



TOWN OF CHARLTON
Minutes of Regular Selectmen's Meeting
Tuesday – January 6, 2015 at 6:30pm

Submitted by MCD
Date 1/21/15
Received by KL
Date 1-21-15

Present: Vice-Chairman – Joseph J. Szafarowicz, Clerk – Cynthia B. Cooper and Members – David M. Singer and John P. McGrath. Also present: Town Administrator - Robin L. Craver. Absent: Chairman – Frederick C. Swensen.

NOTE: Some matters may have been taken out of agenda order but were typed up in agenda order for ease of locating information when necessary. Vice-Chairman Szafarowicz will be chairing the meeting.

I. Call to Order:

1. Chairman Szafarowicz called the meeting to order with the pledge to the flag.
2. Chairman Szafarowicz reminded everyone to treat each other courteously and be acknowledged by the Chair before speaking. Those in attendance are requested to turn off cell phones or put them on vibrate so as not to disrupt the proceedings and remove hats, if any.

II. Consent Agenda:

1. Minutes of Selectmen's Regular Meeting – December 9, 2014. **Motion by Mr. Singer to accept the minutes, seconded by Mr. McGrath, motion passes unanimously.**

III. Community Relations, Announcements and Open Forum:

- Chairman Swensen read the announcements.
- Lucia Blanchette, Town Collector came forward. As everyone is aware, real estate bills went out. It was brought to her attention yesterday that envelopes marked the Town of East Longmeadow were enclosed with the bills instead of ones marked Town of Charlton. She contacted East Longmeadow to let them know and People's United Bank which is where the money goes. They said there would be no problem. Globedirect that does our mailing, didn't take out the East Longmeadow envelopes before they started working on Charlton's bills. The envelopes are fine to use, the money will go to the right towns. If anyone has any questions, they can call the Collector's office at 508-28-2239.
- Ron Charette from 205 Brookfield Road came forward. He is here to talk about the massive development going in his back yard. He would like to talk to the Board regarding process. Mr. Charette stated that most of this property is in Chapter 61A and he remembers that the Board must be the ones to allow it to come out of Chapter 61A. He said that he is here to ask for the Board's help and guidance. Mr. Charette stated that quite a few of the residents went to the Sturbridge Board of Selectmen's meeting the previous night. The Sturbridge Board of Selectmen were appalled at the idea and said they were going to let the Charlton Selectmen know. Mr. Charette stated that this project is under the purview of the board because of the Chapter 61 property. They are asking the Board for guidance of what they can do as taxpayers. Mr. McGrath stated that we, the town, are not the owners of the property. The owners are the people paying the taxes. There are a lot of questions on this project. It has to go through the Planning Board hearings. Chairman Szafarowicz stated that at our next meeting, we will have a designated time for discussion on this. Mrs. Cooper stated that there are a lot of questions and concerns and feels that we should have a dedicated time slot for this so they could voice their concerns. She would ask the Town Administrator to gather information that will be helpful in guiding us. Mr. Singer stated that we

don't have the authority as the Board of Selectmen. He feels if we wait two weeks to discuss this, it will be two weeks to late. It is the Planning Board's decision. Mr. Charette feels the Board of Selectmen should take a vote on this issue and let the people know where they stand. John Sanborn from 12 Jennings Road came forward. He read from some articles that he had regarding the protection of open space in Charlton. He stated that he read that because he wants to know where motorcross fits in. Mr. McGrath stated that he was the Chairman of the Planning Board for 16 years. The problem is that we have a determination from the Town Planner and the Building Commissioner that this project meets zoning. What happens now is that this goes to an Administrative site plan which means the developer has to meet certain guidelines placed on it. The Planning Board has total purview over this. There is nothing that the Selectmen can do. Mr. Charette asked the Board to seek a legal opinion from Town Counsel. Mrs. Craver stated that we have never done this and there is an appeal process and she would encourage those that want to do that. Mr. McGrath urged all residents to attend all the public hearings that will be held by the Planning Board. Mrs. Craver stated that there is one item that is time sensitive. Mr. Charette said one thing that the property is in Chapter 61A and she checked with the Assessors Office and it is. If the owners choose to sell that land, the Board would have the right of first refusal. They do have a right to use that land but could be required to pay the back taxes to pay the designation. The Board could never take or assume their property unless they have a bonafide sale.

