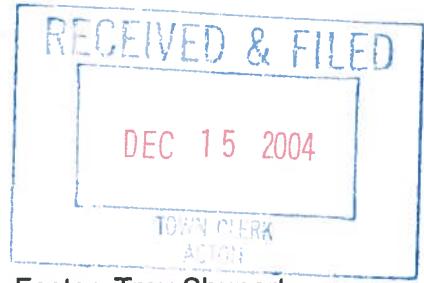


Selectmen's Minutes

November 15, 2004

7:00 P.M.



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

CITIZEN'S CONCERNS

Mary Utt, resident of south Acton and also member of TAC expressed her concerns about commuter parking on the side streets. The new express trains have put a strain on the parking. Commuters are parking at Jones Field and up Martin Street. She notes that there have been 15 vehicles parking along Martin Street. Don noted that he has been looking into several options that he will present at the next meeting. Dore' asked that we do something before than, such as begin to ticket and install No Parking Signs.

Nicholas Zarvolus, Martin Street spoke about the parking and the dangerous condition. He asked that the temporary no parking signs be placed on Martin Street until we can look at the solution, he would like to offer to attend the deliberation.

SEWER COMMISSIONER'S REPORT

PUBLIC HEARINGS & APPOINTMENTS

PIZZA HUT, CHANGE OF MANAGER – Pizza Hut has requested that Shelly Killay be replaced with Benjamin Burton as the Manager on record with regard to their Liquor License on Great Road. Walter asked Mr. Burton, the proposed new Manager about his work history with Pizza Hut. The Board was not convinced that Mr. Burton could adequately perform the duties of the Liquor Manager, and was concerned that the General Manager would not be involved with the Liquor License, for religious reasons.

PETER ASHTON – Moved to Grant a temporary License until to our next meeting, on November 29, 2004. And to have them provide new paperwork as well as having the General Manager and Regional Manager attend the November 29th meeting with Mr. Burton.

TREY SHUPERT – Second. UNANIMOUS VOTE.

SITE PLAN SPECIAL PERMIT #09/24/04-399, & SPECIAL USE PERMIT, 4 HIGH STREET – FAULKNER HILL REALTY – Dore' said the bulk of the hearing will be held tonight and continued to December 13, at 7:30. George Dimakrakis, Engineer for the Petitioner, gave a quick overview of the project. They feel the project will improve the property in a number of ways. They plan on developing 40% of the parcel. The site has wetlands and they will be improving what is currently being done at that location. They are expecting that people will be taking advantage of the commuter rail and will leave their cars at home. It creates housing that is not typical in Acton. It is an alternative to large private homes. They feel these smaller apartment size units will fill a need for rental units.

Dore' noted he is the selectman assigned to this Site Plan. The staff comments are in flux at this time. Dore' felt that the slope down to the brook should be fenced and that Erickson's delivery vehicles may need to adjust to accommodate the turning radius.

Peter asked about the purpose of the gavel path. George said it was for the residents use as recommended by the Recreation Director. Dore' said they may want to let prospects interested in renting that they will be near an active railroad line.

Isabella Choate representing the Iron Works Farms spoke about the project. They were concerned that the building not clash. They support the HDC comments.

Ronald Neeley, 20 High Street, He protests the development.

Betty McManus – Noted that they had approved the two units to affordable housing candidates

Audubon Hill representatives asked about septic systems and noted that the traffic will be worse. They felt that they needed street lights.

BOB JOHNSON - Moved to continue to December 13 at 7:30, PETER ASHTON – Second. UNANIMOUS VOTE.

SYLVIA PLACE PROJECT, SYLVIA STREET – Paul Gabrouy outlined his proposal for Sylvia Place. Dore' asked about the water management engineering. They are looking for approval for 6 units. They are asking the Board to first, recommend the project to BOA, and the second to endorse the 8 unit project to the State.

Peter asked about the sewer lines at that location. It was not in the sewer district and they would have to get Sewer Commissioners permission for hookup. He asked if they had an alternative plan for an on-site sewerage plant.

Trey asked how the size of the units with regard to the houses currently on the street compared.

Both Bob and Walter wanted to hear from the neighbors and to see what their prospective is.

Tim Malloy, an abutter spoke about the negotiations that have taken place. Paul has been accessible to meet with them. They are concerned about the dual permit filing. It leaves no room for dialogue.

Richard Morange, 2 Fletcher Court, is concerned about the placement of the proposed buildings.

Susan Hipsky 4 Silva Street – Thanked Paul and Glen and for keeping them so informed during this process.

Lauren Rosenzweig, speaking as an individual said that she supports the abutters and wanted screening on-site, and the right to be involved with BOA.

