

A workshop meeting was held on Wednesday, June 12, 2013 beginning at 6:30pm in Room 116 of the Town Hall. The following members were present.

Mark Gallivan, Chairman
Michael Berry, Vice Chairman
Nancy Mackenzie, Clerk
Christopher Timson
Clifton Snuffer, Jr.

Also present:
Michael Boynton, Town Administrator
Stephanie Mercandetti, ED Officer

Mr. Gallivan called the meeting to order at 6:50.

Mr. Boynton asked the Board members if they would have an issue with him allowing employees to take July 5th off using Personal or Vacation time. The Board agreed.

Reserve Fund Transfers

Veteran's RFT

Mr. Boynton explained Jon has some new people coming thru. He will needs close to \$2,500 in additional funding to fulfill the Town's obligations.

MOTION moved by Mrs. Mackenzie to approve the reserve fund transfer for the Veterans office, seconded by Mr. Gallivan, VOTED 3-0-0

Mr. Snuffer noted these monies are for vets and or spouses.

Mr. Berry arrived.

Voted 3-0-1 (Mr. Berry abstained)

Building Dept, Travel

Mr. Boynton explained that the reimbursement to employees when they use their own vehicle for work is the IRS rate. There is a need for additional funding in the Building department.

MOTION moved by Mrs. Mackenzie to approve the reserve fund transfer for the building department for \$600, seconded by Mr. Berry, VOTED 4-0-0

Superfund Site

Mr. Boynton reported the events which occurred at the superfund meeting. EDIC has been involved. EPA and parties reject ideas regarding the spot which abuts Clark Ave for the Water treatment facility. We have entertained questions; folks are encouraged to work with us. Encouraging EPA into some more collegial talks with town and have reached out to Covidien.

Mr. Snuffer recommends if you can spend time watch the replay. His opinion there is a need to look at policy and procedures for things that are unique. This reflects upon the Selectmen. When did we know, what did we know. The people in the area have to take some responsibility as these meetings have been going on for some time. On the subject of Mikalya's Way, with respect, no informational source to give anyone a feeling of what is going on. Than there are the 40B's.

Mrs. Mackenzie felt they can't have a policy and procedure on random things.

Mr. Gallivan thinks it is hard to create policy and procedures for everything down the road. Mr. Snuffer stated the Board depends on Mr. Boynton to let them know about these things. The residents on Clark Ave were angry.

Mr. Boynton had not expected that level of anger. Look at superfund site as a two dimensional issue. We looked at boundary line and nothing behind it. This issue has been numbing because of lack of ability to make decisions. The decision happened within the last couple of months. This was more of an administrative process. There is an old abandoned building on this property. EDIC stood up and recommended it go there. We have been moving along at the mercy of the EPA and parties. We are going to have to figure out what we are going to do. Going to have to engage with EPA about the re use of this. At some time, need to have a workshop and talk about this parcel. EDIC is frustrated. They can't do anything. Get everyone involved in to a meeting and give us an update.

The Board discussed holding an executive session meeting with T. Counsel, Robin, EDIC.

Mr. Boynton noted the EPA is going to site that bldg. no matter what. I am looking at a need to have a negotiation session about future use of the property. This Board needs to meet before he can meet with them. EPA has given the direction to Woodard and Curran to design that bldg. Mr. Snuffer feels EPA thinks they have guidance from the town and the meeting with residents have put a hold on discussions. Mr. Boynton stated they have never formally told them where to put the treatment plant. Robin told them we are not making that recommendation, the

TA has written to the owners, a sub grade treatment option. No access off of Clark Ave. Mrs. Mackenzie noted the EDIC is there to work with them and possibly take ownership, they have been the point people, send a letter to the EPA, hold on, the BOS have concerns and neighbors, before you site and have final decision we want to meet with them. In the meantime, get input form EDIC, Robin and maybe neighborhood meeting.

Mass Works Application

Mr. Berry noted the Board had discussed this last year and didn't have ducks in a row. He feels they are behind schedule. If there are projects we could be eligible for. The application is lengthy. It is a housing and economic development grant. What is out there for possibilities?

