



BOARD OF SELECTMEN

TOWN HALL
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Andrew N. Deslaurier, *Chairman*
Edward J. Giroux, *Vice Chairman*
Kimberly J. Conway, *Secretary*
George J. Simolaris, Jr., *Member*
Michael S. Rosa, *Member*

MEETING MINUTES

MARCH 5, 2018

A regular meeting of the Board of Selectmen was held on Monday, March 5, 2018 at 7:00 p.m. in the Conway Hearing Room. Present were Selectman Andrew Deslaurier, Chairman, Selectman Edward Giroux, Vice Chairman, Selectman Kimberly Conway, Secretary, Selectman George Simolaris, Member, Selectman Michael Rosa, Member, Town Manager John Curran, and Assistant Town Manager Cathleen O'Dea.

CALL TO ORDER

Chairman Deslaurier called the meeting to order at 7:00 p.m.

OPEN MICROPHONE

Bart Hogan, 11 Manning Road, came to the podium regarding the Middlesex Turnpike III Project.

Chris Tribou, 13 Bridle Road, came to the podium regarding the Middlesex Turnpike III Project.

Kate James, 22 Pinehurst AV, came to the podium regarding Pedestrian Safety

ANNOUNCEMENTS

Selectman Conway stated there 3 openings on the Scholarship Foundation Committee and 4 openings on the Cable Advisory Committee. All other Announcements may be viewed on the Town of Billerica Website, Selectmen's Page.

Selectman Conway stated that the date and time for the Billerica Health and Wellness Fair is Saturday, April 14, 2018 from 10:00 a.m. to 1:00 p.m. at the Billerica Elks on Webb Brook Road.

America's Yankee Doodle Town

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TOWN CLERK SHIRLEY SCHULT ELECTION UPDATE

Good Evening,

Just a few reminders to the Public regarding the upcoming Town Election:

1. The Election is Saturday, April 7th.
2. The Polls will be open from 8:00 am to 8:00 pm
3. The LAST DAY to register to vote in that Election is Friday, March 16th.
The Registrars' office will be open from 8:30 am until 8:00 pm to register people.

Census Forms have been sent out. If you did not receive one please call the Registrar's office at 978-671-0926.

REMEMBER: You cannot register to vote by marking the Census Form.

You must complete a registration form, which can be done:

1. In Person: by going to the Registrars' Office
2. By Mail: by going onto the States web page at:
www.registertovotema.com and following the instructions
3. By-E-mail: by going onto the State Web page at:
www.registertovotema.com and following the instructions.

Also, a reminder that all dogs must be licensed. The normal fee for spayed and neutered dogs is \$6.00. Those not spayed or neutered is \$10.00. This is the last week to license them for the normal fee.

After March 10th a \$10.00 late fee will be added to each license.

PRESENTATIONS

Swearing In of Fire Chief Robert Cole

Mr. Curran recognized Fire Chief Robert Cole and asked the Board to affirm his appointment.

Selectman Conway, seconded by Selectman Rosa made a motion to affirm Robert Cole as the next Fire Chief for the Town of Billerica.

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It was voted:

5 – In Favor

0 – Opposed

Town Clerk Shirley Schult came to the podium and administered the oath to Fire Chief Cole.

Chief Cole introduced his family and addressed the Board

Swearing in of Deputy Fire Chief Stephen Kennedy

Mr. Curran recognized and asked the Board to affirm the appointment of Deputy Fire Chief Stephen Kennedy.

Selectman Conway, seconded by Selectman Rosa made a motion to affirm Stephen Kennedy as Deputy Fire Chief for the Town of Billerica.

It was voted:

5 – In Favor

0 – Opposed

Town Clerk Shirley Schult administered the oath to Deputy Fire Chief Kennedy.

Chief Cole pinned Deputy Chief Kennedy.

Steve Lisauskas from Waste Zero Regarding Textile Recycling

Steve Lisauskas from Waste Zero came to the podium to review the Textile Recycling Program that Selectman Rosa discussed at the February 26, 2018 and to answer any questions the Board had about the Program.

