

BOARD OF SELECTMEN AND SEWER COMMISIONER'S MEETING

July 10, 2017
Francis Faulkner Room 204
Regular Meeting 7:00 PM
To view the full meeting, please [click here](#)

Present: Janet K. Adachi, Katie Green, Joan Gardner, Assistant Town Manager Mark Hald, and Lisa Tomyl, Recording Secretary

Absent: Peter J. Berry and town Manager Steve Ledoux

Citizen Concerns

Terra Friedrichs, West Acton – 15 town vehicles in town spaces not being used while people are attending meetings and looking for a list of people that put in for a tree bylaw. The 40B manual presented by the Zoning Board of Appeals did not include the Acton 2020 goal regarding demolition of historic houses and wanted to know when it would be updated. Also mentioned security cameras in use at Acton Memorial Library and what other public buildings there are security cameras in use and the “policy” on them; wanted to know about the West Acton Parking discussion and when that meeting would be.

Bob Miller, 84 Windsor Ave – wanted to know if the monopole discussion was on agenda

Chairman Update/Operational Update

Ms. Adachi – Town Manager and colleague Peter Berry both on vacation this week, so Assistant Town Manager Mark Hald is with us tonight and has unenviable task of keeping us in line.

- Acton's celebration of Fourth on First: another big success, thanks and kudos again to Town staff and many volunteers, and the weather gods. Special thanks to Recreation Director Cathy Fochtman and Recreation Department Event and Program Director Maura Haberman. And shout out to Natural Resources Director Tom Tidman for once again ably manning snack bar grill.

- Selectmen will have a specially scheduled Executive Session about Nagog Pond, Monday, 7/3, to discuss settlement negotiations to date. Settlement discussions resume late next week and continue following week, with Selectmen probably to have another Executive Session prior to regular 7/24 meeting, starting at 5:30.

- Consumer information session offered by representatives of MA Office of Consumer Affairs & Business Reg, Tuesday, 7/18, 11-1, ActonTV studio, 16a Craig Road. Learn what office of Consumer Affairs does to protect consumers in various areas, whether insurance policies, cable and phone bills, renter's rights, and professional licenses, etc. Open to public, free of charge. Information in Selectmen's online meeting packet and also posted on Town website.

- Boston Post cane – I am working with Executive Assistant Lisa Tomyl on possible revival of tradition of recognizing eldest citizen in Town via awarding of Boston Post cane. Acton still has its cane, in the safekeeping of Town Clerk.

Cane originated as publicity stunt in 1909 by publisher of Boston Post newspaper. Boards of Selectmen in 700 towns in ME, MA, NH and RI received canes made of ebony (from the Congo), with 2" caps of 14-carat gold that were decorated and hand-engraved with the legend, "Presented by the Boston Post to the oldest citizen of [name of town, state] To Be Transmitted." Very handsome pieces. Eldest citizen was to hold onto cane for as long as the title fit, after which cane was to be handed over to successor. Only men eligible initially; women became eligible in 1930, reportedly after substantial controversy. The publicity must have worked: Boston Post was at one point the country's leading "standard-size" newspaper before eventually folding in 1957. Meanwhile, not surprisingly, many canes were lost, stolen, destroyed over the decades. Could have happened in Acton. Most recent Acton ceremony was in 2008 by Lauren Rosenzweig Morton. Fortunately, family of the 2008 recipient came across cane among the recipient's belongings and returned it to Town. Revived ceremony probably will entail Town's keeping custody of cane, bringing it out for ceremonial purposes, and recognizing recipients with plaque and/or maybe pin. For more information about the history, and current ceremonies in different towns, go to web.Maynard.ma.us.

Mr. Hald – Fire department took delivery of a new fire engine authorized at last year's Town Meeting (2016 art. 7), department currently training, in service end of this week.

- Advanced Life Support program; we're ready to start, retirements at the state level, so we're working with their new staff for sign-off; the Chief will further update at your July 24 meeting.
- Also at the Board's July 24 meeting, a consultant will be presenting findings and recommendations regarding the condition and location of our fire stations.

Public Hearings

Change in Manager, Indoor Sports Management Ms. Adachi read the hearing notice. Representing Indoor Sports Management, Inc. was the applicant Justin Sencabaugh. Ms. Green inquired about the petitioner if he has had experience managing a restaurant with a full liquor license. Ms. Green moved to approve the change in manager at Indoor Sports Management, Inc., Mr. Chang seconded. All Ayes

WeAreStillIn.com Request for Pledge of Support of Paris Climate Control – Juris Wills representing Indivisible read from a prepared statement.

Kristan Smith-Park, 8 Wingate Lane – Activist Alliance – urged BOS to support the Paris Climate Control – read from a prepared statement.

Terra Friedrichs, West Acton – support of endorsing it even we agree with the Paris accord it is not enough – feels it is just a symbolic gesture.

