

BOARD OF SELECTMEN  
MINUTES OF MEETING – MARCH 18, 2008

Present: Ch. Gordon D. Bailey, Frank A. Consolati, Patricia D. Carlino, Board of Selectmen.  
Robert L. Nason, Town Administrator

Ch. Bailey called the meeting to order at 6:30 PM at the Lee Middle and High School Auditorium

1. **Approval of Minutes:** March 4, 2008, Executive Session March 4, 2008
  
2. **Public Hearing:** 6:30 PM – Morgan House – All Alcoholic Beverages License transfer from Fox Diggins, Inc. to 33 Main, Inc. – Ch. Bailey opened the public hearing at 6:30 PM. Atty. Lori Robbins came before the Board representing James and Pamela Loring, the applicants. Ms. Robbins told the Board there has been a change in the Form 43 in that a pledge of license is now being required by Legacy Bank, the mortgage holder on the property. Ms. Robbins explained that the Lorings have purchased several properties in Lee and have done extensive renovations to all of them. Selectman Carlino made sure the Lorings understood that every employee serving alcohol should have completed the TIPS program. Mr. Loring was asked if he felt any conflict in managing the business while still a Lee Police officer and he said no. He would soon be retiring from the force. Selectman Consolati said the Morgan House was a good asset to the town. There being no further discussion or public comments, the Board voted, unanimously, to approve the transfer of the all alcoholic beverages license. The public hearing closed at 6:38 PM.
  
3. **General Business:**  
Mary Brittain, Chairman of the Agricultural Commission, came before the Board to ask that a right to farm by-law article be put on the annual town meeting warrant for consideration. This would be a town by-law not a zoning by-law. She gave the Board a draft of the proposed language she would like to see on the warrant. The Board voted, unanimously, to accept the proposed article for the annual town meeting warrant. The Board suggested a representative of the Agricultural Commission come to the baby town meeting on April 17<sup>th</sup> to answer any questions there may be.  
  
The Board voted, unanimously, to approve a Poker Tournament Application from the Lee Lions Club to be held on May 4, 2008.  
  
The Board voted, unanimously, to approve the recommendation of the Insurance Advisory Committee to accept MIIA Blue Cross Blue Shield health insurance product with a 1.7% increase for FY09. There will be no change in the product benefits. There will be product addition called HMO Blue.  
  
The Board received an amendment to the DPW Highway/Cemetery and Water Division Employees and the Dispatchers Agreements for longevity pay up to the level of all non-union municipal employees as approved by the Personnel Board. The Selectmen voted, unanimously, to approve the amendments.  
  
Mr. Nason told the Board that the police union has also requested the same longevity increase as the union DPW workers and dispatchers. The Board voted, unanimously, to approve the increase and Mr. Nason will have the appropriate paperwork for the Board at their next meeting.

4. **Pending Business:**  
The Planning Board will hold a meeting on April 7<sup>th</sup> at 6:15 PM to address proposed changes to the sign by-laws.  
  
Janice Keenan came before the Board to show them the type of brackets that will be used to hang plants from the light poles on Main Street. Mr. Nason proposed that this start as a pilot. Funding for watering the plants could be a problem for the next fiscal year. Ms. Keenan said the brackets cost only about \$6.00 each. Mr. Nason will have a conversation with the Traffic Commission and the DPW for their input on this project. Discussion on who will be watering the plants. Ms. Keenan suggested having a discussion with the DPW to see if the summer intern could be available for this task. The Board suggested Ms. Keenan discuss wording for an article on the annual town meeting warrant with Mr. Nason and having something ready for the baby town meeting on April 17<sup>th</sup>. The Board thanked Ms. Keenan for coming in.  
  
The subject of this portion of the Selectmen's meeting was to explain how the Chapter 43D expedited permitting process works. Along with the Selectmen were Nancy Radzevich, VP, Planning & Permitting, Mass. Development; Pam Malmphy, Berk. County Regional Director, Mass. Office of Business Development; Rhonda Serre, VP, Business Development, Mass. Development; Rich Vinette, Executive Director, Lee CDC; Tom Matuszko, Asst. Director, Berk. Regional Planning Commission. Ms. Radzevich started the discussion by stating that the town can choose where the economic development will happen. The properties have to be in a commercial, industrial or mixed use zone. A building has to have a minimum of 50,000 sq feet to be considered. The site or sites for development must be in place at the time the town applies for a one time

\$100,000 grant. This grant can be used for any economic development project. Ms. Malmphy stated that the state recognized the need for a better permitting process and this will give more control to the town. Dayton Delorme, town representative and Board of Assessors member, asked if this process could be adopted at this May annual town meeting. Ch. Bailey said the discussion tonight was for that specific purpose. Mr. Matuszko said he was working with the Town of Dalton on the Beloit site. Mr. Vinette stated this is a very important process especially for the downtown development he is involved with. It is imperative to have the process in place this fiscal year for funding. The question of whether the funding could be carried to a subsequent fiscal year was asked and the answer was yes. The Selectmen thanked everyone for their time and effort on behalf of the town.

Next Chris Pompei, DPW Supt., and Mr. Nason came before the Board to explain what the impact of paying down the principal and interest on the new sewer plant would have on the sewer user fees and what would the impact be if included in the real estate bills for everyone in town regardless if they were connected to the sewer lines. Mr. Pompei and Mr. Nason have impact information according to the amount of sewer available surplus that was used to reduce the borrowing. Currently the sewer rate is insufficient to run the new plant and pay down the debt. Ch. Bailey read into the record letters from Audie and Joe Furgal and Holly Robeson from Golden Hill Road who have septic systems. They are not in favor of paying sewer plant expenses through real estate taxes. Selectman Carlino said she has had many phone calls regarding this matter and none are in favor of sewer fees on real estate tax bills. She also commented on the fact that she was under the impression that the town was over 90% sewerred. She was surprised to find out that only about 78% of the homes in town are connected to the sewer plant. One of the reasons stated was the number of new homes being built in town that are not currently connected to the sewer line. Ch. Bailey said he also was not in favor of sewer fees included in real estate taxes. He felt the larger land owners, High Lawn Farm as an example, would be unfairly charged. Selectman Consolati said he had received three calls and none were in favor of sewer on real estate taxes. He felt the same way. There was discussion on extending sewer lines in different parts of town, connecting homes and increasing the sewer fee revenue. Mr. Pompei said that this would be a decision made by the Board of Public Works and an engineering study would have to be done. This is very expensive and the cost would be borne by the rate payers. There being no further discussion, the Board thanked everyone for their time and comments.

Ch. Bailey announced a household hazardous waste collection to be set in Lee on July 12<sup>th</sup> from 9 AM to 12 PM. He will have more information regarding this at the next Selectmen's meeting.

**5. Town Administrator:**

**6. Public Comments:**

None

**Motion to adjourn:**

The next regular meeting will be Tuesday, April 1, 2008 at 7 PM. The meeting adjourned at 9:20 PM.

Respectfully submitted,

Suzanne M. Alderman, Selectmen's Secretary

cc:	Board of Selectmen	Principal Assessor	Dept. of Public Works
	Town Administrator	Board of Health	Town Treasurer
	Town Clerk	Conservation Commission	Town Reps. District Chairmen
	Town Collector	Police Chief	Superintendent of Schools
	Planning Board	Building Inspector	Town Accountant