Selectman Simolaris expressed concerns on bags that are broken or if there are missed pickups. He also inquired about items in the bags that should not be there.

Mr. Lisauskas stated that any broken bags or debris from them will be cleaned up by Simple Recycle. The bags are not opened during pick up. They are processed off-site and are taken care of from there.

The customer can call Simple Recycle to reschedule any missed pick-ups; either the next day or to put it out the following week for pick up.

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Selectman Conway asked about the statistics relative to charitable donations. She also asked how the pick-up vans would know if homes had textiles to be picked up.

Mr. Lisauskas responded they would know because they would follow the Town's recycle route

Selectman Conway asked about the company's percentage of live textile recycling as opposed to retail.

Mr. Lisauskas responded that it was about 95% recycle.

Selectman Giroux expressed concern about local charities and about wet heavy bags in the street due to inclement weather.

Mr. Lisauskas responded that if Town is picking up, then the Vans will be picking up.

Chairman Deslaurier asked about the incentive to the Town to use these pink bags. Selectman Deslaurier stated he had concerns about having bags all over the streets of town when residents are used to no longer doing that.

Mr. Lisauskas suggested checking with neighboring towns such as Chelmsford and Tewksbury who utilize this service to get their experience with this program.

Chairman Deslaurier asked DPW Director Abdul Alkhatib if he had had any discussion with residents relative to the recycling of textiles.

Mr. Alkhatib replied that topic had never come up.

Selectman Giroux asked about indirect costs anticipated with this program.

Mr. Alkhatib stated he had looked into this. He is concerned that when the town takes on another service, then the town would most likely "own" it; i.e., receiving phone calls about missed pick-ups, etc. He did not see the need to take on another service such as this when residents had other options to deal with it.

Selectman Simolaris stated he would like to speak with other towns who utilize this service. He also asked about an option out with this service should it not work out.

Selectman Rosa stated that this service will have little impact on town resources. It will save the town money on tonnage and tipping fees. Selectman Rosa pointed out the condition of clothing drop-

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offs in town which are not controlled by the town. There is always a lot of junk on the ground surrounding it. Selectman Rosa stated he would like a consensus of the Board relative to moving forward with this service.

Chairman Deslaurier asked Mr. Lisauskas on the estimates for tonnage .

Mr. Lisauskas responded that the preliminary estimates are 68% with the potential for more.

Chairman Deslaurier stated there was 250 miles of road to be covered in Billerica. He asked about communities that were comparable to this.

Mr. Lisauskas mentioned several communities ;i.e., Brookline, Chelmsford, Medford, Framingham.

Selectman Rosa, seconded by Selectman Simolaris, made a motion that the Board direct the Town Manager to review the contract and report back to the Board relative to parameters.

It was voted:

3 – In Favor

2 – Opposed (Selectmen Conway and Deslaurier)

PUBLIC HEARINGS-CONTINUED FROM FEBRUARY 26, 2018

7:15 p.m. National Grid and Verizon – Middlesex Turnpike to relocate the following poles 74,75,75-1,76,77,78,79,80,81,82,83,84,85,86,87,88,89,90,91,92,93,94,95,96,96- 1,97,98,98-94,99,100,101,102,103,103-1,103-50,104,105,106,107, and pole 108 and Install poles 73-84,76-84 and pole 90-84 for Mass DOT Project. The location begins approximately NW of the Centerline of the intersection of town line of Billerica and Bedford on Middlesex Turnpike, and continues approximately 5280 feet in a Northwest Direction. Plan #16533328.

Mr. Curran explained that he, Selectman Rosa, DOT, VHB, National Grid and neighbors met regarding the pole in front of the Hogan's Driveway. Better maps were distributed.

Mr. Jim Hutchinson, from Control Point Technologies, a contractor for National Grid came to the podium. He stated that National Grid is the assisting party on this Mass DOT project. They are relocating the poles to allow the project to take place. They have a duty to relocate if this

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plan moves forward. Petition locations are to allow new locations in the town granting these new locations if the project moves forward.

