



TOWN OF TYNGSBOROUGH

Office of the Board of Selectmen

Town Offices | 25 Bryants Lane

Tyngsborough, MA 01879

Tel: (978) 649-2300 Ext. 100 | Fax: (978) 649-2320

Board of Selectmen Meeting Minutes

APPROVED

Monday, January 25, 2016 at 6:00 P.M.

Community Room, Town Offices, 25 Bryants Lane

Members Present: Selectman Rick Reault, Selectman Robert Jackson, Selectman William Gramer, Selectman Corliss Lambert. Selectman Steven Nocco.

Staff Present:, Assistant Town Administrator Matt Hanson, and Admin Assistant Therese Gay

Staff Member Absent: Town Administrator Curt Bellavance

The listing of matters are those reasonable anticipated by the Chairman which may be discussed at the meeting. Not all items listed may in fact be discussed, and other items not listed may also be brought up for discussion to the extent permitted by law. "The following meeting is being recorded and broadcast through our local cable access channels on Comcast and Verizon FIOS. A recording of this meeting will also be available for viewing on our town's website – www.tyngsboroughma.gov. Also, after instruction from the State Fire Marshall and the Tyngsborough Fire Chief, in the event of an emergency, there is an exit to my left and directly across from me, along the back wall."

1. 6:00 PM Open Meeting/Pledge of Allegiance/Board Introduction/Read Agenda

The Chair opened the meeting followed by the Pledge of Allegiance; the introduction of the Board and the reading of the Agenda by Selectman Jackson

2. Meeting Minutes

A. Regular Session Meeting Minutes for Review/Approval

i. Monday, January 11, 2016

The Board voted 4-0-1 on a motion by Selectman Jackson, second by Selectman Gramer, to approve the minutes of Monday January 11, 2016. (Selectman Lambert abstains from voting).

B. Executive Session Minutes for Review/Approval/Not Release

i. Monday, December 14, 2015

The Board voted 4-0-1 on a motion by Selectman Jackson, second by Selectman Gramer, to approve the executive session minutes of Monday December 14, 2015. (Selectman Lambert abstains from voting).

ii. Monday, January 11, 2016

The Board voted 4-0-1 on a motion by Selectman Jackson, second by Selectman Gramer, to approve the executive session minutes of Monday January 11, 2016. (Selectman Lambert abstains from voting).

3. New Business

A. Appointment: Information Technology Director

The Administrator has been working with Selectman Lambert, Assistant Town Administrator Matt Hanson and Media Director David Machado over the past several weeks to fill the position of part-time IT Administrator. The position was advertised online, in the Lowell Sun, and on the Massachusetts Municipal Association (MMA) website. After reviewing approximately five (5) resumes, for the position and narrowing the field of candidates down to three finalists. Interview were held and it was determined that the best candidate is Jason Bulger. This is a non-union,





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exempt, salaried position with no benefits. It is the recommended that the Board appoint Mr. Bulger.

The Board voted 5-0 on a motion by Selectman Jackson, second by Selectman Gramer to appoint Jason Bulger to the position of Information Technology Administrator, pending CORI Check and State mandated Conflict of Interest training as outlined above with a start date of January 28, 2016, with an annual salary of \$33,696, and with the probationary period of six months.

B. Request for Comments – Planning Board

The Planning Board is seeking comment from the Board of Selectmen on particular matters brought to their boards and commissions.

The Board voted 5-0 on a motion by Selectman Jackson, second by Selectman Gramer to take no action on the Planning Board's request for comment on Freedom Alley Shooting Sports application, 40 & 44 Cummings Road.

C. Approve: Federal Mileage Rate

The Internal Revenue Service has set the 2016 standard mileage reimbursement rate at \$0.54 cents per business mile. Pursuant to the Town's collective bargaining agreements, the Board is requested to approve this rate.

The Board of Selectmen voted 5-0 on a motion by Selectman Jackson, second by Selectman Gramer to approve the rate of \$0.54 cents as the 2016 standard mileage reimbursement.

D. Warrant for Presidential Primary – signatures needed

Pursuant to MGL, Chapter 39, Section 10, every town shall notify its inhabitants of the election.

The warrant for the election sets the date, time, location, and purpose of the election.

The Board of Selectmen voted 5-0 on a motion by Selectman Jackson, second by Selectman Gramer to endorse the warrant for the upcoming Presidential Primary to be held on Tuesday, March 1, 2016 from 7:00 AM to 8:00 PM.

