

Board of Selectmen
February 1, 2007

Present: Kenneth F. Troup
Panny Gerken
Curt Plante

Chairman Mr. Troup called the Board of Selectmen's meeting to order at 7:00 p.m.

WARRANT

#07-16 \$93,237.94

#07-16a \$94,031.89

TOWN ACCOUNTANT WORK SCHEDULE

Town Accountant Julie Costello has been offered the part time Town Accountant position for the Town of Stow. Ms. Costello would like to change her work schedule with the Town of Bolton so that she can accommodate the Town of Stow schedule also. On a motion made by Gerken and seconded by Troup, the Board of Selectmen approved of Ms. Costello working for the Town of Bolton on Monday and Tuesday from 6:30 a.m. to 2:30 p.m. and Wednesday from 10:00 a.m. to 6:00 p.m. provided it would not interfere with the Town of Bolton's payroll/bills warrant schedule. (Troup – yes, Gerken – yes, Plante – yes)

TURNER, GREEN ROAD

Present: Ira Turner, Trustee and his parents Paul and Elizabeth Turner; Frank Krysa, Building Inspector and John Stephenson, Fire Chief

Mr. Krysa and Mr. Stephenson met with Mr. Turner at 256 Green Road to discuss options related to securing the property to allow Mr. Turner additional time to remove his parent's belongings. Mr. Krysa and Mr. Stephenson's recommended that a five foot chain link fence be placed around the entire property to secure the property.

The Board of Selectmen expressed their on going concerns that the site was a public safety hazard and needed to be secured immediately to prevent unauthorized access.

Mr. Troup reported that the Board of Selectmen received a letter from a neighbor who urged the Board to set a schedule for demolition of the property.

On a motion made by Gerken and seconded by Plante, the Board of Selectmen voted to require the following actions:

1. All openings to the structure at 256 Green Road must be boarded up and a five foot chain link fence with a locked gate must be installed surrounding the structure and debris, as directed by the Building Inspector Frank Krysa and Fire Chief John Stephenson by February 15, 2007. If these two requirements are not completed by February 15, 2007, the town will proceed with the demolition of the structure and a lien will be placed on the property for any costs incurred.
2. The burned out structure is to be demolished and the cellar hole filled in by May 1, 2007;
3. All demolition rubble must be removed from the property no later than May 1, 2007;

4. Mr. Turner will notify the Board of Selectmen no later than Monday, April 16, 2007 if he will not be able to complete this project by the deadline agreed upon. The Board of Selectmen will then take the appropriate action to have the structure demolished and the cellar hole filled in, with a lien placed on the property for any costs incurred.

The Historical Commission should complete their review of the property within this time frame also. Anyone visiting the site should contact Mr. Turner.

BONAZZOLI, SOUTH BOLTON ROAD

Present: Gigi Bonazzoli

Mr. Bonazzoli did a site visit with Selectman Plante and Conservation Commission Administrative Assistant Carol Gumbart.

Mr. Plante recommended that the land be used for a drainage site or affordable housing. He stated that Mr. Brown did not agree with his recommendation to use the land for drainage. Mr. Plante's opinion was that it was a buildable lot and it would be pre-existing, non-conforming to zoning bylaws provided there was a clear title.

Ms. Gumbart noted that the land did have wetlands that should be protected and continued to have concerns regarding the possible contamination, clean up and controlling future dumping on the site. Nat Tipton, Town Planner was not sure that the site was buildable, especially with wetlands making it difficult to find a location for a septic system.

Ms. Ross stated she spoke with Mr. Storey, Chairman of the Affordable Housing Partnership and it was his opinion that the property would not be beneficial to the town as an affordable housing site.

Ms. Ross stated it would cost an estimated \$2,000 to hire a LSP to conduct a soil analysis. Mr. Bonazzoli was not willing to pay for any soil testing of the property.

Mr. Bonazzoli stated that the land's value has increased over the years and he was paying \$2,000 a year in taxes. His desire was to give the land to the town for open space. The Selectmen questioned why the land was assessed so high and recommended that Ms. Ross request the history of this property from the Assessor's office to determine how they reached the assessment for a non buildable lot.

If the Town wanted to continue to investigate Town Planner Nat Tipton would take the time to research and determine whether the piece of land is a pre-existing non-conforming lot or an unbuildable parcel.

Mr. Bonazzoli did not anticipate any problems with the title search.

The Board of Selectmen did not have enough information to make a decision as to whether they wanted to accept the gift of land. The Board of Selectmen deferred a vote until additional information could be obtained regarding this property.

APPOINTMENT

Chief Alfano recommended that the Board of Selectmen appoint Ms. Mary Ann Kinirey as reserve officer for the Town of Bolton.

Ms. Kinirey has an Associate's Degree in criminal justice and is working towards her Bachelor's Degree. Ms. Kinirey has experience as a reserve officer working for the towns of Townsend and Shirley, and presently works for the Department of State Police as an Administrative Secretary. Ms. Kinirey is a member of the Montachusett Regional Critical Incident Stress Management Team that provides crisis intervention for emergency service personnel, their families and their organization.

On a motion made by Gerken and seconded by Plante, the Board of Selectmen voted to appoint Mary Ann Kinirey as Reserve Officer, term expiration June 30, 2007.

