it was not appropriate in the center. She was pleased that staff was reviewing the plan and were looking into the wastewater issues.

DORE' HUNTER - Move that we all sign the letter as indicated as Peter's final draft and correspond to the ZBA to stress that if they require the hiring of appropriate people to review the subject that they do so. TREY SHUPERT – Second. UNANIMOUS VOTE

## **SELECTMEN'S BUSINESS**

## **OTHER BUSINESS**

## **CONSENT AGENDA**

TREY SHUPERT – Moved to approve the Extra Info Packet request for a One-Day Liquor License– DORE' HUNTER - Second. UNANIMOUS VOTE.

## TOWN MANAGER'S REPORT

### EXECUTIVE SESSION

DORE' HUNTER Moved that the Board go into Executive Session for the purpose of litigation. TREY SHUPERT - Second. Roll Call taken, All Ayes

Christine Joyce  
Recording Clerk

Treya Shupert  
Clerk  
2 June 2003  
Date

May 2, 2003

**TO:** Board of Selectmen, Sewer Commissioners  
**FROM:** Walter Foster, Chairman  
**SUBJECT:** Selectmen and Sewer Commissioners Report

**May 5, 2003**  
**MEETING BEGINS AT 8:00 P.M.**

- I. CITIZEN'S CONCERNS**
- II. SEWER COMMISSIONER'S BUSINESS**
- III. PUBLIC HEARINGS & APPOINTMENTS**
- 1. 8:00 FRANKLIN PLACE, 40B PROJECT – 520 MAIN STREET – Enclosed please find Materials in the subject regard.

**IV. SELECTMEN'S BUSINESS**

- 2. OTHER BUSINESS

**V CONSENT AGENDA**

**VI. TOWN MANAGER'S REPORT**

**VII EXECUTIVE SESSION**

- 3. ARRT/MBTA RIGHT OF WAY

**ADDITIONAL INFORMATION**

Enclosed please find additional correspondence that is strictly informational and requires no Board action.

**FUTURE AGENDAS**

To facilitate scheduling for interested parties, the following items are scheduled for discussion on future agendas. This IS NOT a complete Agenda.

May 19, 2003

**GOALS 2002-2003**

- 1. Labor Negotiations & Improve Labor Relations environment (Peter/Trey)
- 2. Improve Communication with Town Boards (Peter/Trey)

Implement Chairman Round Table - (Trey) (for Dec/Jan)

Revisit 2020 Planning Process for direction to make this process more beneficial towards Implementation of long-term vision (Trey).

3. Towne Building Reuse (Walter/Dore'/Peter)
4. ALG process be used for purpose of Budget Planning for FY04 (Walter/Trey)
5. Residential and Commercial Growth (Walter/Pam) (PCRC EDC – Continuing to meet)
6. Open Space and Recreation Plan (Peter/Walter) Completed
7. Health Insurance Trust Agreement (Peter) (Peter still working on getting comments from Water District.)
8. Decision on Pentamation Accounting System (Dore'/Peter) (Proposals are being looked at by staff)
9. Process Planning for "Life after NESWC" (Pam/Peter) (John Murray is looking at this)
10. Joint IT process-organizational change (Walter/Dore') (
11. Implement an on-going Public Relations campaign regarding budgetary situation (Trey/Walter) (ALG put plan in place A/B)
12. Provide looking at salary levels in the organization, include liaison with Personnel Board (Trey /Peter) (Need to look at budget)  
Based upon results of Salary Survey, conduct a through review of current salary levels (Trey/Peter) (Need to look at budget override for Operating budget)
13. Broader community interface with Emerson Hosp.- Board of Health to take elder issues on (Pam)
14. Recreational field lack of space, prison land etc. (Walter)
15. Middlesex Pension alternatives (Walter)

**GOALS carried forward**

16. Public Safety Facility (Dore'/Trey)
17. Determine future of Vaillancourt House - 17 Woodbury Lane. (Pam) (No dialogue thus far as budgets have had the bottom fallout, Historical Commission issue and seek suggestions)  
Goals 2003-Selectmen folder