E. Annual Town Meeting Schedule

The Administrator has outlined the proposed annual town meeting schedule for the upcoming months. The following schedule for the upcoming Annual and Special Town Meeting is based on the date of Tuesday, May 17, 2016. February 8, 2016 – Annual and Special Town Meeting Warrants open; March 16, 2016 – Deadline to submit Warrant Articles; May 16, 2016 – Warrant Articles to Town counsel for initial review; March 28, 2016 - Draft Warrants Reviewed by Selectmen and Finance Committee; April 11, 2016 - Draft Warrants Reviewed by Selectmen and Finance Committee; April 25, 2016 Final Town Meeting Warrants approved and signed by Selectmen; May 3, 2016 – Deadline for posting Annual and Special Town Meeting Warrants; Copies of Town Meeting Warrants, Report of Finance Committee, Capital Asset Management Committee plan, and Annual town Report; May 17, 2016 – Annual (7:00 PM) and Special (7:30 PM) Town Meeting.

The Board voted 5-0 on a motion by Selectman Jackson, second by Selectman Gramer to accept the proposed Annual Town Meeting schedule and have the administrator notify town departments, committee, boards, and residents of the schedule in preparation for town meeting.

4. 6:30 PM TRI-BOARD MEETING: Senator Donoghue & Representative Garry

The School Committee Members and the Finance Committee Members join the Board of Selectmen this evening to discuss with Senator Donoghue and Representative Garry the upcoming budget and the allocation of funds. The Governor will be releasing his budget within a few days, then the Representatives and the Senate review the budget, make their own recommendations on a budget, and when a final budget is passed, funds will be dispersed to each community.





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The impact the Charter School and the vocational school reimbursements and charges have on the public school systems funding was discussed. The revamping of the formula was mentioned. The Board has asked that the House and Senate to keep the town in mind when reviewing the budget, and if they would come back to the town when the budgets are finalized.

7:15 PM The Chairman called a 5 minute recess.

7:25 PM The Board returned to open session,

5. 7:00 PM Public Hearing: 40R Presentation for project at Frost & Lakeview – Applicant is Christopher Cox and represented by Attorney Peter Nicosia.

The Chairman read to the meeting body the process in which this hearing will be conducted to insure an orderly meeting so that everyone will have a chance to be heard.

The Board voted 5-0 on a motion by Selectman Jackson, second by Selectman Gramer to open the hearing.

The Clerk read the legal notice that appeared in the local newspaper on January 11 and January 18, 2016.

The Board voted 5-0 on a motion by Selectman Jackson, second by Selectman Gramer to waive the reading of the abutters' list.

Selectman Lambert asked that the comments from the departments and the letter received from the abutters be recorded.

The Comments and Letter were recorded and numbered.

Attorney Nicosia presented the petition as was submitted to the Board. The plans and the presentation packet were available for two weeks prior to the hearing. This is a two part process, this hearing is the first part of a process by which the Board may vote to send a letter to DHCD requesting eligibility for a 40R district, if approved, the second process starts with a warrant article to being written. Abutters would be notified and will have a chance to review the warrant article at a public hearing before it is presented at town meeting. Upon DHCD approval, the Zoning Board of Appeals will hold a public hearing, then the Conservation Commission. There will be multiple notifications to the abutters. Atty. Nicosia has spoken to Mr. Reil of DHCD, who had no objections to the conceptual plan or location and no red flags were voiced. Atty. Nicosia stated there has been an outcry for more development in town and this fits the character of the town. Atty. Nicosia did hold a meeting in his office and invited the neighbors to attend and discuss the project. He spoke of the intersection and how the proposal intended to help make that intersection safer but he will defer to the police and fire departments for their view. The Tyngsborough Water District and the Tyngsborough Sewer Commission have submitted letter notifying the petition that there is capacity to service the project. The acreage is important and required. The financial payment to the town includes an upfront payment of \$75,000, this amount is calculated by the # of units. There will be bonus points and incentive payments of an additional \$240,000 to a trust fund. The Assessors ran an analysis an identified an additional \$128,000 a year in taxes. The project is in a neighborhood, some will like it some will not due to traffic noise.

