

Town of Auburn  
Minutes of the Meeting  
Of the Board of Selectmen  
Auburn Town Hall Selectmen's Meeting Room  
104 Central Street, Auburn, Massachusetts  
August 12, 2019

Present: Kenneth A. Holstrom, Daniel S. Carpenter, Doreen M. Goodrich, Lionel R. Berthiaume and Tristan Laliberte  
Town Manager Julie A. Jacobson

Chairman Kenneth Holstrom called the meeting to order at 7:00 P.M.

In accordance with the Open Meeting Law, Mr. Holstrom announced that the meeting was being recorded and asked if anyone else was recording the meeting. No one so indicated.

The Board led the Pledge of Allegiance.

Under Public Comments, Town Energy Manager Matthew Benoit explained the new rates for the town's municipal aggregation company, Dynecky as of June 1st under a three year agreement. He said that the prior National Grid rate was 12.16 per kwh and under Dynecky the rate is 10.354 per kwh for three years. Mr. Benoit advised residents to contact him at the Town Accountant's office with questions or requests for information.

Selectman Doreen Goodrich clarified her statement from the last meeting when she spoke about "the manager's" disrespect to the Board. She said that she was referring to the manager of Sheldon's Harley Davidson and not Auburn's Town Manager when she addressed his disrespectful comments to her during the last meeting.

Public Hearings/Presentations

Flammable Storage Permit at 117 Washington Street, Auburn, MA. Application by Lundgren Collision Center -7:00 PM.

The Board of Selectmen voted to open the hearing at 7:05 P.M. (Motion made by Mrs. Goodrich; motion seconded by Mr. Berthiaume) voted in favor 5 to 0.

Chairman Holstrom discussed a letter from the Fire Department Prevention Division that the plans for the propane installation at 117 Washington Street have been reviewed and they have no objections and recommend that the Board issues the permit.

There were no abutters in attendance for the hearing.

The Board voted to close the hearing at 7:07 P.M. (Motion made by Mrs. Goodrich; motion seconded by Mr. Berthiaume) voted in favor 5 to 0.

The Board of Selectmen voted to approve the Flammable Storage Permit at 117 Washington Street, Auburn, MA. (Motion made by (Motion made by Mrs. Goodrich; motion seconded by

Mr. Berthiaume) voted in favor 5 to 0.

Change of Manager AMF Bowling Centers, Inc. dba AMF Auburn Lanes, 101 Southbridge Street, Auburn, MA.

At 7:08 P.M., the Board of Selectmen voted to open the hearing (Motion made by Mr. Laliberte; motion seconded by Mrs. Goodrich) voted in favor 5 to 0.

The proposed new manager, Aleesha Silva, was present and explained the change of manager at the AMF Auburn Lanes.

The Police Chief had submitted a statement via email on July 24, 2019 that he does not have any issues or concerns with the requested change of manager.

The Board voted to close the hearing at 7:10 P.M.

The Board of Selectmen voted to approve the change of manager for the AMF Bowling Centers, Inc. dba AMF Auburn Lanes to Aleesha M. Silva (Motion made by Mrs. Goodrich; motion seconded by Mr. Berthiaume) voted in favor 5 to 0.

Eastland Partners – Proposed Multi-Family Workforce Development - The Reserve at Ashworth Hill - Blaker Street.

Mr. Clay Williams discussed the revised impacts of the now proposed 320 units instead of 250. Affordable qualifications are at 80% of median income that is 25% of units designated as “affordable” (80). The breakdown by size of unit would be 32 three-bedroom, 160 two-bedroom and 128 one-bedroom. Mr. Williams discussed the differences in the site plan with the additional units and also the projected costs, revenues (one-time and projected net revenues) and the construction schedule.

Mr. Logan Huffman outlined the Local Initiative Program or LIP, a state program that encourages the construction of affordable housing with technical assistance to the town and the developer. He explained how the program works with the Department of Housing and Community Development (DCHD) providing the technical support to the town and the developer. Mr. Huffman said that an agreement would be prepared to be signed by the developer and the town and it would then go to DCHD for approval. The permit process would be handled through the Zoning Board of Appeals.

Mr. Huffman also advised that 56 out of the 320 units would be designated for local preference.

Mrs. Goodrich asked Mr. Huffman asked if he would be willing to give additional units for Auburn residents. Mr. Huffman replied that the issue would be decided between him and the town and that there could be flexibility within the categories of the local preference. He would be willing to work that as much as possible.

Mrs. Goodrich stated that she hoped the developer would give serious consideration to that.