Jude Aronstein 3 Gregory Lane – Mothers Out Front coordinator – promoting building a political will to get our elected officials to take bold action and this is extremely important for our country to do and all the towns around our country want to see clean and sustainable energy.

Danny Factor, 11 Davis Road – A5 – Co-Chair of Green Party chapter and director of Green Acton but speaks as a private citizen supporting the BOS vote to support Acton as supporting the pledge of support of Paris Climate Control agreement. Feels there should be a more binding agreement.

Representative Jennifer Benson – thanked BOS for their support in climate change. Will be going to Paris to represent the US for Massachusetts regarding climate change.

Ms. Green thanked all parties involved for bringing this opportunity to our attention – was brought up as part of the BOS goals. Questioned about Towns that have done this by the BOS or have brought resolutions to Town Meetings. Lexington just did but unsure the process that went forward. Ms. Green would vote for the resolution and then bring it to Town Meeting later. Ms. Gardner mentioned to change resolution from stating “City Council” to BOS. Ms. Green suggested on having two resolutions, one from City Mayors and WeAreStillIn.com. Mr. Chang feels both would be appropriate. Ms. Adachi supports both. Ms. Green move that the Board signs the pledge of support of the Paris Climate Control and adopt the Climate Mayors resolution, Ms. Gardner seconded. All Ayes (4-0)

SPSP #05/04/17 – 467, 533 Main Street Ms. Adachi read the hearing notice. Representing Stamski and McNary was William Hall and Sven Heistad (architect). Building 7 was moved closer to the main building due to concerns with the proximity of the Isaac David trail and the water main location. Contributions to the Sidewalk Fund – did an analysis of cost to put in a sidewalk, being not in a huge pedestrian area, would prefer to make a contribution rather than build since there is one across the street. Was quoted approximately \$11-12,000 for a sidewalk installation. Developer suggested making the contribution for in the amount of \$12,000.00.

The cost for what the Town requires is what prevailing wage and town staff involvement– total cost per linear footage would be approximately \$33,000. ATM mentioned emails from the Town Engineers from the past and there was quite a bit of difference with the range of cost per linear foot. Ms. Green seems like you are saying that you may just go ahead and build the other sidewalk at the cost of what they are being offered for their suggested contribution. Ms. Adachi stated that she is hesitant to grant a deep discount where we need sidewalks built in other areas of town. Mr. Chang agrees to Janet’s concerns - concerned about precedent being set. Ms. Green suggests a \$20,000 contribution.

Terra – thanks going to DRB questions about the trees being removed and adding more trees, Mr. Hall stated that there is a landscape plan to add more trees (24). Historic trail – Stamski & McNary representative noted that they do not need special permitting because this is not a state or federal project.

Jim Snyder Grant – Half Moon Hill – given the size of development and amount of cash, feels they could afford the \$30,000. Feels there should be a change in the (Zoning) Bylaw.

Ms. Green commented they should stick to the contribution to the Sidewalk Fund and feels there should be a separate conversation regarding where the money from contributions go for the Sidewalk Fund, and that a \$20,000 donation is appropriate.

Ms. Green moved to approve SPSP with changes noted with most recent plan and a \$20,000 contribution to the sidewalk fund dated July 10, 2017, Ms. Gardner second. All Ayes.

Affordable Housing Proposal, 184 Main Street –Craftsman Village Acton, Weston Development Group.

Ms. Adachi introduced the proponents for a LIP Friendly 40B development of 2 townhomes for a total of 8 attached homes located at 184 Main Street. The home currently at the location that is in disrepair and available for purchase. 2 units would be deemed affordable to be sold at 80% median income for \$200,000.

Ms. Green attended the public forum and answered questions of concerns for an increase in traffic. Developers mentioned another 8 unit development that had minimum traffic impact. Utilities – what will they be using – they will be connecting to municipal water and sewer, and plan to hook up to the natural gas line. Ms. Green suggests that part of their (BOS) goals is to increase town sustainability and reduce its carbon footprint and would encourage alternatives to heat; possibly put it in the letter as a suggestion.

Ms. Adachi suggested if there are a collective amount of people that are interested in preserving historic houses in the area to come up with a plan to maintain the historical property. It falls on the pockets of a developer and/or the Town.

Terra Friedrichs, West Acton – thanks about addressing historical houses and feels that town staff should be doing it, and we shouldn't be treating developers like clients. Questions the 6 trips per day and the traffic analysis.

Danny Factor – Do DHCD offer prices under 70% medium income. There are 2 units to be affordable so maximum income is 80% of the income. Questioned about accessibility – they haven't designed them for that basis, but will make accommodations on an as needed basis. Mentioned a housing crisis for low income and disability qualified and need to provide more housing for these populations.

Craig Bishop 190 Main Street – accessible and low income properties understands the need for affordable housing. Agrees with Ms. Freidrich's comments. Doesn't feel it is compatible with the surrounding buildings in the neighborhood.

Jason Temple Prospect St. - developers have done a great job with all the permits but not with the traffic study. Concerned about the increase in traffic in conjunction with some of the more dangerous intersection.

