

TOWN OF STERLING
BOARD OF SELECTMEN
September 24, 2012

MEETING:

Chairman Sushchuk called the meeting to order at 6:32 pm. Roll call established that Selectmen Paul Sushchuk, and Ron Furmaniuk were present. **Vote:** Selectman Sushchuk made motion to approve agenda. Selectman Furmaniuk 2nd. Unanimous.

Chairman Sushchuk made the motion to approve the agenda. Selectman Furmaniuk 2nd. Unanimous.

VOTE: Selectman Paul Sushchuk made a motion enter Executive Session regarding Collective bargaining. Roll Call Vote. Chairman Sushchuk – Aye. Selectman Furmaniuk – Aye. The public was asked to leave the room.

The public meeting resumed at 7:02.

Chairman Sushchuk declared that the Sterling Lancaster Television as the only official electronic copy of the meeting.

Solar Project on Wiles Road

Present were Attorney for the Community Energy, Adam Costa and representative for Community Energy, David Krupp, John Davis and Douglas Davis.

The Chairman reminded the Board that the team assigned to negotiate the contract ,on the Town's behalf consisted of the following people: Town Administrator, Terri Ackerman, Selectman Brian Patacchiola and Regional Assessor, Harald Scheid.

Selectmen discussed the 61A option. Since the farm land will be converted to an alternate use, the Town has the right to purchase the land at fair market value. There has been no formal vote yet from the Assessors or Planning Board, regarding the 61A option. However Harald Scheid was part of the negotiating team for the P.I.L.O.T. program and the Planning Board has voted to accept the Approval letter and Order of Conditions for the proposed solar project. The Conservation Commission voted on September 18th not to pursue any option of first refusal. Therefore, in order to expedite the completion of the project by the first of the year, the Select Board took their **Vote:** Selectman Sushchuk made the motion to decline the option to purchase the land at 12 – 18 Wiles Road, assessors' map 88, parcel 20 in its entirety and part of assessors' map 88, parcel 10, off Clinton Road and part of assessors Map 90, parcel 7, 140 Redstone Hill Road. Selectman Furmaniuk 2nd. Unanimous.

- The Select Board discussed the proposed agreement for the P.I.L.O.T.

Special Town Meeting

- The term of the P.I.L.O.T. will be 20 years.
- When the term is up, the Town can either re-negotiate a new P.I.L.O.T or collect the regular amount of taxes according to the Assessors' calculations
- The Town will receive \$22,500.00 annually as payment in lieu of taxes.

The consensus of the selectmen was that the contract was equitable for both CES and the Town.

Vote: Selectman Furmaniuk made the motion to accept the proposed PILOT Agreement with CES Solar. Selectman Sushchuk 2nd. Unanimous.

An anticipated 15 Articles will be included in the Special Town Meeting on November 13th. **Vote:** Selectman Furmaniuk made a motion that no additional articles will be accepted after 1:00 pm on September 25, 2012 and that the Board of Selectmen will vote to officially close the warrant at their next meeting. Selectman Sushchuk 2nd. Unanimous.

After discussion the following positions were taken on Special Town Meeting Articles:

1. Budget appropriations and transfers:

- Fund Special Town meeting Costs (Constable) – Town Clerk – Selectman Sushchuk made the motion to support this portion of the budget appropriations and transfers. Selectman Furmaniuk 2nd. Unanimous.
- Building Inspector Retirement Assessment – Town Administrator - Selectman Sushchuk made the motion to support this portion of the budget appropriations and transfers. Selectman Furmaniuk 2nd. Unanimous.
- Additional costs for Primary and General election – Town Clerk – Selectman Furmaniuk made the motion to support this portion of the budget appropriations and transfers. Selectman Sushchuk 2nd. Unanimous.
- Increase Appropriation for Town Accountants Office – Town Accountant - Selectman Sushchuk made the motion to request the appropriation of funds for the Town Accountant for 28 hrs., up from 24 hours (with 7 additional hours for the Assistant Town Accountant) Selectman Furmaniuk 2nd. Unanimous.
- Funding for Temporary Planner - Selectman Furmaniuk made the motion to not include this article, as specifics will not be ready until the Annual Town Meeting in May. Selectman Sushchuk 2nd. Unanimous

- Funding for Fire Station roof - Selectman Sushchuk made the motion to leave this article on the warrant until next meeting. Pursuant upon the Fire Department presenting a definite cost for the mitigation of the reoccurring ice dam. Selectman Furmaniuk 2nd. Unanimous.

2. Fund Architect and OPM for proposed Senior Center – Senior Center Building Committee

Draft Article: To see is the Town will vote to raise and appropriate, borrow, transfer from Capital or Stabilization fund, the sum of \$410,000.00 to fund the architectural design and Owner's Project Manager for the construction of a new Senior center to be built on the corner of Boutelle Road and Muddy Pond Road, identified as Town Assessors Lot 11 on Town Assessors sheet number 137 and listed in the registry of Deeds Book Number 03588, Page Number 0132, said sum to be expended by the Senior Center Building Committee, with the advice and consent of the Board of selectmen or take any action in relation thereto.