Mr. Berthiaume asked the Fire Chief to speak to the information on the impact of the project to his department.

Julie Jacobson emphasized that the information is estimated; the true impact cannot be determined at this time.

Fire Chief Coleman said that this is a significant project and he supports it because more rental units in Auburn are needed. He spoke about the Fire/Rescue Department's process to determine the impact of projects when they are submitted. Chief Coleman advised that he expects a 2.5% increase in call volume at full occupancy of the finalized project. That would be 75-100 additional calls approximately. There would also be in the long term an increase in the number of annual inspections.

Mrs. Goodrich asked when the information would be going to the School Committee.

Town Manager Jacobson replied that the School Committee has had discussions to date and she has spoken with School Superintendent Dr. Brunelle and shared all the information with her.

Mr. Laliberte asked about parking because of the additional units. Mr. Huffman responded that they will be maintaining the ratio of 1.7 cars per unit.

Mr. Berthiaume asked about his question from last meeting about elevators. Mr. Huffman said that they checked into having five story buildings, but they wanted the development to stay suburban in character. He said that overall 96 units would be handicapped accessible.

Mr. Laliberte discussed handicapped parking spaces and their locations.

Ms. Jacobson discussed the benefit of the Board of Selectmen's entering into a Local Initiative Program versus the usual 40B process.

Mr. Huffman said that the LIP is an opportunity to have a better relationship between the town and the developer and to work collaboratively and negotiate offsets versus the developer going to the Zoning Board of Appeals directly without the town. Mr. Huffman said that if the town gets to the required 10% SHI then it has more clout to deal with other developers that come in with 40B projects.

Mr. Huffman described the DHCD application that he would give to the Town Manager within the next 10 days. If approved, the parties determine a date to sign the application and to send the application to Boston for approval (approximately 30-45 days).

The Town Manager discussed the potential schedule of meeting dates for questions and discussion leading to a vote on the LIP application. There was discussion about timing for the parties to negotiate mitigation offsets and the mechanism that formalizes the agreement.

Eileen Lessard of 11 Blaker Street stated her concerns about traffic and access for fire trucks and emergency vehicles. She said that the roads are too narrow and she is concerned with the safety of the residents.

#### Communications

There were no items.

#### Board of Selectmen General Items

##### Board and Committee Appointments

1) Zoning Board of Appeals –Vote on Appointment of one Associate Member for a term expiring June 30, 2022.

The Board had interviewed three candidates for the vacant associate member seat on the ZBA. ZBA Chairman Robert Tatro submitted his recommendation of Katelyn Bushe for the position.

The Board of Selectmen voted to appoint Katelyn Bushe to the Associate Member seat on the Zoning Board of Appeals for a term expiring June 30, 2022 (Motion made by Mrs. Goodrich; motion seconded by Mr. Carpenter) voted in favor 5 to 0.

##### Votes on 2019 Fall Special Town Meeting

Town Manager Julie Jacobson explained the administration's recommendation for the fall town meeting date of Tuesday October 15, 2019.

The Board of Selectmen took the following actions:

1) Vote to Schedule 2019 Fall Special Town Meeting – The Board of Selectmen voted to schedule the 2019 Fall Special Town Meeting on Tuesday October 15, 2019 at 7:00 PM. (Motion made by Mr. Carpenter; motion seconded by Mr. Berthiaume) voted in favor 5 to 0.

2) Vote to Open the Warrant for the 2019 Fall Special Town Meeting. The Board voted to open the warrant for the October 15, 2019 Special Town Meeting on Monday August 12, 2019 (Motion made by Mrs. Goodrich; motion seconded by Mr. Berthiaume) voted in favor 5 to 0.

3) Vote to Close the Warrant for the 2019 Fall Special Town Meeting. The Board of Selectmen voted to close the warrant for the October 15, 2019 Special Town Meeting on Tuesday September 3, 2019 at 12:00 PM. (Motion made by Mr. Berthiaume; motion seconded by Mr. Carpenter) voted in favor 5 to 0.

##### Discussion and possible vote to send letters from the Chair of the Board of Selectmen to all Motor Vehicle Class I, II License holders urging drivers delivering vehicles to dealerships to be aware of and in compliance with Code of Massachusetts Regulations (CMR) 720 Department of Highways, Section 9.03 (2): Prohibited Parking.

Manager Julie Jacobson explained the genesis of the problem leading to complaints of increased loading and unloading of vehicles for dealerships along State Route 20 in violation of CMR Department of Highways, Section 9.03 (2) Prohibited Parking.

