

**BOARD OF SELECTMEN
REGULAR SESSION MEETING MINUTES
Monday, October 1, 2018, 2018
Veterans Memorial Building Room 229
900 Main Street, Millis, MA 02054**

CALL TO ORDER: Sel. MacInnes called the meeting to order at 6:30 pm. The following persons were present: Sel. Cathy MacInnes, Sel. Loring Barnes, Sel. James McCaffrey, Town Administrator Michael Guzinski, and Operations Support Manager Karen Bouret.

EXECUTIVE SESSION

Sel. MacInnes made a motion to enter executive session for the following reasons:

To conduct strategy sessions in preparation for litigation if an open meeting may have a detrimental effect on the litigating position of the public body. (Coviello/Tanko; Pernice)

To conduct strategy sessions in preparation for negotiations with non-union personnel or contract negotiations with non-union personnel. (Finance Director Contract) The motion was seconded by Sel. McCaffrey.

Sel. MacInnes – aye, Sel. Barnes – aye, Sel. McCaffrey, aye

Return to regular session at 7:00pm.

ANNOUNCEMENTS

Jim McKay, DPW Director, announced that as part of the Infiltration and Inflow work that will be occurring, there will be a smoke test performed to see where there are leaks in the system. The DPW will go door to door and post information on when this will occur in each neighborhood. Additionally, Mr. McKay said there will be hydrant flushing in later October and will be advertised.

Mr. McKay said the Toll Bros project is moving forward and Toll Bros is responsible for handling all notifications of upcoming sewer work.

PUBLIC HEARINGS & SCHEDULED APPOINTMENTS

18-223 Stormwater and Land Disturbance Hearing Continued

Sel. MacInnes made a motion to open the Stormwater and Land Disturbance Hearing at Acorn Place. The motion was seconded by Sel. McCaffrey and passed unanimously.

Sel. Barnes made a motion to continue the hearing to 8:30pm on Monday, October 15, 2018 at 8:30pm. The motion was seconded by Sel. McCaffrey and passed unanimously.

18-225 Presentation of Financing Options for Clyde F. Brown Project

Jennifer Scannell, Treasurer/ Collector, presented four financing options for the Clyde F. Brown project. Ms. Scannell explained in detail the terms, range of yearly tax impact to a single family home and estimated total cost over the life of the bonds. Ms. Scannell said interest rates are predicted to increase again in December and she suggests locking in with option three. (See Attached) Mr. Guzinski said he discussed this with the Interim Finance Director and agreed with Ms. Scannell's recommendation. Sel. McCaffrey talked about the impact on tax payers and the overall cost to them over the life of the loan and reviewed decreasing payments vs. a fixed payment. Ms. Scannell added that with the principal falling off in upcoming years, it would allow the Town to take on other projects and more flexibility. Mr.

Guzinski said this was brought before the Board for direction since this is the largest bond the Town has ever taken and felt it was important for the voters see the process. Discussion ensued.

Sel. McCaffrey made a motion to accept the recommendation of the Treasurer/Collector and Town Administrator to move forward with option 3, Plan4EP(25) for 25 years for \$25 million with \$5.742 million to be financed in October 2019 with an estimated total cost over the life of bonds as \$46,837,201. The motion was seconded by Sel. Barnes and passed unanimously.

18-224 Review & Approval of Proposed Landscape Revision at Dover Road Residences

David Carter of Barberry Homes came before the Board to say they are looking at options at a piece of Town owned property to possibly remove some trees and old wires and landscape and or add a sign. Mr. Williamson said they just want to make sure that the Board of Selectmen is the Board who would give final approval since the land is Town owned. Sel. Barnes said the neighbors have voiced concerns and the Board wants to make sure they are heard. Mr. Carter said they did go to the Planning Board with an idea of what they might like to have happen but have not put forth an official proposal yet.

Mr. McKay, as a Planning Board Member, said there was a brief discussion with the Planning Board as Mr. Carter stated and noted that they would need to go back to them to amend the special permit. Madeline Yusna, a neighbor, asked the Board to keep in mind the nature of the neighborhood and hoped the Board will consider that if a plan comes forward for approval. Carol Coakley, another neighbor, voiced her concerns about placing a sign as well. Other neighbors also voiced concerns. Sel. MacInnes asked Mr. Carter to get an abutters list from the Board of Assessors and to meet for public input and Mr. Carter added that his email is dcarter@barberryhomes.com.

