

**MINUTES
SELECTMEN'S MEETING
OCTOBER 29, 2013**

Chair Wilson called the meeting to order at 6:00pm. Members present were Sandra Wilson, Thomas Buckley, Dianna Provencher and Matthew Dennison. Also present was Town Administrator Kevin Mizikar. Selectman Belanger was absent.

Ms. Wilson noted that Mr. Belanger was unable to attend tonight. She has distributed his Motions to others; she took the Stretch Energy Code bylaw and gave Selectman Dennison the Hillcrest CC boiler repair article.

Employment Agreement

Mr. Mizikar explained the amendment needed to the recently approved Employment Agreement with the Town Accountant. The reference to health insurance has been removed. There are no further changes of any context.

MOTION: Ms. Provencher moved to approve amended contract as presented and authorize execution thereof by the Board. Mr. Dennison seconded. UNANIMOUS

Special Town Meeting

(Bonnie Keefe-Layden and Dave Mero, Advisory Board, were present. Fellow board member Mary Gabrila joined them during proceedings.)

Article 6 – Stretch Energy Code

Discussion on what the bylaw would mean to residents or commercial businesses. Since we first considered this as a bylaw, the 2009 building code now reflects many of the same requirements. Any new construction would be affected by following “energy star” ratings and be required to have ancillary inspection by authorized agent, which could cost approximately \$3000. Many felt that could be absorbed within mortgage and be paid back in energy savings. The only time that current homes would have to be involved is if an addition were put on, and then only the windows, doors, and skylights would have to be “energy star” rated products.

Mr. Mero was adamantly against this bylaw and could not understand why it is back when the Town twice voted it down already. The Board explained that they felt many did not understand the proposal and what it would involve or were misinformed as to the effects of such a bylaw. They also felt that, since the Override was disapproved, we could certainly use the grant funding that would become available should be bylaw be approved. Ms. Wilson explained that we have already adhered to 4 of the 5 criteria to become a “green community”; this last step would allow us to apply for grant moneys toward energy saving projects. Our hope is that would result in funds to replace Town Hall boiler.

Article 9 – Zoning amendment – Route 56 & Clark Streets

Ms. Wilson noted there were only two of them in attendance at the Planning Board's public hearing last week. The intent is to amend the zone from business-type to suburban agriculture, as the property has a residential home on it and currently is within two different zones. The proposal is to make the property all the same zone, that being SA (suburban agriculture).

MOTION: Mr. Dennison moved to recommend approval of this article.
Ms. Provencher seconded for discussion.

It is believed that a building permit was issued many years ago when it shouldn't have been. Mr. Dennison has been working to right this matter on behalf of the owners and brought the article forward for consideration. He noted that the residents are getting up in age now and have concerns that, should they try to sell the parcel, there could be problems doing so with the mixed zones that currently exist.

Ms. Gabriela noted that people years ago fought long and hard to distinguish a business district in Town, and this Route 56 highway was zoned accordingly. She did not understand why we would consider removing business zoned property when our #1 priority hiring a new administrator was one with economic development experience to help this Town move forward.

VOTE: 2-2, Ms. Wilson and Ms. Provencher opposed.

MOTION: Mr. Dennison moved to recess meeting and reconvene on Town Meeting floor.
Ms. Provencher seconded. UNANIMOUS

The meeting was recessed at 6:40pm. Town Meeting was adjourned at approximately 9:00pm.

Respectfully submitted,

Susan LeChasseur, Administrative Assistant