John Crafts 188 Main Street – biggest concern is the safety issue with the entryway of the project is directly across from the Discovery Museum and adding more trips per day is going to be more dangerous especially when there are large scale events at the Discovery Museum – concerned about the Prospect Street intersection and Central Street and commuter train. Concerned about feeding more traffic into an already busy traffic issue.

Kristen Crafts 188 Main St – expressed that Boards know that there is a traffic problem and the Boards just say "who cares". Concerned about safety issues with pedestrians.

Nancy Tavernier ACHC Chair – thanked everyone for all the comments- during the public forums, it is known that people don't want developments in their neighborhood, but we have a responsibility to provide affordable housing. Explained the criteria regarding the current development proposed to the BOS.

Debra Simes, Concord Rd. – explained that the Town is working on a sustainable implementation to look at alternative means to provide heat and permeable paving.

Wayne Friedrichs, Windsor Ave –

Ms. Green was comfortable moving forward to the next step. Encourages the green energy use and to strongly consider it. Mr. Chang agrees with all the concerns as raised, but concerned about the look and size of the units. Ms. Gardner was not in favor with the proposal as presented. Ms. Adachi was comfortable moving forward with proposal. Ms. Green moved to have the BOS Chair to sign the LIP for 184 Main Street with a letter noting the Board's concerns brought up in the public meeting, Mr. Chang seconded. 3 Ayes 1 Nay (Gardner).

Selectmen Business

Board to Vote to Approve Request for Spending Approval of Housing Gift Funds, ACHC – Ms. Green moved to approve request for spending approval of housing gift funds, Ms. Adachi seconded. All Ayes (4-0)

Sustainability Goals Implementation – Katie gave an overview of a policy that Green Acton and Green Advisory Board have been working on. Worked with Jim Snyder Grant and Debra Simes on an overview. Green Acton would do a rough draft and outline on July 5th. Suggested putting together a small working group and work with staff. Then send out the draft to all Boards and Committees for comments then back to the BOS for public comment. Then decide if it is a vote by the BOS for the implementation or should it be brought to Town Meeting for a vote.

Jim Snyder Grant appreciates the Board making this a priority goal. Had a few questions for the Board for direction about the draft policy. Ms. Green thinks it makes more sense to think about the questions and their answers and bring it back to a future meeting. To be continued to the July 24 meeting.

Town Manager Search Committee Charge and Proposed Membership – revised charge since the first introduction. Janet read the list of committee members, proposed Pat Clifford as Chair. Ms. Green moved to approve the Town Manager Search Committee charge and proposed membership, Mr. Chang seconded. All Ayes (4-0)

Board to Approve and Sign a Letter of Support for CPA Funding Increase – Ms. Green stated it was too late because the state budget was approved last week – perhaps write a letter to the Governor. Will table the letter for a later time.

Letter to Governor Baker Regarding MBTA Monopole Projects from Manchester-by-the-Sea Board of Selectmen – Janet gave an overview the proposed project of placing 75 ft monopoles along the MBTA ROW, Manchester has been active perusing attending meetings at the MBTA Boards to discuss their concerns and opposition. Looking for other communities affected by the placements. Ms. Green would like to have Representative Atkins' feedback as far as moving forward with discussions. Ms. Green

suggests sending the draft letter from Manchester to the MBTA control board with the request of the balloon test being performed at both the Martin Street and Windsor Ave locations.

Wayne Freidrichs, Windsor Ave – is it safe to send a letter to the Governor regarding the project and concerns. Doesn't understand why the MBTA needs free WiFi. The concern for Windsor Ave is the site of the pole.

Roberts, 44 Windsor Ave. The proposed location of the pole is in their backyard and would like the concern of the location be sent by the Board to the Governor.

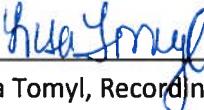
Bob Miller, 84 Windsor Ave – a letter to the Governor and the MBTA Board would be appropriate. The process of notification to the abutters by the MBTA would be appropriate. A balloon test is in order and a notification that the balloon test will be conducted in the area. Ms. Green will draft a letter based on the Manchester letter and request for a balloon test be added to both locations.

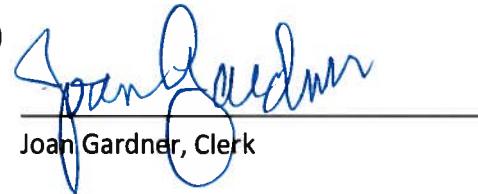
WRAC Charge – Ms. Green move to approve the WRAC Charge as noted on July 10, 2017, Ms. Gardner seconded. All Ayes (4-0)

Consent Agenda

Ms. Green move to approve consent items 11-24, Ms. Gardner second. All Ayes (4-0)

Ms. Green moved to adjourn, Mr. Chang second. All Ayes (4-0)


Lisa Tomyl, Recording Secretary


Joan Gardner, Clerk