Mr. Boynton spoke of two big projects. Monday night the S&W talked about connecting Industrial road and Main Street to sewer and to see if folks are interested. The other project is the Downtown, about the scope of that project, Sidewalk and asphalt. Problems with trees, lighting, signalization . This project belongs in the TIP program. We are going to have to pay for design, having a hard time getting support from Capital budget. Bob O'Brien has talked about using ch90 money, but now we are not getting the amount originally promised. If that does come we should use funding there. He sees that as several years out.

Mr. Snuffer has no knowledge of what Massworks is. We are presently being inundated with 40B units. One thing can take place as I read Massworks, you can tie infrastructure with housing, if you think about the tax this will put on our water system, tie that we have inadequate capacity for a tank, we probably are going to get these two facilities.

Mr. Boynton wanted to know if they could say that the Town needs the increased storage capacity. Ms. Mercandetti explained the infrastructure is tied to an area, the prime investment would be within this area.

The potential projects include sewer, utility, roads, curb cuts, bike access, compliment a project of a mixed development . Economic development, or your Downtown of mixed use development. It can be any type of infrastructure. The train station area would be a good idea. The owners are looking at mixed uses and new construction as well. They have to have the numbers work and parking. One vacant building could possibly accommodate a garage. They are looking at 24 loft units and looking at different scenarios for mixed use. One across street could be 60 units and 40R does come into play there.

Mr. Berry noted that property interests me potential for mixed use. Great potential to attract young people, convenience, great opportunity, spur development around Kendall bldg., maybe have some additional development on foundry. Has a lot of potential, seems like the owner does not seem to focus. SM they have been very positive to ideas. The pieces are going well. In terms of Mass works, is to have state folks and T folks come out and determine what state resources.

Mr. Timson suggested by creating Downtown housing it will improve the Downtown. Ms. Mercandetti spoke of the town properties in the downtown which could be one large parcel. She would like to have the property owners come together to learn potential use of their properties. Mr. Timson is very interested and will support.

Ms. Mercandetti explained if you had a design of the public infrastructure improvements you want to do? You only need rough estimates and their support that should satisfy evidence that there is something there. The only two projects she has for the Massworks Grant is 1A and Downtown. Some Board members thought the water town project Cliff spoke of would be worthy. Mr. Berry would like to get support from Town Meeting for Downtown design.

Housing Partnership

J. Cogan will speak to his Veteran's committee about getting a member on the Housing Partnership. Ms. Mercandetti informed the members that PGC is working on the planned production plan. They will be appearing before the Board shortly. Mr. Boynton needs to verify from DHCD we can take credit to units that are approved; you can use it to withstand future bldg.

Mr. Snuffer noted the Housing partnership met with Barberry. He would like copy of minutes. No votes were taken. May be good idea to get the MPIC involved in the discussions.

Mr. Boynton noted the Board may need to update charge to include veterans and S. Committee and MPIC. The Board would like letters to go to COA and MPIC and Chamber that they need to appoint a member to serve on the Housing Partnership.

Goals and Objectives

The Board members discussed possibly changing the way they do their goals and objectives. Mr. Gallivan would like to see action items within a time frame. Mr. Timson questioned if they were going to do it the same way or change. Mr. Boynton spoke about major issues, and he needs the direction and leadership where they want to go. There are too many big ticket items hanging there. He suggested that one time a month they take one item.

Mr. Timson wanted everyone to come up with one or two items. If you have a few goals and everyone supports it you will achieve.

Mr. Berry noted there are other things to do list. There are broad goals. How are we going to separate these things? What do we want to do with T. Owned parcels?

Mr. Gallivan has a problem when he looks at it there are items that should be on an action list. Talked about getting closer to other boards. Worried the big things are going to taking time. Clear direction if we are going to tackle these projects. Need to identify once a month or every 5 -6 weeks. Mrs. Mackenzie likes having the goals, the structure makes us look at the whole town. We could work on a smaller action plan. Maybe we should call them the Board's policy directives.

MAPC will offer a mission vision goals and objectives. Is it worth reaching out to them.

Mr. Gallivan suggested everyone look thru them, turn into one page and say what you want differently and shoot them to me. Figure out what next step should be.

MOTION moved by Mr. Timson to adjourn at 9pm, seconded by Mrs. Mackenzie,
VOTED 5-0-0

Respectfully submitted