Chairman Deslaurier asked if anyone from the public wished to speak.

Bart Hogan came to the podium and spoke.

Selectman Rosa suggested that because the plan number is the same for all three public hearings (-1,-2), perhaps it would be helpful to orientate the project as they are voted to the pages that are in the packet.

Selectman Conway, seconded by Selectman Rosa made a motion to close the public hearing.

It was voted:

5 – In Favor

0 – Opposed

Selectman Conway, seconded by Selectman Rosa made a motion to grant National Grid and Verizon permission to relocate the following poles 74,75,75-1,76,77,78,79,80,81,82,83,84,85,86,87,88,89,90,91,92,93,94,95,96,96-1,97,98,98-94,99,100,101,102,103,103-1,103-50,104,105,106,107, and pole 108 and Install poles 73-84,76-84 and pole 90-84 for Mass DOT Project. The location begins approximately NW of the Centerline of the intersection of town line of Billerica and Bedford on Middlesex Turnpike, and continues approximately 5280 feet in a northwest direction, Plan #16533328, Pages 1-9

It was voted:

5 – In Favor

0 - Opposed

HEARING CONTINUED FROM FEBRUARY 26, 2018.

7:20 p.m. National Grid and Verizon – Lexington Road, National Grid is to relocate The following poles -68,69,70,71,72,73,73-1, 74,78, and 79 on Lexington Road and Install pole 74-84- and 80-84 for Mass DOT project. Location approximately as show Plan attached. Plan #1653328-1.

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Selectman Conway, seconded by Selectman Rosa, made a motion to close the public hearing.

It was voted: 5 – In Favor
0 – Opposed

Selectman Conway, seconded by Selectman Rosa made a motion to allow National Grid and Verizon to relocate the following poles -68,69,70,71,72,73,73-1, 74,78, and 79 on Lexington Road and Install pole 74-84- and 80-84 for Mass DOT project. Location approximately as shown on Plan attached. Plan #1653328-1., pages 4, 10, and 11.

It was voted: 5 – In Favor
0 - Opposed

PUBLIC HEARING CONTINUED FROM FEBRUARY 26, 2018.

7:25 p.m. National Grid and Verizon-Manning Road, to relocate the following pole 4,5,6,7 and pole 8 and install pole 3-84,5-50, and 5-50-84 for Mass DOT project. Plan #16533328-2.

Selectman Conway, seconded by Selectman Rosa, made a motion to close the public hearing

It was voted: 5 – In Favor
0 – Opposed

Selectman Conway, seconded by Selectman Rosa made a motion to allow National Grid and Verizon- to relocate the following poles on Manning Road 4,5,6,7 and pole 8 and install pole 3-84,5-50, and 5-50-84 for Mass DOT project. Plan #16533328-2, pages 7, 12, 13

It was voted: 4 – In Favor
1 – Opposed (Selectman Simolaris)

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**7:30 p.m. Triple Sushi, Inc., d/b/a Nana Japanese Steak House, Change of Manager
(CONTINUED FROM PUBLIC HEARING ON FEBRUARY 26, 2018)**

Selectman Conway recused herself from this agenda item and left the Hearing Room.

A copy of the updated TIPPS Certification was provided to the Board.

Selectman Rosa, seconded by Selectman Giroux made a motion to approve Triple Sushi, Inc., d/b/a Nana Seven Japanese Steak House, 199 Boston Road, Billerica, MA 01862, an all alcoholic license doing business weekdays Monday thru Friday 11:00 a.m. to 11:00 p.m., Saturday, 11:00 a.m. to midnight, and Sunday Noontime to 10:00 p.m. The Manager of Record to be Yong Hao Wu.

