

# **Town of Paxton Board of Selectmen**

## **Regular Meeting Minutes**

**Monday, October 25, 2010**

Members Present: Fred Goodrich, Chair  
Bill Trotta, Vice Chair  
Peter Bogren, Jr., Clerk

Charles Blanchard, Town Administrator

Attendees: see Attendee List

The Chairman called the meeting to order at 7:30pm and announced that they would be going in Executive Session.

Roll call taken in public session to go into Executive Session under MGL Chapter 30A § 21 #3 to discuss strategy in respect of litigation in respect of the Davis Hill Property. Roll call taken FG -Yes, WT- Yes, PB –Yes.

The Chairman reconvened the Regular meeting to order at 8:05pm

### **Paxton Housing Partnership**

- Martha Akstin, Chair provided the BOS with a letter recommending Planning Office for Urban Affairs as the chosen developer for the Senior Development.
- (FG) stated that he had noticed that this developer had developed 40B projects sponsored by the Catholic Church.
- Marvin Siflinger, introduced himself to the BOS as the Chairman of Housing Partnership, consultant for PHP and responded that Urban Affairs has been providing affordable housing since 1969 and have an excellent track record for providing housing for the communities. All housing is public funded; non-sectarian way in legal or spirit.
- Eleanor White, Housing Partnership stated that Urban Affairs were non-profit within Archdiocese, but no religion involved; non-sectarian.
- (FG) asked if it would be 40B?
- Martha Akstin responded that there was no mention to them of 40B.
- (WT) asked whether the apartments can only be made available to Paxton residents?
- Marvin Siflinger, 70% available for Paxton residents.
- (WT) asked whether low-income people outside of Paxton could have priority over Paxton residents.
- Marvin Siflinger, responded that it depended on the funding, there would no bigger

preference unless 50% median and below

- (WT) asked whether there would be competition for the units if they don't meet the low-income requirements.
- Eleanor White responded that Paxton residents would have a leg up as they would be aware of the units. It would be based on income limits; Paxton would be allowed 70% of the units and then open to everyone. 35 of 50 would be set-aside for Paxton residents.
- Marvin Siflinger, gave an explanation of the tax credit program: reauthorized every 5 years and is to encourage low income housing for families and seniors, a virtually flawless system as administered by IRSF. There is a strict criterion for receiving these credit and they are worth a lot of money to developers. Reviewed by IRSF so investments are safe. Funds raised through the sale of these tax credits.
- Martha Akstin stated that the funding is coming up on March 11, 2011.
- (WT) asked what would happen if developer went broke?
- Marvin Siflinger, responded that the developers were very strong and had underwriters.
- Eleanor White stated that the Town would have no liability if the project failed; the mortgage lender would be the landlord.
- (PB) asked if the mortgage holder disposed of the asset, would Paxton have any control over the purchasers?
- Martha Akstin responded that it was leasehold, so would have to carry out the terms of the lease.
- (FG) stated that a Town meeting vote will be needed for acceptance to lease land and transfer property over to low and moderate-income housing.
- Peter Dawson explained the votes required at Town Meeting as 1. a vote under Chapter 40, Section 3 to authorize the Selectmen to enter into a Lease, 2. a vote under Chapter 40 Section 15A to transfer land for the purpose of constructing low and moderate housing, and a further vote under Chapter 40 Section 15A to change the vote from 2/3 to a majority vote.
- (FG) stated will have to discuss there maybe a zoning issue to bring before the Town possibly December or January.
- Zoning issues were discussed; options would be to seek a variance for over the 2½ story apartments and more than 4 units per dwelling or a change in the zoning bylaws.
- If a petition by developer for a 40B project a comprehensive permit would submitted to the Planning Board.
- **Motion (FG) seconded (PB) to accept Planning Office for Urban Affairs as the chosen developer for the Senior Development. Unanimous all in favor.**
- It was mentioned that Planning Office for Urban Affairs have worked on other projects in

the area, one being Mount Carmel in Worcester. Martha Akstin to reach out to this apartment complex.

### **Troop 105**

- Request by Troop 105 to post signs entering Town to advertise the Thanksgiving Apple Pie Fundraiser.
- **Motion (FG) seconded (PB) to give permission to post these signs. Unanimous all in favor.**

### **Meeting Minutes**

- **Motion (FG) seconded (PB) to accept the Regular Meeting Minutes of October 4, 2010. Unanimous all in favor.**

### **New Balance Relay Race**

- (CB) provided more information to the BOS on this race.
- **Motion (FG) seconded (PB) to allow race through part of the Town. Unanimous all in favor.**

### **Town Administrators Update**

#### **Accounts**

- The Town Accountant has reconciled all accounts for FY10 and has confirmed balances with the Town Treasurer on all Trust Funds as of October 14<sup>th</sup>; this is a result of two years work.
- (FG) on behalf of the BOS commended Donna Couture, Town Accountant for her accomplishment.

#### **Gasoline & Diesel**

- Bill's Garage was the only bid received for Gasoline & Diesel opened on October 12, 2010 giving a three-cent discount.
- **Motion (FG) seconded (WT) to accept the bid from Bill's Garage. Unanimous all in favor.**

#### **Average Single Family Tax Bill**

- (CB) provided a summary showing the average single tax bill for the Wachusett district communities FY00 to FY10, as well as for Worcester and the State.

#### **MSBA**

- Peter Brennan has provided an update on the status of the MSBA Green Repair Program. Representatives from MSBA visited the Wachusett schools and submitted a statement of interest; Paxton Center School will qualify for a new roof and new windows for the Cafetorium and gym. The project cost is estimated to be \$938,000 for the roof and \$100,000 for the windows.
- If selected to proceed to the next step. An Owners' Project Manager would need to be hired; the Town's share of this cost would be \$13,479. The Town's share of the project would cost an estimated \$489,096.
- CB) stated that the work needed to be done and this would be the best opportunity.

- BOS decided to make arrangement to take a look at the windows.

#### **Tax Rate**

- The FY11 tax rate of \$17.03 has been approved by the DOR.

#### **Other Business**

- WRSD School Committee are taking a vote this evening, not to support Question 3 on the November 2, 2010 Election
- After a brief discussion, BOS decided that this was not a vote that they would take at this time.
- (WT) stated that he had noticed parking outside of the church, and that the *No Parking* signs were not visible. Also the *Stop* sign at Maple Street was faded. He suggested that (CB) drive around Town with the DPW Superintendent to assess what signage needs replacing.
- Request for a Special Permit for the First Congregational Church for a one-day liquor license for their annual Twilight Auction.
- **Motion (FG) seconded (WT) to allow a one-day license. Unanimous all in favor.**

**Motion (FG) seconded (WT) to adjourn meeting at 9:35pm. Unanimous all in favor.**

Respectfully submitted,

Carol L. Riches, Administrative Assistant

Documents from the Meeting:

Town Administrator's Update – File in Town Administrator's Update Folder

Letter from Martha Akstin – PHP RFP Folder