IV. Appointments/Resignations:

V. Scheduled Appointments:

6:45pm – Request for Class II license – Gary Jackson Motors, LLC. Mrs. Craver stated that attached is an application for a Class II License from Gary Innamoreti, Gary Jackson Motors, LLC, located at 451 Worcester Road, Charlton MA for 50 cars. This request was forwarded to the Building Commissioner who recommends the license be limited to no more than 50 cars for sale and 7 customer cars arranged as shown on the site plan approved by the Planning Board. Any construction required by the site plan approval must be completed and signed off by the Planning Board representative before the license is issued. The Planning Board approved the site plan subject to the following conditions:

1. In accordance with Section 7.1.4.8 of the Charlton Zoning Bylaw, this approval shall be valid for a period of two years only. All work proposed in the application plan must be completed within two years from the date of approval. An extension of time for completion may be requested in writing prior to the completion date and may be granted at the discretion of the Planning Board.
2. It is the policy of the Planning Board and the Building Commissioner that no certificate of occupancy or operation, either temporary or permanent, for site plan and special permit approved projects shall be issued prior to the Planning Board or its designated agent of said certificate of occupancy and/or operation. The Planning Board will not provide said signature prior to the Planning Board or its agent(s) confirming that all requirements and conditions of this site plan approval have been properly adhered to and completed.
3. The Planning Board has received and attached to this decision a review comment from the Charlton Building Commissioner dated November 4, 2014 pertaining to design and installation of the required handicapped access parking space. The applicant shall comply with the Building Commissioner's design requirements for handicapped space access aisle width, space slope and surface requirements. The Board must open the public hearing by reading the notice as published in the paper and sent to the abutters. Please note, the hearing was originally scheduled for December 23, 2014 but with no meeting that night, has been rescheduled to tonight and all abutters were notified of the change. Should the Board approve the Class II license request, Mrs. Craver would recommend it be contingent upon the Planning Board and Building Commissioners recommendations. The license will not be issued until all requirements have been met. Chairman Szafarowicz opened the hearing by reading the notice as

placed in the paper at 7:03pm. Mr. Meskus was asked if as the Zoning Enforcement Officer, is there any issues over there? Mr. Meskus stated as he recalls there is a few issues with handicap accessibility but as far as the license, they want to make sure the applicant follows the plan. **Motion by Mr. McGrath to close the public hearing, seconded by Mrs. Cooper, motion passes.** Hearing closed at 7:04pm. **Motion by Mr. McGrath to grant Gary Jackson Motors a Class II dealers license for the location at 451 Worcester Road, seconded by Mrs. Cooper for discussion. Chairman Szafarowicz asked if it would be contingent upon the Planning Board and Building Commissioner signing off and the answer was yes. Mrs. Cooper included that all other requirements by the town be met. Vote on motion: motion passes.**

VI. New Business:

1. Site Plan Application – Barkwood Inn Expansion. Mrs. Craver stated that the Planning Board has received a site plan application submitted by Bertin Engineering on behalf of Mr. Tim Gingras for site plan approval to construct a proposed expansion to The Barkwood Inn located southerly off of Route 20 (Assessors Map 38, Block C, Parcel 4.1). Said property is zoned Community Business (CB). The Planning Board has scheduled the opening session of the application public hearing for the January 21, 2015 Board meeting agenda. You are asked to review and if you have any comments, we need to notify the Planning Board office no later than Wednesday, January 14, 2015. No comments or concerns.
2. Change in Sunday Hours – Oxbow Variety Package Store. Mrs. Crave stated that the Alcoholic Beverages Control Commission issued an advisory effective October 23, 2014, off-premises retail alcoholic beverage licensees (package stores) will be permitted to sell alcoholic beverages beginning at 10:00am on Sundays. Although under the law, these licensees are entitled as a matter of right to open at 10:00am and as such DO NOT need the approval of the Local Licensing Authorities, licensees must notify the Local Licensing Authorities about the change of hours. Previously, we received a notice from Tomski Trading Corp, d/b/a Ted's Package Store that they will be changing their Sunday hours to 10:00am. You are being notified tonight that Anya LLC, d/b/a Oxbow Variety Package Store will be changing their Sunday hours from 12:00pm to 10:00am. We will advise you of any other notices that are received.
3. Health Insurance for a retired employee. Mrs. Craver stated that as the Board is aware, Keith Johnson is retired and has agreed to use insurance other than the towns. Pursuant to your determination that retirees should be allowed to leave and come back as per Sgt. Stevens case, you are requested to vote to approve that he may return to the towns insurance in the future. As you know, this saves the town money because otherwise the employee would not utilize other insurance and remain on the towns insurance in order to keep it. **Motion by Mr. McGrath to allow Mr. Johnson to remove himself from the Town's insurance program and if anything causes him to have to come back on the insurance that we allow him, seconded by Mr. Singer, motion passes unanimously.**

- #### VII. 1. Net Metering Credits. Mrs. Craver stated that as the Board directed, she has been meeting with several companies that are erecting solar systems that wish to enter into a power purchase agreement with the Town for net metering credits. There are two, Next Sun Energy and Syncarfa, that she believes are very competitive, but her main interest is that the project will be built. She would like to recommend that the Board vote to authorize her to enter into a contract with Sun Energy for net metering credits based on a net metering credit purchase price, contingent upon successful permitting of the Charlton site and receiving required National Grid tie in authorization, as follows: 30% discount off of the Net Metering Credit (G1) rate applied to Buyers bills by the Utility from Year 1-10, 35% off the Net Metering Credit (G1) rate from Years 11-20. In no case shall the price for net metering credits be less than 8 cents per kWh: and , further, if this project is not permitted, the Board authorize her to negotiate a contract with