It was voted:

4 – In Favor

0 – Opposed

1 – Abstention

(Selectman Conway)

**Triple Sushi, Inc., d/b/a Nana Japanese Steak House, Action on Indefinite
Suspension of Restaurant All Alcoholic License**

Selectman Rosa, seconded by Selectman Giroux made a motion that the Board of Selectmen lift the suspension of Triple Sushi, Inc., d/b/a Nana Seven Japanese Steak House, 199 Boston Road, N. Billerica, MA 01862 effective with this vote.

It was voted:

4 – In Favor

0 – Opposed

1 – Abstention (Selectman Conway)

Selectman Conway returned to the Hearing Room

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Town Manager Report

-Fiscal Efficiency

-Professional Recognition

Town Manager John Curran reviewed for the Board items on his Town Manager Report; i.e., the Lexington and Glad Valley Project, Boston Road North Project, Boston Road, Mass Works Project, Food pantry, Whipple Road and Andover Road project, Sewer Contract 36, and Tax Taking.

Selectman Giroux commented that he is very pleased with the Lexington Road and Glad Valley Drive intersection project. He is also very pleased with the Boston Road improvements.

Selectman Giroux asked if the short term location for the Food Pantry is going to be the First Congregational Church.

Mr. Curran stated it would probably be somewhere in the inter faith community; but not necessarily in the First Congregational Church.

Selectman Rosa commented on the Boston Road and Whipple Road projects. He would like to see the designs for the projects. He stated he felt it would be helpful if the Board could see them before the Abutters.

Mr. Curran stated that typically the abutter's meeting is first to answer any questions and then comes before the Board.

Selectman Rosa stated he is very happy with the Food Pantry Progress.

Selectman Simolaris stated he is very pleased with the Boston Road North Project. He is also glad about the Glad Valley and Lexington Road project; as that is a very bad intersection. Selectman Simolaris further stated he is very pleased with the Food Pantry Progress. He was wondering where people could donate food.

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Selectman Conway asked what else could be done to have residents voice their concerns on road projects when they are still in the conceptual stages.

Mr. Curran stated they are now putting plans on social media and putting out code red messages.

Update on the Food Pantry

Selectman Simolaris stated this was covered in the Town Manager's Report.

Mr. Curran elaborated further on the subject. He stated that members of the interfaith community are looking to establish a 501C3 through the Congregational Church. The actual location of the Food Pantry has not been determined. It will probably not be the Congregational Church, though they did offer. It will probably be in another church in the interfaith community.

Selectman Simolaris suggested that since the Food Pantry in Billerica is not accepting donations at this time, perhaps people could donate to other communities. He also suggested calling the Veterans Office to contribute monetarily.

Update on Middlesex Turnpike Project

Selectman Simolaris stated he is in favor of the project. He stated concerns about the 4 lane highway extending 900' beyond Manning Road towards the gas station and then close back to 2 lanes. He was under the impression that it would end at Manning Road. The only possible parcel for economic development before the gas station is the Irish American Club. He is concerned about the 4 lanes of traffic and would like the contractor to mitigate these concerns

Mr. Curran gave an update and a history on the project, which dates back to 1980, when it was started by a Tri Town Committee consisting of Bedford, Billerica, and a Burlington. Mr. Curran further stated that since that time Billerica has moved forward with trying to improve the Middlesex Turnpike. The Middlesex Turnpike is the primary engine for the Town for industry.

Mr. Curran further stated that the project has been started, and trees have been cleared. The Town is trying to help residents mitigate some of the issues they are experiencing. Mr. Curran enumerated some of the steps that could be taken.

Mr. Curran stated that the contract has already been awarded. If money is cut out, the Town could end up in litigation.

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Chairman Deslaurier asked Mr. Curran that if and when the Board was interested in changing this project, and litigation was involved, what action would the Board need to take.

Mr. Curran stated he did not know if there was any recourse except for legal recourse. The Town would certainly have some influence. This is a state project that has already been awarded.

Chairman Deslaurier clarified that this is a state project that this Board has no ability to reorient. He did, however, ask Mr. Curran what the Town influence would be.

Mr. Curran stated that the State would need to be notified. This would certainly come with some serious financial cost to the Town.