There were approximately 60 residents/abutters' that attended the meeting and some 25 residents/abutters' came forward and presented their concerns. Abutters' and residents that came forward were Ralph Hubert, Pelham NH, who also owns the house at 15 Lakeview Avenue, to state that the area in the proposed plan is in a wetland area and the buildings will start to sink, and asked is the 40R really needed in the neighborhood? He noted that Mr. Cox is running his business





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in the residential neighborhood. Mrs. Elaine Dean, 10 Lakeview Avenue, lives next door to Mr. Cox. If approved, there will be 2 giant apartment buildings, and it is a bad intersection to place a gas station. Mrs. Dean submitted a 230 signature petition for the record. Mrs. Adriana Gioumbakis, Apollo Drive, mentioned the Trust Fund, it goes up and down from year to year. She also asked about the management of the 48 unit apartment building, it was only formed as of January 20th, 2016, and she asked who will take care of the elderly if they need special assistance? Will there be building at the end of the cul-de-sac of Apollo Dr. and Bessie Lane; there are 14-16 acres of wetland, no one has any idea what would happen. Mr. Ernie Roy, 107 Lakeview Avenue, since he built his house Lakeview/Coburn has over the years been built up with 3 subdivision, a condo development, LLD's, the Pines has been torn down, and there are three stores and a gas station up in Hudson, NH. Mr. David Jarvis, 11 Apollo Drive, this proposal is unacceptable, the Veterans' Foundation Corp is a for profit organization, the website states that 20% of money is donated to various charities decided on by the Corporation's Board. Of the general store, it is down the road from the NH stores, and the gas station is not needed because there is one only 1.7 miles down the street, and the pumps are not pictures on the plan, and what about the fire suppression system and a canopy over the pumps? What is the water and sewer impact? The town does not need a police substation, why pay rent from a private entity? Mr. Ed French, 53 Lakeview Ave, no need for a variety store and gas station, there are plenty up the street in Hudson, NH. The manhole covers are bolted down because of flooding. Mr. Bob Athis, 3 Waterway Place, stated there has been four accidents in front of his home, Frost Road is a major thorough fare and safety is an issue. Mr. Matt Bogacz, 33 Norris Road, stated behind his house is wet land, the project will not visually affect him, the plan shows that the building will be for 55+ and will be not impact the schools. However, a 24 unit apartment complex brings in \$22,000 in taxes, with 3 elementary students getting on the buss at a cost of \$12,471 per student, already the town shows a loss. On his way to work, driving towards Dracut is a 48 unit apartment building with 6 or 7 students getting on a bus and Dracut's cost per student is \$10,709. In today's world, grandparents are raising their grandchildren, or if there are any financial issues a child may return home along with children. Mr. Peter Moore, 33 Lakeview Avenue, moved to Tyngsborough three years ago and is opposed to this project, expansion or growth long term, how it affects the future, and should have a high level of consideration. Ms. Elise Coursey, 28 Lakeview Avenue, lives near the abandon house, now they there will be three houses on less than an acre of land, there is no benefit, had watched the ZBA meeting of Jan 14, 2016 and asked the Chairman if the letter could be read. Chairman Reault read the ZBA letter, "Honorable Selectmen, The ZBA is in receipt of your request for comments relative to a proposed 40R Smart Growth Overlay District being considered for the Lakeview Ave./Frost Rd. area. The Board has reviewed the provided materials and issues the following statements. It is our (ZBA) opinion that the proposed "Smart Growth Overlay District" to be known as Pine Ridge Village **does not meet** the intent of the M.G.L. 40R, c.3 which is to encourage development in locations "...that are served by existing infrastructure and utilities, and that have pedestrian access to at least 1 destination of frequent use, such as schools, civic facilities, places of commercial or business use, places of employment, recreation or transit stations." Residents of this part of Town have communicated to the Board, and it is our opinion that this location does not meet the foregoing description. Along with the vast amount of protected wetlands on the properties, the only viable infrastructure currently serves the existing four single family homes. Further, this project currently **does not abut**, and is not within walking distance to any civic facilities, places of commercial or business use, recreation or transit stations, or schools. The developer proposes use of the public





