

TOWN COUNCIL MINUTES
BUDGET/MANAGEMENT COMMITTEE
Town Hall Council Chambers
October 23, 2007 - Tuesday

Present: Kenneth DiFazio, Chairperson
Susan Kay, Councilor
Patrick O'Connor, Councilor
Michael Molisse, Councilor

Also Present: James Wilson, Chief Financial Officer
Maureen Duffy, Town Auditor
James Clarke, Director of Planning and Community
Development
Kevin Whitaker, Councilor
Arthur Mathews, Councilor
Walter Flynn, Chair, Community Preservation Committee
Pamela Pantermoller, Tax Assessor

Recording Secretary: Mary Briggs

Chairman Kenneth DiFazio called the Budget/Management Committee meeting to order at 6:30 PM.

07 132 – Tax Classification –

James Wilson, with Tax Assessor Pamela Pantermoller, reported on the request by the Mayor to change the shift of the tax classification from 1.75 in FY07 to 1.60 for FY08, with no residential exemption. The purpose is to reduce the overall burden on commercial/industrial property. The tax rate has not yet been certified, and with a favorable recommendation it will be forwarded to full Council following certification to be heard at a public hearing. Mr. Wilson recommended it be scheduled for public hearing on 11/19.

There was a discussion amongst committee regarding status of the revaluation process, increase to residential properties, properties along waterfront areas, the impact on businesses, and the comparison with rates in surrounding towns.

A MOTION was made by Councilor Kay to forward item 07 132 to the full Council with a recommendation for favorable action pending certification by the Department of Revenue and a favorable public hearing, and was seconded by Councilor Molisse. UNANIMOUSLY VOTED.

07 133 – Community Preservation Committee – Bicycle Equipment –

Mr. Wilson requested to raise and appropriate \$20,000 for the purchase and installation of bicycle racks as voted by the Community Preservation Committee under General Reserve- Recreation. This measure will require legal notice and public hearing. Funds will be reimbursed once these racks have been installed. Installation must be completed in November to be eligible for reimbursement. The actual cost to the town overall will be shipping charges; said racks will be installed by the DPW. Actual cost is expected to be less than \$2000.

Walter Flynn, Chair of the Community Preservation Committee, and James Clarke, Director of Planning and Community Development, reported on the application submitted to the Community Preservation Committee by Councilor Whitaker, for the purpose of purchasing bicycle racks for installation on public properties in town. This request received unanimous support by the CPC, and Mr. Flynn noted it would have even without reimbursement. Councilor Whitaker was acknowledged for the application. Mr. Clarke noted input was received by the DPW, School Maintenance, Parks Department, Administrative and Community Services as well.

There was a brief discussion concerning the installation with regards to safety issues, timeframe for ordering, and reimbursement. These funds will go back to the Community Preservation Committee. Anticipating favorable action, this measure is already on the next Town Council agenda, and the Public Hearing is scheduled for October 29, 2007.

A MOTION was made by Councilor Kay to forward item 07 133 to the full Council with a recommendation for favorable action, pending a favorable public hearing, and was seconded by Councilor Molisse. UNANIMOUSLY VOTED.

07 134 – Community Preservation Committee – Purchase of Land -

Mr. Wilson requested to raise and appropriate \$300,000 from two funding sources - Community Preservation funds (\$141,185.66 from Residential – Open Space and \$158,814.34 – Reserve Fund), for land purchase negotiated with Ken Ryder north of Washington Street, Whitmans Pond, off Woodbine Road, including the island.

Mr. Wilson indicated there were three elements prior to presenting to the CPC: negotiation, obtaining an Appraisal of Opinion of Value, and conformity with 30B. This is required to be negotiated in Executive Session, and the minutes of which were not publicly disclosed. The town solicitor has indicated that as the purpose of the Executive Session has been satisfied, those minutes may now be discussed and released.

Mr. Clarke indicated the sale price is \$300,000. He provided a handout of the aerial view of the property-- which is a portion of property which Mr. Ryder purchased several years ago and constructed 5 units on the Washington Street side. He currently has a proposal to the Conservation Board for an additional 3-plot subdivision, which was concurrent to the negotiations for the sale of the property to the CPC/town.

The Planning Board with the opinion of the town solicitor, ruled not to include the island in the computation of the area, which without a reconfiguration left less than three buildable lots. Mr. Clarke noted it most likely would still have been approved by the Planning Board for at least two buildable lots. The two or three lot issue delayed negotiations. Negotiations were conducted by the Mayor, Mr. Clarke and Mr. Ryder. There currently are no guidelines determining the negotiation process; however it did come under discussion with the Ordinance Committee in August.

The property will belong to the town with oversight for its use determined by the Community Preservation Committee. If at some point in the future the Community Preservation Committee is not in existence, the land will still be restricted to use by its determination of open space. Currently the land is zoned R-1 residential, although at some point in the future a zoning change may be pursued.

Councilor Kay asked if the committee has any plan for the site; Mr. Wilson noted not at this time. It will be passive recreational use. The committee expects Woodbine Road residents will be at the public hearing. Mr. Flynn noted there was some opposition by the residents of Woodbine Rd., but not of the “not in my back yard” mindset, but were concerned with the Executive Session process. Councilor Mathews noted there would be an objection to any parking lot proposed for the site since there is only a twenty foot road width. He noted the neighbors would prefer trails only walkway accessible based on the unique location and the existence of ledge.

There was a brief discussion concerning the negotiations, and the future use of the land, the project from an environmental standpoint and the deeding issue. Additionally, under the terms of the Town Charter, this measure once favorably voted, will require approval by the Department of Revenue.

A MOTION was made by Councilor Kay to forward item 07 134 to the full council with a recommendation for favorable action pending a favorable public hearing and was seconded by Councilor Molisse. UNANIMOUSLY VOTED.

At 7:35 PM, there being no further business, Councilor Kay made a MOTION to ADJOURN the meeting and was seconded by Councilor O'Connor. UNANIMOUSLY VOTED.

Respectfully Submitted,

Mary Briggs-Recording Secretary