Selectman Simolaris stated he was not looking to get money back from the Contractor. He wants items decreased on the project. He re-iterated his concerns about 4 lanes of traffic going into a residential area and then revert back to 2 lanes.

Selectman Simolaris made a motion to direct the Town Manager to discuss the end of the project, scaling the 4 lanes back to 2 lanes and not to get any monetary consideration back from the State.

On the motion, Selectman Rosa stated he would feel more comfortable to ask the Town Manager to speak with the State and Contractor to see if there was some mutual way that the project could be scaled down. He would be more comfortable if the motion was amended to see if there could be some kind of mutual consideration to the residents in that section.

Selectman Rosa mentioned that the residential portion of the Middlesex Turnpike outweighs the industrial portion. He also stated that originally the project was going all the way down to Concord Road, but did not so as not to impact residents.

Discussion on the motion continued. Mr. Curran cautioned about the impact that this action could have on future State projects.

The motion on the floor was seconded by Selectman Rosa.

It was voted:

2 – In Favor

3 – Opposed

(Selectmen Conway, Deslaurier,
Giroux

There was no directive to the Town Manager.

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Stretch Code

Mr. Curran stated he is looking for the Board's endorsement on the Stretch Code to move forward for a Warrant Article for Town Meeting.

Mr. Curran introduced Neal Duffy; New England Regional Director of Green Communities. Mr. Duffy came to the podium to review for the Board the Energy Reduction Plan, Fuel Efficiency Plan, and the Stretch Code. Mr. Duffy updated the Board on measures that will come before Town Meeting and two more that will come before the Board between now and October.

Mr. Duffy stated that if Billerica is designated as a Green Community, their estimated designation grant will be \$226,000. He reviewed the qualification criteria with particular emphasis on criteria #5, the Stretch Code, which needs to be adopted through Town Meeting.

Selectman Conway Asked that if a new industrial building came into Town, would the Stretch Code apply to that or is it all residential.

Mr. Duffy replied that it does apply to commercial construction but it would not be impacted because it would be more than 100,000 square feet.

Selectman Conway asked who enforces the Stretch Code.

The Building Commissioner would enforce the Stretch Code.

Building Commissioner Mark LaLumiere came to the podium and gave his perspective on the Stretch Code. Commissioner LaLumiere stated that he is 100% behind the Stretch Code, and that the Town is essentially doing it now.

Selectman Rosa asked about the cost increases impacting commercial buildings fewer than 100,000 square feet.

Mr. Duffy responded there was no difference in the requirements for industrial buildings now and then after the adoption of the Stretch Code.

Selectman Rosa asked what the \$226,000 designation grant could be used for, and if there was any deadline by which the money needed to be used.

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Mr. Duffy replied that it could be used for any energy efficiency or reductions projects in municipal buildings. He also explained the process for the designated grant application. There is no deadline to use those funds unless you want to get into another competitive grant.

Selectman Simolaris asked how long you would need to be eligible for grants if this was acted on immediately.

Mr. Duffy stated that the application deadline is the end of October. Once designated in early December, the grant applications would probably be early in the new year.

Selectman Simolaris stated his desire for the Town to be purchasing electric cars.

Mr. Duffy stated they charge \$10,000 for electric vehicles and up to \$10,000 for charging stations.

Selectman Simolaris asked if would be feasible to purchase 20 electric cars with the grant funds.

Mr. Duffy replied potentially with the designated grant money, but only up to two cars with the competitive grant money.

Selectman Giroux asked if the 3,000 square feet for residential property would apply to multifamily dwellings or just single family.

Mr. Duffy stated the Stretch Code applies to all residential property.

Selectman Conway, seconded by Selectman Rosa made a motion to instruct the Town Manager to put forth a warrant article to adopt the Stretch Code.

It was voted:

5 – In Favor

0 – Opposed

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Energy Reduction Plan

Mr. Duffy reviewed the criteria involved in establishing an Energy Reduction Plan. An energy need baseline needs to be established as well as a plan to reduce that by 20%. The plan needs to be approved by the Green Community. There is also a list of measures that can get you to the 20% reduction so when you become designated you already have a list of projects in place.