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bus system, which in our opinion is a shallow attempt to find a qualifying aspect for this project. In researching smart growth overlay districts approved in other towns (Haverhill, Northampton, and Reading), all were either within walking distance of a commuter rail station or located in a distinct retail oriented downtown. This development has none of that, and would further tax the Town resources to provide paratransit services. This project would be truly isolated amongst a sea of single family homes which begs the question of “spot zoning”, where all of the abutting properties are single family homes within the Residential (R-1) Zoning District. Overall, the residential portion of the development does not fit within the character of the surrounding neighborhood. The project proposes to accommodate residents 55 years or older. However, the ZBA recently approved an amendment to the Comprehensive Permit for the Wyndbrook development, citing the developer’s need of relief from his 40B permit as he was unable to find qualifying low income 55+ buyers for his project. We believe that based on the ZBA’s experience, any future projects of this type would need to provide the Town with assurances that there is in fact a demand and pool of people that qualify for the elderly and low income senior housing, and not just a mask for a project that will ultimately have no age restrictions. The developer’s presentation on 10/5/2015 asserts that there is a long waiting list for seniors to get into Town, which we strongly object to as there is a marked difference in the demand for subsidized elderly housing and low income rentals. The low income rentals are often too expensive for seniors requiring subsidizing housing. There is a reason 40B has a 10% threshold, and part of it we believe is the overall impact that these developments have on the community. If this project morphs into a project with no age restrictions due to economic viability, garden style apartments will probably rent at a lower rate than those townhouse rentals being permitted currently by the ZBA (Tyngsboro Crossing/Merrimac Commons). As for the commercial “carrots” that the applicant proposes, we take serious issue with their economic viability. The convenience store comment is short sighted considering there is a new convenience store less than a mile up the road directly across from Ayottes in Hudson, NH. As for the new satellite police station, we question whether it is wise to use Tyngsborough taxpayer dollars to pay a private landlord “rent” on a long term basis for a satellite police station. As a comparison, neighboring Chelmsford is a Town roughly three times the size of Tyngsborough, with only one police station servicing the entire town. The developer’s assertion that there isn’t a gas station located within 3 miles of the site, is an outright fabrication as there is a gas station at 54 Pawtucket Blvd., which is 1.8 miles away. Creating a self-sustaining community between the commercial and residential aspects of the project, is questionable when the residential and commercial portion of the project is divided by Lakeview Avenue. The developer is proposing elderly individuals living in the apartments walking across a very busy intersection to basically access a single convenience store, which seems unlikely especially in the winter months. The aspect of this project that concerns this Board the most, is the lack of control the Town and abutters would have in challenging the project once the overlay district and project is approved, and the distinct possibility that the State will not be able to make the promised payment incentives totaling about \$237,000. Our understanding of the Smart Growth Overlay District is, once approved, the district cannot be repealed or amended without the DHCD’s approval. Unlike a 40B development, this means that the State would ultimately have control over this overlay district in perpetuity, lending to the possibility that there could be higher density development on the site in the future. As for the “carrot” that the Town is being offered \$237,000 (developer’s representation) of unrestricted funds, it is unclear if the State will be able to fulfill these obligations. Multiple articles that we have read, including ones from non-profit housing organizations, highlight the fact the State has tens of millions in unfunded liabilities related to





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permitted 40R projects. In the end the Town may have to wait years to actually see this money materialize. In short, the ZBA is vehemently opposed to the location of this “smart growth overlay district” and its relative project proposal. We strongly urge the Board of Selectmen to protect the interests of our residents and vote to deny submitting an application to DHCD for a determination of eligibility. Sincerely, Tyngsborough Zoning Board of Appeals, signed by: Members Joseph Polin, Chaz Doughty, Harvey Miller, Robb Kydd, Adriana Gioumbakis.

Atty. Peter Nicosia responded to the letter; there is a high level of inaccuracy in the letter, they (ZBA) have not dealt with a 40R permitting process and were not a part of the DHCD discussions. The statement on Massachusetts Transportation is inaccurate, the reference to funding of bonus funds is inaccurate. This project differs from the 40B greatly, and he spoke to a lack of business in Town, not in NH who does not contribute to the town taxes. The ZBA is not experienced in dealing with this type of project.

Chairman Reault stated that the ZBA letter took his attention.