Syncarpha for a solar power purchase agreement linked to the former Palmer Airport site for no less than 25% discount and a 11.5 cent floor. 25% discount off of the Net Metering Credit (G1) rate applied to Buyers based on 20 years. In no case shall the price for net metering credits be less than 11.5 cents per kWh or, in lieu of a percentage of the credit, a straight purchase price of no more than 11.5 cent per kWh. The NextSun Energy is estimated to save the Town of Charlton \$1,926,487 over 20 years in electricity costs and Syncarpha would be an estimated savings of \$1,864,232 over 20 years at the present electricity rate. As part of the Sun Energy agreement, we shall also purchase credits as part of the package from the Town of Shirley's landfill as part of this package. Sun Energy already has permits in hand for this project.
Motion by Mr. McGrath to allow Mrs. Craver to enter into either agreement whichever she deems in the best interest for the town, seconded by Mr. Singer, motion passes unanimously.

VIII. Committee Reports:

Chairman Szafarowicz stated that being named the Cable Committee delegate, they reached out to him to talk to him about their future plans. They would like to come in and talk to the board and he asked the Town Administrator to schedule them for the next meeting. They talked about leasing space at 4 Dresser Hill.

Mr. McGrath stated that he attended the Municipal Building Committee Meeting and wanted to thank Mr. Meskus for his work on the sidewalks outside and at the Library.

IX. BOS Policy Review:

- X. Student Selectperson Report: Emily Sprague reviewed her report. Ms. Sprague stated that parents are urged sign up for Iparent which will provide them with student information and gives them the ability to monitor their child's educational process online. Mr. McGrath asked Ms. Sprague if she could find out from the district administration how many parents are using the I parent system.

- XI. Town Administrator Report: Mrs. Craver reviewed her report.

- XII. Other Business: (unknown at time of posting)

XIII. Next Meeting Announcement:

- Next Regular Selectmen's Meeting – January 20, 2014

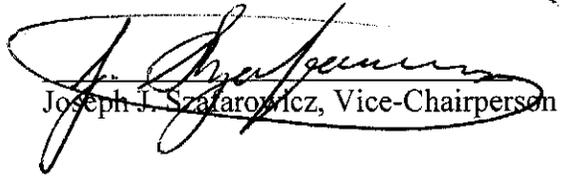
XIV. Adjourn/Executive Session:

Motion by Mr. Singer to adjourn at 7:21pm, seconded by Mrs. Cooper, motion carries unanimously.

Submitted by:
Mary C. Devlin
Administrative Assistant

Accepted by:

Frederick C. Swensen, Chairman (absent)

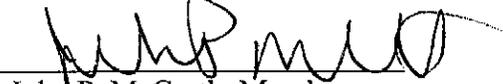


Joseph J. Szafarowicz, Vice-Chairperson



Cynthia B. Cooper, Clerk

David M. Singer, Member



John P. McGrath, Member



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TO: Board of Selectmen

FROM: Robin L. Craver, Town Administrator

DATE: December 4, 2014

SUBJECT: Town Administrator's Report – for Selectmen's meeting of - 1/6/15

Concerned Leaders Symposium – I attended a meeting regarding Partnering to Promote Youth Development in our Communities on December 11, 2014 at the YMCA. Discussions were held on Youth Development success, seeking greater community impact, strengthening community and delivering on the mission. Discussion ensued about pairing up students with other boards than just the Board of Selectmen. I plan to pole other Boards to see if there might be an interest in having students be added to their Board meetings and will let you know the interest.

Insurance – We have received a renewal notice from our insurance company that our insurance is going up due to increase in values. We will be reviewing the information and bringing it back to the board for review.

ennings/Sellew property – We have been receiving numerous letters from abutters regarding the “Sports Megaplex” that is being reviewed by the Planning Board. We will place it on the Board's next agenda and let abutters know you will be discussing. Most letters have asked to speak with you.

2015 License Renewals – We have one license left from 2015 that has not been picked up for an Earth Removal permit. Before this license is released, the licensee must come into compliance with the engineering fees/bond as required. We will keep the board updated when the license is released.



FOR YOUTH DEVELOPMENT®
FOR HEALTHY LIVING
FOR SOCIAL RESPONSIBILITY

Concerned Leaders Symposium:
"Partnering to Promote Youth Development in our Communities"

Agenda
Thursday, December 11, 2014 2:45-4:15pm

Welcome/Opening Thought	Robert G. Caprera, YMCA Board President
Host Community Welcome	Greg Desto, Superintendent, Dudley/Charlton Regional School District
Introductions/Program	Glenn Juchno, YMCA Executive Director
Next Steps/Closing	Robert G. Caprera, YMCA Board President

OUR DISCUSSION QUESTIONS

1	Youth Development Success	What are some specific youth development successes which your organization has experienced?
2	SEEKING GREATER COMMUNITY IMPACT	What are the critical issues facing the youth in our communities?
3	STRENGTHENING COMMUNITY	How could the Y partner with your organization to positively impact our youth and what are some possible outcomes?
4	DELIVERING ON OUR MISSION	What programs or services for youth are on your "wish list"?