Fuel Efficient Vehicle Policy

Mr. Duffy reviewed the Fuel Efficient Vehicle Policy as well as the timeline involved. Each time a vehicle is replaced that is not exempt from the policy, a certain fuel economy standard needs to be met. The vehicles that are exempt are emergency vehicle, Fire, Police, and ambulances, and any heavy duty DPW vehicle over 8500 lbs. Less than 8500 lbs. is non-exempt. He stated that in the coming months, department heads will be educated on this before it comes before the Board. The School Department will need to sign off on this policy too.

Selectman Rosa asked about DPW vehicles that are less than 8500 lbs. but are classified as pick-ups.

Mr. Duffy listed certain truck categories and re-emphasized why it was important to educate the DPW and other pertinent Department Heads to be make sure they are comfortable with the policy.

Selectman Rosa stated that it was important to him that Department Heads are comfortable with this.

Selectman Conway, seconded by Selectman Rosa made a motion to instruct the Town Manager to draft an Energy Reduction Plan and a Fuel Efficiency Vehicle policy to present back to the Board for the Green Community Designation.

It was voted:

5 – In Favor

0 – Opposed

William F. Eggo Post #2597, Request Permission for Poppy Drive at Market Basket Stores Located at 199, 493 & 700 Boston Road on May 17, 18, and 19, 2018

Selectman Conway, seconded by Selectman Rosa made a motion to allow the William F. Eggo Post, #2597 permission for a Poppy Drive at Market Basket Stores located at 199, 493 & 700 Boston Road on May 17, 18, 2018.

It was voted:

5 – In Favor

0 – Opposed

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Friends of Billerica Recreation, Permission to Place Signs on the Common from March 11 through March 18, 2018 Advertising Breakfast with the Easter Bunny to be Held on March 18, 2018.

Selectman Conway, seconded by Selectman Rosa made a motion to allow the Friends of Billerica Recreation permission to place four (4) Lawn Signs on the Common to advertise Breakfast with the Easter Bunny to be held on March 18, 2018.

It was voted:

5 – In Favor

0 – Opposed

Open Space and Recreation Plan

Chairman Deslaurier stated the Open Space and Recreation Plan was an important tool for the Town in obtaining grants, to establish programs and to make sure the Master Plan is complete. This is the final portion of the Master Plan. Chairman Deslaurier thanked all of the members of the Master Plan for their work on the project.

Krista Moravec from Horsley Witten highlighted the plan for those present.

Selectman Rosa asked that this vote be put off until the next meeting of March 19th so as to give Board members ample opportunity to review the document thoroughly. He also suggested the possibility of a work session to review the plan. That would be the only item on the agenda. This had been done with other items.

Chairman Deslaurier asked if Selectman Rosa had attended any of the meetings.

Selectman Rosa stated he had attended the visioning session.

Selectman Simolaris stated that there was a lot of great information in the plan. He stated there were 3,000 available acres in the plan; 1700 of which that were permanently protected and 1300 with limited protection. He would like to save the entire 3,000 acres. Open space and recreation areas in town need to be protected for future residents.

Selectman Simolaris stated there had been a "Build Out" analysis done in 2001 stating the number of new residential construction, number of residents, and number of students. He asked about the numbers 17 years later.

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Selectman Giroux thanked the Committee for their time and hard work on this plan. There is a great deal of good information contained in it.

Selectman Conway asked about the urgency in voting tonight on this matter.

Chairman Deslaurier stated that the Committee has worked a long time on the project. Because of the grant that was obtained for it, the project needs to be completed.

Ms. Moravec stated that in order to get the final payment on the grant, the Town needs to have an approved plan. DCS comments are incorporated in the plan presented this evening

John Bartlett, a member of the Open Space and Recreation Committee as well as the Chairman of the Recreation Commission came to the podium and re-iterated Ms. Moravec's comment that in order to receive the final payment on the grant, the Town needs an approved plan in place. All of the work for the grant will be and has to be completed by June 30th. Mr. Bartlett asked the Board to approve this plan tonight.