The Board of Selectmen then voted to send to letters from the Chair of the Board of Selectmen to all Motor Vehicle Class I, II License holders urging drivers delivering vehicles to dealerships to be aware of and in compliance with Code of Massachusetts Regulations (CMR) 720 Department

of Highways, Section 9.03 (2): Prohibited Parking (Motion made by Mr. Carpenter; motion seconded by Mr. Berthiaume) voted in favor 5 to 0.

Gift Acceptances in Accordance with MGL Chapter 44, Section 53A

The Board of Selectmen voted to approve gift acceptances to the following departments:

- Dept. of Public Services Library - \$50.00 from Joanne Johnson for use at the Director's discretion / children's programs. The Board voted to approve with gratitude (Motion made by Mr. Carpenter; motion seconded by Mr. Berthiaume) voted in favor 5 to 0.
- Development & Inspections Animal Control
  - \$100.00 from ERA Realty-Charitable Fund for the Kathleen Sabina Animal Compound
  - \$ 50.00 from Doreen and Howie Goodrich for the Kathleen Sabina Animal Compound in memory of Matt Jacobson
  - \$ 25.00 from Rita Kapish of Holden for the animal shelter
  - \$100.00 from Kathleen Sabina of Auburn for the animal shelter
  - \$100.00 from Phyllis Schoenfield of Millbury for the animal shelter
  - \$100.00 from Stephanie Roy of Paxton for the animal shelter
  - \$ 50.00 from Catherine Stone of Auburn for the animal shelter
  - \$ 50.00 from Donna Bacon of Auburn for the animal shelter

The Board of Selectmen voted to approve with gratitude all the gifts totaling \$575.00 (Motion made by Mr. Carpenter; motion seconded by Mr. Berthiaume) voted in favor 5 to 0.

- Executive Office of Town Manager
  - \$833.33 from Speedee of Auburn, Inc. for CPR AED Town-Wide Initiative

Mr. Carpenter made a motion to approve with gratitude and a letter signed by the Chair. Mr. Berthiaume seconded the motion and the Board voted in favor 5 to 0.

- \$1,666.67 (\$833.33 from Fuller Automotive Service, Inc. and \$833.34 from Fuller Automotive Group, Inc.) for CPR AED Town – Wide Initiative

Mr. Carpenter made a motion to approve with gratitude and a letter signed by the Chair. Mr. Berthiaume seconded the motion and the Board of Selectmen voted in favor 5 to 0.

Proclamations/Recognitions

1. Request from Brookdale Eddy Pond East for Recognition of Resident 102<sup>nd</sup> Birthday

The Board of Selectmen voted to approve a letter of congratulations to Lillian Wray as outlined in the request (Motion made by Mr. Carpenter; motion seconded by Mr. Berthiaume) voted in favor 5 to 0.

2. Request from Boy Scout Troop 53 for Eagle Scout Proclamation

The Board voted to authorize the proclamation to Scout Josh Anderson (Motion made by Mr. Carpenter; motion seconded by Mrs. Goodrich) voted in favor 5 to 0.

Drainlayer License Application – McCarty Associates, Inc. of Leominster, MA.

The Board reviewed the application documents and the recommendation from the Sewer Commission on the license application submitted by McCarty Associates, Inc. of Leominster, Massachusetts.

The Board of Selectmen voted to approve the license, provided that all applicable requirements of the state and town and any of its departments, boards or commissions have been fulfilled. Said license is subject to all the conditions stated upon it. Failure to comply with any and all the conditions shall invalidate the license and render it null and void (Motion made by Mr. Berthiaume; motion seconded by Mr. Carpenter) voted in favor 5 to 0.

Designation as Special Municipal Employee Positions.

The Town Manager explained the purpose of the request to designate the coach and referee positions as Special Municipal Employees.

The Board of Selectmen voted to designate Town and School Coach positions as Special Municipal Employees (Motion made by Mr. Carpenter; motion seconded by Mr. Laliberte) voted in favor 5 to 0.

The Board of Selectmen voted to designate Town and School Referee positions as Special Municipal Employees (Motion made by Mr. Carpenter; motion seconded by Mr. Berthiaume) voted in favor 5 to 0.

Reminder about Volunteer Recognition Event on September 16<sup>th</sup> and RSVP

The Town Manager spoke about this event and reminded the invitees to respond to the Board of Selectmen by August 30<sup>th</sup> if they will be attending.

