

Chairman Gill called the meeting to order 7:00 PM at the Town Hall Auditorium with members Charles Coldwell, Joseph Gill, Jerome Selissen and John Ryan present. Town Manager Dave Cressman, Town Counsel Charles Zaroulis and Recording Secretary Heather Tecce were also present. Selectmen John Mackey was absent.

Town Managers Budget Presentation

Mr. Cressman, Town Manager presented the Fiscal FY2007 General Fund Budget totaling \$73,068,059. This is not his final recommendation until there is the opportunity to review the Town's budget and discuss with School and Finance Committees. Mr. Ryan said he thought the budget was presented well. Mr. Selissen commented on the use of one time revenue given to the schools last year and that maybe we should learn from our mistakes. Mr. Coldwell commented about the problem with fees, overrides and cost shifting. Mr. Gill said things are tough and we haven't settle contracts yet and fuel costs are at a best guess. Mr. Gill also requested the representatives of U-25 appear at the March 21, 2006 Selectmen's meeting at 8:00 PM along with the School Committee and Finance Committee.

Pole Petition – Main Street

Appearing before this board was David Argu of National Grid for the Public Hearing to locate poles, wire, cables and fixtures (Plan #M752) **Motion** by Mr. Ryan second by Mr. Coldwell to authorize and the Board voted unanimously.

Rogers Common

Motion by Mr. Ryan second by Mr. Selissen to table at the petitioner's request to the second meeting in April and the Board voted unanimously.

Town Counsel Invoice

Motion by Mr. Ryan second by Mr. Selissen to approve invoice dated 2-21-06 and the Board voted unanimously.

Affordable Housing Trust Fund Allocation Plan

Mr. Cressman, the Town must adopt the Allocation Plan now that there are funds. Community Development Director Sadwick has proposed this plan to be placed in the Annual Town Meeting Warrant.

Facility Maintenance Worker – Police Station

Motion by Selissen second by Mr. Ryan to post a permanent part-time Facility Maintenance Worker and the board voted unanimously.

Admin. Asst. – Town Manager

Jeanine Tamboli has been appointed to the permanent part-time position effective March 27, 2006.

Labor Counsel Invoice

Motion by Mr. Ryan second by Mr. Selissen to approve invoice dated 3-1-06 and the Board voted unanimously.

Senior Account Clerk

Karen Brekalis has been appointed to the position effective March 27, 2006.

Executive Session

Mr. Cressman has one item for session - IAFF

Reports

Mr. Selissen reported that at the March 1, 2006 informational meeting for the sewer project a good number of people took applications for hookup. He also reported Mr. Lambert resigned from the sewer advisory committee and made this motion: **Motion** by Mr. Selissen second by Mr. Ryan to post opening and send letter of thanks for Mr. Lambert and the Board voted unanimously. Mr. Selissen reported that the water advisory and sewer positions are overlapping and made the following motion: **Motion** by Mr. Selissen second by Mr. Ryan to change the sewer advisory committee to the Sewer/Water Advisory Committee and the Board voted unanimously.

Mr. Coldwell reported that on March 2, 2006 there was a Kick-off of C.A.R.E.S. with Board of Health Chairman Phil French and member Christine McKinnon. C.A.R.E.S. has received a \$10,000.00 grant.

North Street 40R Project

Appearing before this board was Atty. Robert Scarano presenting the 40R regulation for development of Smart Growth Zoning District on North Street. Mr. Sadwick also appeared at the Chairman Gill's request. Mr. Scarano informed this Board that a 40R Development would be a village type, mixed use of light commercial, residential and retail. There aren't any design standards but the town can put on the standards they choose. Mr. Sadwick gave clarification of the application process. This Board will need more information/education of 40R/40S before any more discussion or decisions will be made. Mr. Ryan suggested that the information/education should come from the Community Development Office and not the petitioner.

Village Green 40 B Project

Appearing before this board is Dick Cuoco of Cuoco and Cormier, Dan Barton and Brent Mangel of Mangel Architects, Joel Kahn, David Hale and Paul Morris of Pinnacle Construction. Mr. Hale highlighted the project including history, traffic light that will also serve the Middle School, moving a house to Pondview Road and the residential portion of the project. He feels that project meets the Master Plan within walking distance to day care, offices and hopefully a coffee shop. It has been decided to not be rental units but sold units. Mr. Coldwell received clarification that each unit will have one parking space under the building and that there will be one parking space for each bedroom a unit has. Mr. Selissen wondered if the Town is missing out on this not being a 40R. Mr. Gill said this meeting is for informational purposes and confirmed that the petitioner has reviewed a copy of the Local Housing Partnerships comments. **Public Portion:** Ryan Nelson of 1519 Main Street expressed concerns of more traffic. Ed Pivon, Villa Nova Drive spoke in favor of the project. Public portion closed with no one else appearing.

Motion by Mr. Coldwell second by Mr. Selissen to send these comments, the public comments and the Local Housing Partnership to the Mass. Housing and the Board voted unanimously.

Residents – none

Precinct 3 Precinct 3A – Posting Change

Motion by Mr. Selissen second by Mr. Ryan to change Precinct 3, 175 Chandler Street to Precinct 3A, 1099 Main Street and the Board voted unanimously.

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Article 1 Warrant to be signed

Motion by Mr. Coldwell second by Mr. Ryan to sign Article 1 and the Board voted unanimously.

Memorial Day Parade

Motion by Mr. Ryan second by Mr. Coldwell to approve parade 5/29/06 and the Board voted unanimously.

Road Race

Motion by Mr. Ryan second by Mr. Coldwell to approve Road Race 5/21/06 and the Board voted unanimously.

The next Board of Selectmen meeting will be March 21, 2006 at 7:30 PM Town Hall Auditorium

Motion by Mr. Ryan second by Mr. Selissen at 9:35 P.M. and unanimously voted to go into Executive Session. Polled all yes.

John Ryan, Acting Clerk