VOTE: Selectman Sushchuk made the motion to support this article. Selectman Furmaniuk 2nd. Unanimous.

The Selectmen praised the Senior Center Building Committee for all of their work.

3. Fund Vault Construction:

The legal requirements for publicizing the bids for the vault have been fulfilled. It has already been determined that the vault site would/will be on the west side of the Butterick Building. The architect has worked with the vault committee to be as cost effective as possible. The interior of the vault is designed at 25' x 10' by 8 feet tall. **VOTE:** Selectman Furmaniuk made the motion to support the article for the vault construction. Selectman Sushchuk 2nd. Unanimous.

4. Fund Vault Shelving:

The vault Committee has received cost estimates for the shelving that would be required for the interior of the vault. The estimates run from 16,050.00 – 20,500.00. The designs for the shelving would improve efficiency and document retrieval. **VOTE:** Selectman Furmaniuk made the motion to support the article for the vault shelving. Selectman Sushchuk 2nd. Unanimous.

7. Rescind the Quinn Bill:

Recently the State discontinued funding for a portion of the Quinn Bill. Since then, the courts have ruled that Towns are no longer responsible for their portion of the projects that have lost state funding. Therefore, the

Selectmen wish to rescind the Quinn Bill that was formerly enacted in order to encourage/enhance the education of Police officers. **VOTE:** Selectman Furmaniuk made the motion to approve the article. Selectman Sushchuk 2nd. Unanimous.

8. Special Legislation to Exclude the Quinn Bill:

VOTE: Selectman Furmaniuk made the motion to approve the article. Selectman Sushchuk 2nd. Unanimous.

10. Amend Personnel Bylaws Attachments:

- A. Incorporate Union positions into Attachments A
- B. amend Attachment B to add 2 steps and remove 2 steps
- C. Amend Schedule C for Call Fire Fighters

VOTE: Selectman Furmaniuk made the motion to support the article. Selectman Sushchuk 2nd. Unanimous.

11. Create Economic Development Commission/Task Force

One of the Selectmen's goals is to participate in the Ambassador program with the students from Clark University and to encourage commercial and retail business within the Town. **VOTE:** Selectman Furmaniuk made the motion to support this article. Selectman Sushchuk 2nd. Unanimous.

Remaining articles will be addressed at the next Selectmen's meeting on October 10th.

Chocksett /Conservation
Commission Issue

In order to alleviate a technical problem which has arisen, regarding waste water management for Chocksett Crossing, the Conservation Commission was asked to accept further restrictions upon the protected land that abuts Chocksett Crossing. The size of this parcel of land is approximately 10 acres. It has been determined by the Conservation Commission that the acceptance of these additional restrictions will not adversely affect the land or be detrimental to the Town of Sterling since said parcel is "unbuildable" due to wetland and is already restricted as open space.

VOTE: Selectman Furmaniuk made the motion to approve this paper transaction that has been recommended by the Conservation Commission. Selectman Sushchuk 2nd. Unanimous.

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Town Administrator's update/old business

Meetinghouse Hill Road, in front of the church, will be closed on Saturday, October 20th from 6:30am until 5:00.

The Fire Department has received \$40,000 reimbursement for the snowstorm that occurred on October 31, 2011.

The Police Department has received a \$20,000 (911 Department) Grant.

At the Town Clerk's table at the Sterling Fair, they were able to register 52 new voters. The majority of thanks goes to Dick Maki who was there every day and night of the fair. Thanks also to Dick Barriere, Sheila Hudson, Christine Arsenault, (registrars) as well as (representing the Republican Town Committee and Melissa Chalmers representing the Democratic Town Committee.

Business and Correspondence

Senior Center Monthly Report
Data accumulated on My Senior Center Software

- As of August 31, 2012 the Senior Center has provided services to 280 different Sterling seniors, age 60+.
- These seniors have participated in 7,960 activities at/provided by the Senior center.

Upcoming Select Board meetings...

- October 3 – Regional selectmen's meeting in Holden
- October 10 – Regular Selectman's meeting
- October 17 – Strategy/policy meeting
- October 24 – Regular Selectmen's meeting

Public Session

Resident, Claire Stidsen, addressed the Select Board. She asked when the Senior Center Building Committee will apply for a special permit from the ZBA. Selectman Sushchyk asked the Town Administrator to address this question and get the information to Mrs. Stidsen, with all due speed.

Selectmen Sushchyk made a motion to adjourn at 8:34 pm. 2nd by Selectman Furmaniuk. Unanimous.

Selectmen's Meeting Minutes
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