Joe Martineau of 3 Sylvia Street remarked that in the end, this project is not solely to support affordable housing, the developers are businessmen and they are in it for a profit.

PETER ASHTON – Moved go ahead and endorse the 6 unit plan and to urge the developer to research the possibility of obtaining two affordable units. TREY SHUPERT - second. UNANIMOUS VOTE

SELECTMEN'S BUSINESS

STATE OF THE TOWN – The booklet will go out to the printer, and be delivered the day after Thanksgiving.

OTHER BUSINESS

Walter updated the Board on the CPA projects and also noted the article in the Beacon.

Peter spoke about the projected estimate that was sent by Middlesex Retirement Board. Don felt that they are only estimates at this time and should change in the next month. It was noted that it was a little better than we had expected.

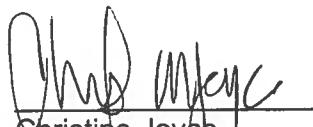
CONSENT AGENDA

PETER ASHTON – Moved to approve. – BOB JOHNSON – Second. UNANIMOUS VOTE

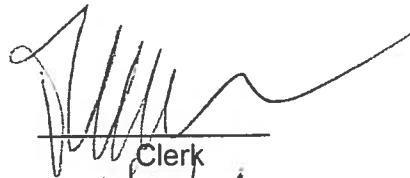
TOWN MANAGER'S REPORT

EXECUTIVE SESSION

BOB JOHNSON – Move to go into Executive Session for the purpose of discussing Litigation and Contract Negotiations, and to return to regular meeting, only to adjourn.
PETER ASHTON – Second. Roll Call was taken, All AYES



Christine Joyce
Recording Clerk



Clerk
12/13/04
Date

November 12, 2004

TO: Board of Selectmen, Sewer Commissioners
FROM: F. Dore' Hunter, Chairman
SUBJECT: Selectmen and Sewer Commissioners' Report

NOVEMBER 15, 2004
7:00 P.M.

I CITIZENS' CONCERNS

II SEWER COMMISSIONERS' BUSINESS

III PUBLIC HEARINGS & APPOINTMENTS

1. 7:15 **PIZZA HUT, CHANGE OF MANAGER** —Enclosed please find materials in the subject regard, for Board consideration.
2. 7:30 **SITE PLAN SPECIAL PERMIT #09/24/04-399, AND SPECIAL USE PERMIT, FAULKNER MILL REALTY, 4 HIGH STREET** — Materials for this Site Plan and Special Use Permit will be delived to Board members in hard copy.
3. 7:45 **SYLVIA PLACE PROJECT, SYLIVA STREET**— Enclosed please find materials regarding a proposed Local Initiative Program (LIP), Project for Board consideration.

IV SELECTMEN'S BUSINESS

4. **STATE OF THE TOWN** —General update and discussion.
5. **OTHER BUSINESS**

V CONSENT AGENDA

6. **MAPC APPOINTMENT** — Enclosed please find a request to have Lauren Rosenzweig appointed as Acton's Representative to MAPC, for Board consideration.
7. **SCULPTURE PARK PROPOSAL ADVISORY COMMITTEE (SPPAC) APPOINTMENT**— Enclosed please find a request from the Planning Board to have Gary Sullivan appointed as the Planning Board's Representative to the SPPAC, for Board consideration.
8. **ACCEPT MINUTES** — Enclosed please find Minutes of the October 19, 2004 Selectmen's meeting, for Board consideration.
9. **ACCEPT GIFT** — Enclosed please find a request from the Engineering Department for acceptance of Eric Nelson's donation of two days work at the new fields on School Street, for Board consideration.

VI TOWN MANAGER'S REPORT

VII EXECUTIVE SESSION

10. There will be a need for Executive Session

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.

Nov. 29. Planning Board Oversight Meeting, Junior's Pizza request for Beer and Wine Liquor License, Tobiko Japanese Fusion Restaurant, Transfer of Liquor License.

Dec. 13 Faulkner Mill Continuation from 11/15/04

Jan. 24

GOALS 2004-2005

1. Produce Morrison Farm Development Master Plan (Bob/Walter)
2. Improving Intra Board Communication (Dore')

GOALS carried forward

3. Monitor Labor Negotiations (Peter/Trey)
4. Improve Communication with Town Boards (ALL)
5. Revisit 2020 planning process for direction to make this process more beneficial towards implementation of long-term vision, and to get a first rough cut of what happens next year before school is out for the summer (Trey/Peter)
6. ALG process be used for purpose of Budget Planning for FY05 (Dore'/Peter)
7. Process Planning for "Life after NESWC" (Bob)
8. Joint IT process-organizational change (Walter/Dore')
9. Middlesex Pension Alternatives (Walter/Trey)