18-226 Review and Approval of Stormwater Credit Manual

Mr. McKay said the Stormwater Credit Manual was created by Kleinfelder and represents what was voted on by the Board of Selectmen and at the November 2017 town meeting for implementing the stormwater utility. Betsy Frederick, of Kleinfelder, said she will take any suggestions or changes that the Board recommends to the document itself.

Ms. Frederick said there is a policy decision for the community to decide if they'd like to add a sliding scale regarding the credits and added that the credit has been designed to allow single family homes to be eligible which many communities are not allowing. Ms. Frederick said the impervious surface definition comes from the MS4 requirements and is specified on page 4 of the credit manual. Sel. Barnes asked if they have considered an "opt out" for residents who have a well like in the town of Franklin. Ms. Kleinfelder said she will need to research that and is not currently prepared to answer. Sel. Barnes also asked about condominium owners and if their homeowner's fees include billing for stormwater. Ms. Kleinfelder said individual owners are billed with each paying an equal share of the total property but Mr. McKay and Mr. Guzinski added that there are options to look at as far as that is concerned.

A discussion ensued about agricultural/farm land. Ms. Frederick said she will do more research with other towns and how they are treating agricultural areas. Sel. McCaffrey added that the core policy decisions that were made implementing the bylaw were made to impact residents and property owners as fairly as possible and by taking particular properties out it will affect all residents with an increase. A question emerged about solar panels and Ms. Kleinfelder said she will add language in the manual related to the panels.

Sel. McCaffrey voiced concerns about the appeals process and whether or not it would go from the DPW Director to the Board of Selectmen or the Town Administrator should also view it prior to going to the

Board. Ms. Frederick will review the bylaw language and find a way to have two sets of eyes prior to it getting to the Board.

Ms. Frederick will revise the document to reflect changes discussed tonight and will send it to Mr. McKay to forward to town counsel for review. Sel. Barnes suggested adding advertising at the end of the document to help offset the cost of mailing them out.

18-227 Cell Tower Article

Mr. Guzinski reviewed the proposed placement of a cell tower at 121 Norfolk Road which is owned by the Town. Mr. Guzinski said he and Mr. McKay met with Verizon Wireless about the possibility and feel 121 would be an ideal location. Mr. Guzinski said there are many steps in the process including a hearing where there would be public input, but the first step is to place an article on the town meeting warrant to authorize the Board to lease a portion of Town-owned land. This would bring revenue into the Town.

18-228 Review & Discuss Proposed Changes to 11/5/18 Warrant

Mr. Guzinski reviewed some changes that he is recommending to the warrant. (See memo) These included:

Article 1: Addition of an unpaid bill for the DPW, SiteOne \$259.50

Article 5: The addition of \$22,500 to the budget line BOS Consulting Services to fund 6 months of costs for an Economic Development Director/Planner

Article 7: One more item of unissued debt was added for \$16,400

Article 9: Two more items to the Capital Article, \$20,000 for the purchase of poll pads and voting booths and \$10,000 to replace the flooring Room 21 at the Veterans Memorial Building

Articles 13-16: Language was added, at Town Counsel's recommendation, to the marijuana-related articles

Article 17: is a cell tower article to authorize the Board to enter a lease

Sel. McCaffrey made a motion to reopen the 11/5/18 town meeting warrant for consideration of articles. The motion was seconded by Sel. MacInnes and passed unanimously.

Sel. McCaffrey made a motion to renumber the marijuana articles as proposed. The motion was seconded by Sel. MacInnes and passed unanimously.

Sel. McCaffrey made a motion to add article 17 for a cell tower lease. The motion was seconded by Sel. MacInnes and passed unanimously.

Sel. McCaffrey made a motion to accept the changes accepted by the Town Administrator. The motion was seconded by Sel. MacInnes and passed unanimously.

Sel. McCaffrey made a motion to close the warrant. The motion was seconded by Sel. MacInnes and passed unanimously.

ADJOURNMENT

Sel. Barnes made a motion to adjourn at 9:36pm. The motion was seconded by Sel. McCaffery And passed unanimously.

Respectfully submitted: Karen M. Bouret