PUBLIC WAYS SAFETY COMMITTEE

Present: Public Ways Safety Committee members Dan Senie, Leslie Breeze, Deb Kellett; Century Mill Road residents Ledyard, Jacqueline and Kathy Smith, Daniel Senie, Chief Alfano

Century Mill Road Intersections: The Public Ways Safety Committee proposed a three way stop at the Century Mill Road and South Bolton Road intersection. The short term solution included making the intersection an all way stop with stop signs and stop lines; making the right turn lane one way from the South Bolton to Century Mill Road and adding a "do not enter" sign for the Century Mill Road drivers. It was also recommended that a stop ahead sign be placed along Century Mill Road. The long term solution would be to eliminate the island and creating more of a T-type intersection.

Mr. Senie explained that it is very hard to see when pulling out of Century Mill Road onto Route 85 because of the guardrail. If you move the stop line back further you can not see down the road. Mr. Brown suggested a redesign be considered by raising Century Mill Road. Mr. Plante stated that both intersections should be dealt with through the Planning Board when reviewing the proposed development on Century Mill Road.

Mr. Brown and Chief Alfano agreed to do a site visit of the intersections and report back to the Board of Selectmen.

Fog Lines: Main Street, Still River Road, Hudson Road, Wilder Road, Wattaquaddock Hill Road and Harvard Road presently have fog lines. The Public Ways Safety Committee proposed fog lines is added to the following roads: Long Hill Road, Berlin Road, Frye Road, South Bolton Road, Century Mill Road, Sugar Road, East End Road between Main Street and Sugar Road, Golden Run Road, Green Road, Vaughn Hill Road, Forbush Mill Road and Manor Road.

On a motion made by Gerken and seconded by Plante, the Board of Selectmen approved the amount of \$5,200 be put in Mr. Brown's budget for fog lines as discussed. (Troup – yes, Gerken – yes, Plante – yes)

Ms. Breeze also reminded the Board of Selectmen to be sure funds are budgeted for the Century Mill Road intersection once approved. Ms. Kellett stated that funds were budgeted in FY07 for fog lines and were disapproved by the Advisory Committee.

ATM ARTICLES/BUDGETS

The Board of Selectmen reviewed a draft articles for the Annual Town Meeting. An article approving the Taping and Televising of the Town Meeting is not required and therefore deleted from the warrant.

The Selectmen recommended a placeholder for a stablization fund article.

TRI-TOWN MEETING

Bolton will host the Tri-Town Meeting on Wednesday, February 7, 2007.

TOWN ADMINISTRATOR REPORT

Warrant Statement: Mr. Troup will draft the warrant statement along with a history and project summary to include the treatment plant, library expansion, capital planning committee, emergency services and the master plan being completed.

Legal expenses: Ms. Ross reported that \$17,000 has been expended as of December 31, 2006.

Selectmen's meeting – February 13, 2007: The Board of Selectmen will meet on Tuesday, February 13 instead of Thursday, February 15th. The Board of Selectmen will meet with the Board of Health at 7:00 p.m. for the town nurse versus Nashoba Associated Board of Health discussion. The Board of Health will be asked to then continue their meeting in the small meeting room to allow Selectmen to use the big meeting room so they can be televised. The Conservation Commission is also meeting this evening and will hold their meeting in the Board of Selectmen's meeting room.

APPOINTMENTS

On a motion made by Plante and seconded by Gerken, the Board of Selectmen voted to appoint Donald Baum as the Community Emergency Response Coordinator. (Troup – yes, Gerken – yes, Plante – yes)

On a motion made by Gerken and seconded by Plante, the Board of Selectmen voted to appoint Town Clerk Betsy Cussen as the local census liaison to work with representatives from Secretary Galvin's office on the 2010 Federal Census. (Troup – yes, Gerken – yes, Plante – yes)

CELL PHONE/EMAIL & INTERNET POLICY

Mr. Plante agreed to draft a cell phone, email and internet policies for the Board of review. Ms. Ross will provide Mr. Plante with any information she has received regarding this policy. Mr. Troup stated that there is a policy on file regarding email and this policy will be provided to Mr. Plante.

GLOBAL SIGNAL CELL TOWER DECISION

The Board of Selectmen had a question regarding the written decision related to the construction of a “150” foot monopole and the construction of the pole in a way to allow a “20” foot extension when the zoning bylaw limits the wireless tower height to 150 feet. The Board requested clarification regarding this matter and deferred approval of the decision to the next Board of Selectmen meeting.

INFORMATIONAL

The Board was informed that the **Century Mill Estates Definitive Subdivision** was filed with the Town Clerk today.

The Board of Selectmen received a copy of the **Executive Order 478 issued by Governor Patrick** that directly impacts people with disabilities.

RE-ELECTION

Mr. Troup announced that he will run for re-election to the Board of Selectmen.

AGENDA PROCESS

The Board of Selectmen discussed the agenda process and revised the written guidelines to distribute agendas on Thursday with the deadline for any revisions by Board of Selectmen to be at noon on Friday.

EXECUTIVE SESSION

On a motion made by Plante and seconded by Gerken, the Board of Selectmen voted to go into executive session under Chapter 39, Section 23B (6) at 9:45 p.m. to consider the purchase, exchange, taking, lease, or value of real property if such discussion may have detrimental effect on the negotiating position of the governmental body. The Board voted not to reconvene to open session. (Roll Call: Troup – yes, Gerken – yes, Plante – yes)

Meeting adjourned.