

Finance Committee Meeting
Minutes – September 16, 2013
Town Hall, Lower Level Hearing Room, 7:30 P.M.

Members Present: Patricia-Lee Achorn, William Brack, Arnold Cohen (late), Gordon Gladstone,
Alexander Korin, Ira Miller, Laura Nelson, Edward Philips (Hamilton)
Absent: Aaron Agulnek, Michael Fish, Charles Goodman

1. The first item on the agenda was the Planning Board request for a Reserve Fund Transfer.
2. Pat Pannone, Planning Board Chair, explained that their Legal Budget is \$2,500 for the year. Bella Estates has consumed that and more. They have spent \$5,300. Still going through hearing for specific goals and deadlines. September 25th hearing.
3. There was some discussion on the Reserve Fund request not to fund the whole \$20,000 and fund only what had been spent. The Planning Board could come back for another transfer.
4. A **MOTION** was made by Gordon Gladstone and **SECONDED** by Alex Korin to make a Reserve Fund Transfer to the Planning Board in the amount of \$5,300 for the Legal Budget.
5. **VOTED:** 7-1-0. For: Achorn, Brack, Cohen, Gladstone, Korin, Miller, Philips. Against: Nelson.
6. The next item on the agenda was Lisa Whelan, Assistant Town Counsel, to discuss articles on the Warrant.
7. Article 10. Adult Zoning.
8. Lisa Whelan explained that the town had passed a version of this by-law. A very similar by-law in Menden was struck down. Certain First Amendment issues. Content based and can't list contents. Not specific enough to meet standard of First Amendment.
9. There was much discussion on Article 10.
10. The Planning Board hearing on the Adult Zoning is October 9th. Editing this by-law according to the Attorney General's recommendation.
11. Article 3. AT&T--411 East Foxboro Street cellular facility re-authorization/case settlement.
12. Lisa Whelan stated that in May 2011 the town passed an article to transfer control to the Board of Selectmen for water supply for general municipal purposes. Selectmen were transferring for cellular tower and a lease. This article for this town meeting is a clarification to include lease language. Clarification for parties for their comfort as to leasing of the parcel in accordance with previous town meeting vote.
13. There was considerable discussion on this article and also litigation pending between abutters and AT&T.

14. Joel Stein, Martha Reynolds, and Richard Reynolds were the abutters in the lawsuit against AT&T and were in attendance at the meeting and asked the Finance Committee about issues regarding Article 3 such as easements and terms and conditions. The committee would look into these issues.
15. Article 11. Billboard authorization to lease land – Route One.
16. Lisa Whelan stated that it is from the Board of Selectmen for leasing. The area was rezoned to Light Industrial. Billboards are allowed in Light Industrial. There need to be changes in the Sign By-law.
17. There was some discussion regarding Article 11.
18. Article 12. General by-laws – Sign By-law (optional, but suggest we address issue of digital sign for upcoming leases).
19. Lisa Whelan stated that there were changes to the sign by-law, one to address the lease issue and issues in Light Industrial zone.
20. There was much discussion on Article 12 defining the type of sign.
21. Article 13. General by-laws – town report distribution (optional)
22. Lisa Whelan stated that the by-law requires that the Selectmen cause to be distributed. The statutory requirement needs to be printed. Needs to be sent to the state by the Town Clerk. It does mean to be distributed to each taxpayer. We can say make available instead of distribute. Have at Town Hall or on website. You don't have to print 7,000. There is a bill to remove the requirement of distribution.
23. There was some discussion on Article 13, and Ben Puritz indicated it cost the town \$12,000 to print and deliver the Town Report, and there could be a savings of \$10,000 if it is not distributed to every household.
24. Regarding Article 3, Ben Puritz stated that there was a lease executed, finalization subject to be approved at Town Meeting. \$30,000 a year. It was the high bid. Alleviate easement impacting private property. Just provided for clarification. The vote of Town Meeting was intended to provide the lease for a cellular facility in the recommendation at Town Meeting.
25. Laura Nelson left the meeting at 9:35 p.m.
26. Regarding Brickstone, Ben Puritz stated this would be the most complex. Zoning proposal was received late last week. Attorney for proponent and our counsel in meeting Wednesday and Selectmen meeting on Thursday. Zoning provides for a cluster zoning approximately 340 acres. It is for a single family cluster style subdivision. Not more than 103 single family homes on minimum half acre lots. Serviced by a sharing waste water treatment system. Doesn't specify how many bedrooms. Further study and evaluation on town.
27. There was much discussion on Brickstone.
28. On the 19th the Selectmen will schedule the signing of the Warrant.

29. The next meeting will be September 23, 2013.

30. It was **MOVED** and **SECONDED** to adjourn.

31. **VOTED:** 7-0-0.

32. The meeting was adjourned at 10:05 p.m.