Town Manager Items

Town Manager Request for Revised Vote on 2018 Emergency Management Performance (EMPG) Regional Competitive Grant

Town Manager Jacobson explained her request that the Board vote to revise its prior authorization and to vote to authorize the grant request in the amount of \$25,000.00 instead of \$10,000.00.

The Board of Selectmen voted to authorize filing for the regional grant and to accept and expend funds in the revised amount up to \$25,000.00 (Motion made by Mr. Carpenter; motion seconded by Mr. Laliberte) voted in favor 5 to 0.

Vote to authorize the Chair of the Board of Selectmen to send letters of support to the Massachusetts Historic Commission for tax credits for the Mary D. Stone and Julia Bancroft School redevelopment projects.

Town Manager Julie Jacobson explained the item for the second round of Historic Tax Credits including the Julia Bancroft building this time.

The Board of Selectmen voted to authorize the Chair of the Board of Selectmen to send letters of support to the Massachusetts Historic Commission for tax credits for the Mary D. Stone and Julia Bancroft School redevelopment projects (Motion made by Mr. Carpenter; motion seconded by Mr. Berthiaume) voted in favor 5 to 0.

Announcement of Earmarks for Auburn included in the FY2020 State Budget

The Town Manager announced earmarks included in the FY2020 State Budget for Auburn:

- \$15,000.00 for the purchase and installation of AED devices and housing at athletic fields, playgrounds, and town facilities and buildings.
- \$50,000.00 for Drury Square infrastructure improvements.
- \$10,000.00 for programs provided by Auburn Youth and Family Services, Inc.

Ms. Jacobson thanked Senator Moore and Representative Frost for their advocacy.

#### Tabled Items

There were no items.

#### Board of Selectmen Member Items

##### Discussion and potential vote to form a Sub-committee to investigate ways to increase awareness and participation in our local elections (Dan Carpenter)

Mr. Carpenter advised the Board that the Town Clerk has told him that it would be better for her and the Registrars to come to a board meeting in September and so they are not in attendance tonight.

#### Public Comments

#### Minutes

Chairman Holstrom asked if there were any errors, omissions or corrections to the minutes of May 28, 2019 and June 10, 2019.

There being none, the Chairman accepted the minutes of May 28, 2019 and June 10, 2019.

The Board of Selectmen voted to adjourn at 8:42 P.M. (Motion made by Mr. Carpenter; motion seconded by Mr. Berthiaume) voted in favor 5 to 0.

Submitted: Sharon A. Kwiatkowski  
Adm. Assistant to the Town Manager

The following documents were part of the Board of Selectmen's Meeting of August 12, 2019 and are retained in the Executive Office of the Town Manager:

- August 12, 2019 Agenda
- Application Documents – Flammable Storage Permit at 117 Washington Street, Auburn, MA. Application by Lundgren Collision Center; Recommendation by Capt. Gregory Morin dated August 12, 2019 of the Auburn Fire Rescue Department, Bureau of Community Risk Reduction Fire Prevention Division
- Application Documents – Change of Manager AMF Bowling Centers, Inc. dba AMF Auburn Lanes 101 Southbridge Street, Auburn, MA.; Recommendation by Police Chief Andrew Sluckis via email dated July 24, 2019
- Recommendation from Robert Tatro Zoning Board of Appeals Chairman on Appointment of Caitlyn Bush to fill the vacancy on the ZBA for the Associate Member position

- Draft Letter from the Chair of the Board of Selectmen to all Motor Vehicle Class I and II License Holders urging drivers delivering vehicles to dealerships to be aware of and in compliance with Code of Massachusetts Regulations (CMR) 720 Department of Highways, Section 9.03 (2): Prohibited Parking
- Gift Acceptances – Library, Department of Development and Inspectional Services Animal Control Unit and Executive Office of the Town Manager for the CPR-AED Town-Wide Initiative
- Request from Amanda Lincoln of Brookdale Eddy Pond East for a 102<sup>nd</sup> Birthday Card to be sent to Lillian Wray
- Eagle Scout Recognition Request by Assistant Scoutmaster for Troop 53 Brian Dluznieski for Josh Anderson
- Drainlayer Application by McCarty Associates, Inc. of Leominster, MA.; Recommendation by Board of Sewer Commissioners dated August 2, 2019
- Draft Letter of Support from the Board of Selectmen to William F. Galvin Secretary of the Commonwealth, Chairman Massachusetts Historical Commission regarding Massachusetts Historic Rehabilitation Tax Credits for the Julia Bancroft School, 3 Vinal Street, and the Mary D. Stone School, 10 Church Street in Auburn, Massachusetts
- Minutes of May 28, 2019 and June 10, 2019