



OFFICE OF THE
BOARD OF SELECTMEN
TOWN OF MAYNARD

MUNICIPAL BUILDING
195 MAIN STREET

MAYNARD, MASSACHUSETTS 01754

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**Selectmen's
Meeting Minutes
Tuesday, July 26, 2016
Room 201, Town Hall
Time: 7:00 pm**

Present: Chairman, Chris DiSilva, Selectman Jason Kreil, Selectman David Gavin, Selectman Terrence Donovan, Selectman Tim Egan, Town Administrator Kevin Sweet, and Administrative Assistant Becky Mosca. Attorney Jon Witten

(This public meeting was recorded).

Public Comments: no public comments

129 Parker Street MOA Discussion

Note: revised MOA received 7/19/16 – Attorney Witten walked board thru the latest mark ups all agreed to meet again on July 26, 2016 for a Special Board meeting.

TA Sweet talked thru changes and comments from the July 19th BOS meeting.

Water and Sewer fees information on page 11 of MOA

Page, 13 Fee changes see table water fees and sewer fees with connections

Flat rate for the connection fees.

User fees; will be billed to building owners

Selectman Gavin concerned still does not understand why town is giving the developer this type of break.

Attorney Catanzaro said this is what we have been working on with the town for the past years and this is a much better deal than other towns receive.

Selectman Egan asked if the town had made this type of deal before. TA, no this is the first project with this large a scale.

Selectman Kreil asked the TA if he could explain the \$5000.00 fee commercial vs residential commercial connection fee and flow.

TA explained that Commercial connection fee is charged when the connection is for greater than the 5000 gal per day usage. It is a sliding scale per quarters and rounded up. Single pipe in and single pipe out per building.

At the residential buildings, it will be per dwelling unit and fee.

Page # 13, Dwelling Units (The fees for the Senior Independent Living are based on a single connection for a use with up to 143 units).

Selectman Gavin – dwelling units, didn't we agree on this issue about a year ago. The 143 senior units (HUD) are under the per dwelling unit. Attorney Witten explained that this is a Housing and Urban Development definition only.

Note: In the Senior Independent Living units have a small sink and microwave (no stove to cook) not set up as a kitchen. The Senior Independent Living will have one main dining hall for all to the 3 meals a day in.

Dwelling Unit – Is defined many ways as it was researched by board members – as one or more rooms including kitchen designed as a unit to a property.

Attorney Catanzaro indicated this is part of the compromise regarding the hookup fees to help keep the cost low to attract tenants (seniors).

Selectman Gavin, disappointed about the fees stated the Town is missing these fees.

Selectman DiSilva commented that the benefits far out way and being short sited on the future of this site to the town is a plan we can make up the difference in the first year. As the MOA has benefits in other areas to help the town with our lights, intersections, roads, pump stations and gifts of money.

Attorney Witten commented on the private and multifamily units in town that had many family members living under one roof whereas the senior living at Hawthorne will have a one person and many of couple in the units. It is around a 41% discount for the senior living fees.

Board agrees with Chair that the future is better if we have this in our plan and future for town of Maynard.

A few other corrections on typographical errors were pointed out in this MOA.

Selectman Egan agrees with this plan for the big picture. Commented that BOS Chair, BOS Kreil TA, Sweet, Attorney Witten have worked over this MOA. JW indicated that the TA, Counsel, and individual BOS members can not agree to dollar amounts. This is a function of the BOS as a whole completed in open session.

Selectman Donovan agrees with this plan – Big pictures – not willing to leave this deal and does not think we are leaving money on the table.

Selectman Kreil commented on some numbers we will collect from the deal. The connection fee included in the draft MOA is roughly the same as the residential connection fee on a per bedroom basis. Some flexibility in the connection fee is a way to obtain something we want for our town, in this case senior congregant living.

Selectman Gavin commented – I find this interesting that my colleagues did not work the numbers better – long-term cautions – I have done my best.

Selectman DiSilva we did not rush the MOA we can tell you that there are betterments made with this MOA and we are not rushed.

Selectman Gavin the contract from 5 years ago, 4 years ago and 3 years ago agrees this is a better deal for town so this is tremendous that we got this deal from developer. Still concerned we are leaving money on the table and believe we could do better.

A motion was made by Selectman DiSilva to accept and approve the MOA with the red lines corrections as what we have in front of us tonight. Second by Selectman Donovan. Vote 4-1 (Selectman Gavin). Motion approved.

Note: Board will hold a public hearing in August to update residents.

Set date, time and place for Special Town Meeting

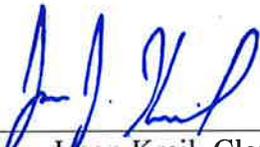
A motion was made by Selectman DiSilva to set date, time place with cost of Special Town Meeting to be born with the Developer of 129 Parker Street known as Capital Group, Monday, October 3, 2016 at 7:00 pm Fowler School Auditorium. Second by Selectman Egan. Vote 5-0. Motion approved.

A motion to adjourn the meeting was made by Selectman DiSilva. Second by Selectman Gavin. Vote 5-0. Motion approved

Time: 8:15 pm

Approved: 5-0

Date:



Selectman, Jason Kreil, Clerk

Initials: BJM