Selectman Rosa asked that if this was voted on tonight, and NMCOG came back with comments, would there comments be incorporated and would this come back before the Board for another vote.

Ms. Moravec stated they would be incorporated. She would come back if it made the Board more comfortable.

Selectman Rosa asked that if this vote was put off until March 19th, would the plan be put in jeopardy for reimbursement.

Ms. Moravec stated she didn't think it would. She would try to get the comments from NMCOG by then.

Chairman Deslaurier stated that the Commission on Disability had reviewed and approved the plan with their changes incorporated in it.

Selectman Simolaris stated he did not see a problem in supporting this plan tonight. He is more concerned about the plan actually being implemented.

Selectman Rosa asked about making changes after the plan is adopted.

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Endorsement for Purchase of Carter Avenue Parcels

Mr. Curran stated that there is an opportunity for the town to purchase additional Open Space and Recreation Land on Carter Avenue. Isabel Tourkantonis and Rich Scanlon has been working on this for some time. Mr. Curran further stated that Phase I has been done on the property as well as an appraisal of the property. He stated he believes it is in the Town's best interest to purchase this property. He stated he is looking for the Board's endorsement to direct him to move forward with a Town Meeting Warrant Article. It would be funded from the Land Use Bank or some other source.

Isabel Tourkantonis, Conservation Director came to the podium and provided the Board with an overview and a memorandum on the properties in question.

Selectman Simolaris thanked Ms. Tourkantonis and stated he wished more land would be brought forward for open space purposes.

Selectman Rosa asked if there were any back taxes on the property. He also asked about enforcements against the property.

Mr. Curran stated there were no back taxes owed.

Ms. Tourkantonis stated that the property owner had worked closely with the town address site issues.

Selectman Rosa asked what the price is.

Mr. Curran stated it was \$266,000.00.

Selectman Rosa stated he is in favor of protecting land. He stated he thought that was too much money for a property that was located on a FEMA flood plain and that no builders were interested in developing.

Ms. Tourkantonis stated that the \$266,000 is for both parcels of land, river access, protection and preservation of the flood plain and wetlands, and the potential for a project to restore FEMA flood plain and buffer zone.

Selectman Rosa stated he would support it being brought to Town Meeting, but in the meantime, the price should be negotiated down.

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Mr. Curran stated that if it goes to Town Meeting there will be no opportunity for negotiation. The Board should let him know now if they want the price re-negotiated.

Selectman Rosa stated he appreciated Conservation's position. He asked for a consensus from the Board on the matter. He stated he did not want to spend 50% of the Land Bank for funds for land that was not useable.

Selectman Conway asked about the demolition of the structure on the property.

Mr. Curran stated that the town is responsible for that, and that cost should be incorporated in the warrant article. The total would be the selling price for the land and the price of the demolition.

Selectman Giroux stated he would support sending this to Town Meeting. He asked what the assessed value was.

Mr. Curran stated it was around \$350,000.00.

Selectman Giroux asked Selectman Rosa what he thought a fair price would be.

Mr. Curran cautioned the Board not to undermine their own negotiation in the event of re-negotiation.

Selectman Simolaris stated he is glad that new stock is being added. He would support this going to Town Meeting.

Chairman Deslaurier stated he trusts Conservation. He further stated the town should make every effort to do this. This is what the Land Bank fund is and should be used for. Chairman Deslaurier further stated that he does not remember using the Land Bank fund.

Selectman Rosa stated it was used to purchase 44 acres on Dudley Road.

Selectman Rosa, seconded by Selectman Giroux made a motion to instruct the Town Manager to go back and to try and make a better deal and report back to the Board.

Chairman Deslaurier stated he would encourage the Board not to support this motion as it would require a re-negotiation. Either support it going to Town Meeting or not.

Selectman Simolaris asked who did the negotiations.

