

Town of Paxton Board of Selectmen

Regular Meeting Minutes

Monday, December 13, 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.

Paxton Housing Partnership

- PHP members were present to bring forward a new recommendation for the developer for the Senior Residential Apartments. Martha Akstin, Chair stated that the committee met on December 8, 2010 and voted to recommend JKS Paxton LLC as the new developer.
- Martha stated that if the BOS accept the recommendation, they would like to meet with JKS Paxton LLC and review the MOU.
- John Scanlon, owner of JKS stated that he had done several of these senior developments and had worked with the tax credit program.
- Marvin Siflinger, the replacement consultant for Chuck Eisenberg stated he would be preparing the MOU.
- (FG) asked that it be reviewed by Town Counsel prior to going to JKS.
- **Motion (FG) seconded (WT) to accept PHP recommendation of JKS Paxton LLC for the developer of the Senior Residential Apartments. Unanimous all in favor.**

Muir Meadows

- Edward Blanchard and David Richards present to give an update on Muir Meadows.
- Mr. Blanchard stated that he was pleased that the Affordable Housing Laws stayed intact after the November Election.
- Mr. Blanchard could not give a timeframe as to when the project would begin, he said that it would be market driven; neither did he know whether he would build in phases or all 87 units together.
- Quinn Engineering will prepare engineering plans, and once the engineering phase is started there would be no turning back.
- Mr. Blanchard stated that the market study was not complete, and was confused when

asked if the traffic study was complete, he thought that this was undertaken by the Town.

- All BOS members showed concern that the access road to the project on Pleasant Street would be directly across from Indian Hill Road.
- (CB) stated that the traffic study was part of the requirement before going forward with the project from Masshousing as outlined in Mike Busby's letter to the Board.
- Mr. Blanchard said that he would look into.
- (FG) stated that the BOS would like to see a traffic study.

Meeting Minutes

- **Motion (FG) seconded (PB) to accept the December 6, 2010 Regular Meeting Minutes. Unanimous all in favor.**

Adrian & Rita Zeffert – Leased Pole

- (CR) stated that she had only put a call into the Light Dept. Manager this morning and was awaiting his response. Defer to the next meeting.

Disclosure of Potential Conflict of Interest

- BOS reviewed a Disclosure of potential conflict of interest received from Holly Roberts, Conservation Commission, Associate Member and saw no conflict of interest.
- **Motion (FG) seconded (WT) that no conflict of interest seen, and accept the declaration from Holly Roberts. Unanimous all in favor.**

FY12 Board of Selectmen Budget Review

- **1122 Selectboard \$ 72,350**
- **1151 Legal Services \$25,000**
- **1192 Public Building \$21,064**
- **1196 Town Reports \$1,750**
- **1911 Unemployment \$1,000**

Motion (FG) seconded (PB) to accept preliminary budgets and send along to Finance. Unanimous all in favor.

Town Administrators Update

Baypath

- Baypath based on requirements to apply unencumbered funds in excess of 5% of the budget to reduce the current year assessment, our assessment will be reduced by \$8,154. The school is also undergoing a building improvement feasibility study approved by MSBA, Kaestle Boos Associates has been retained to do the work.
- Baypath has also reported that a comprehensive evaluation has resulted in continuation of the school's accreditation with a two year progress report due in February 2012 and a Five Year Focused visit in the spring of 2015.

Traffic Study

- CMRPC has completed its Regional Traffic Counting program for 2010.

IRS Mileage

- The 2011 IRS standard mileage rate is now \$0.51, cents per mile, the Town's current rate is \$0.40.5, as it has been for several years.
- **Motion (FG) seconded (WT) to increase the Town's allowable mileage rate to \$0.51 cents per mile from 1 January 2011. Unanimous all in favor.**

Stormwater Regulations

- (CB), (CR) and Mike Putnam attended a meeting on December 10, 2010 at the DCR in West Boylston regarding the new draft Stormwater Regulations. The DCR has indicated that they will provide significant assistance to the seven towns in the Wachusett Watershed Districts to assist in the compliance of these new regulations.

Correspondence

- Memo from Susan Stone, Town Clerk requesting the assistance of a senior under the Senior Tax Program to assist in implementing a Dog Program.
- (CB) stated that only this week they had received an applicant for the program, who appeared to have the computer skills required to do this project.
- **Motion (FG) seconded (WT) to approve Susan Stone's request. Unanimous all in favor.**
- Letter from Chuck Eisenberg, recusing himself from acting on behalf of PHP
- (FG) stated that the BOS would be going into Executive Session and only returning to Regular Session for the purpose of adjourning.
- **Roll call taken at 8:15pm to go into Executive Session under MGL Section 21 #2 to negotiate a non union personnel contract. (FG) Yes (WT) Yes (PB) Yes.**
- **Motion (FG) seconded (WT) to adjourn meeting at 8:35pm. Unanimous all in favor.**

Respectfully submitted,

Carol L. Riches, Administrative Assistant

Documents from the Meeting:

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

Letter from Chuck Eisenberg – PHP Senior Housing Development folder