Ms. Nellie Athis, 3 Waterway Place, asked what is the need for the convenience store when there were some stores on the west side of town that were taken down. We don't need one on the East side. Mr. Joe Clark, 7 Katy Lane asked how the wetland verses dryland affects the project, and asked that the developer leave everyone alone and keep the neighborhood residential. Mr. Richard Dean, 10 Lakeview Avenue, he is at ground zero of the project, he has enjoyed his backyard for the last 40 years, now he will have an apartment in the back yard, and there will be an increase in traffic. Mr. Paul Lopilato, 3 Sleepy Hollow Lane, he built his house on an acre and half, has stayed away from the wetlands and is trying to be a good neighbor, and he supports his neighbors. Mr. Robert Kierce, 150 Sherburne Avenue, he is in opposition of the project proposed for Lakeview and Frost, there are a lot of problems in the Town and State, this is not a win/win situation. He would like to see no more building, it is not good for the town. This is not a 40B project and the units will not count towards Tyngsborough's 10%. The ZBA can't control 40B; this is not good for the town, and you all live here. The Police Dept. needs a new building, Lake Althea need to be cleaned and there are no funds, please do not approve this project. Mr. Frank Katto, Norris Road, once you okay such a project you lose control, he is not in favor of the project. Ms. Rhonda Paquette of 8 Waterway Place has lived her for 28 years, her husband is a life-long resident, she is offended that they were not notified the first time, but were notified the 2nd time. Frost Road is 3A and is considered a State Highway, the road was moved and the residents on Phalanx Street have to drive through the club to go home, they should be added to the abutters list. There are EPA issues, wet lands, and a brook running under Frost Road. There will be a traffic impact, some neighbors have no water pressure due to the addition of the condos on Lakeview Avenue. The Town is in safe harbor in meeting the 10% affordable goals of the Housing Production Plan. Chairman Reault explained the percentage and stated that the Town will need more than 10% as a new number will be used as development continues. Mr. Ralph Hubert reiterated his non-support for this type of development in this residential neighborhood. Ms. Georgia Dragoumamos of 7 Katy Lane, growing up in Lowell she bought a home in Tyngsborough to have a new home to raise her children, she opposes the project, lives on a cul-de-sac and abutting the properties. Ms. Leslie Jarvis, 11 Apollo Drive, she lives across the empty lot and does not want this project to be approved. Mr. Steve Giordano, 8 Bessie Lane is not in favor of the project. Mr. Chaz Doughty of 10 Upton Drive, spoke on creating an overlay district and how some projects change. Ms. Katelyn Brennan, 28 Lakeview Avenue, is against the project and that the Veterans Hope Foundation is running a business in a residential district, and that the houses proposed do not look anything like what is in the





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neighborhood now. Mr. Bob Morgan, 20 Lakeview Avenue, is not totally opposed to the project with some changes. The application should be submitted to the State, the project for Bessie Lane, Katy Lane and Apollo Drive occurred when there were wetland and now he wants to know how it will affect his property. A pipe was installed to drain water from Bessie, Katy and Apollo development. The abutters wanted a show of hands of the opposition. Chairman Reault asked who was opposed to the project to raise their hands, 20+ residents raised their hands, and there were around 7 people who were in favor of the project.

Attorney Nicosia responded to the residents' concerns. He will not go point by point. He stated that many topics are for land permitting boards, traffic and water will be looked at with the different boards, private funds will be used to address the changes to make the project safe. All issues are fodder for further discussion in the process. Atty. Nicosia would like to see the project available to all residents and for them to have a say and to vote on the project. He would like to bring the project to a larger group, the Town is looking for economic planning and to increase the tax base. This project gives the Board control of a project through the rewrite of the by-laws. He stated he has had many projects before the Board, some approved also had abutter opposition. Selectman Gramer clarified that the project is before the Board to decide if the application is to go forward to DHCD, there are a number of requirements to show eligibility under the law. A Technical requirement is drafting of a by-law, water and sewer and a town engineering review, and another review before DHCD. It will not be just the five Selectmen or the Planning Board to ensure the process and criteria is met. The Board would be looking to submit an application to DHCD, and to have more residents weigh in at many stages during the approval process. Seventeen items are needed to meet the criteria to go to a larger crowd. I am not opposed to allow the applicant to go forward. Selectman Jackson is clear on the process, and clear on the residents' opposition.

Chairman Reault cares for the Town, has heard all the comments and cannot and will not support this project. Ms. Rhonda Paquette, 8 Waterway Place, stated the Board has given permits to two properties, Top Line Granite State and Sports Center but they are both in a commercial area. Atty. Nicosia stated that both project are densely populated residential areas. This is the first time a 40R has been submitted and he asks the Board to take that under advisement. Both projects Top Line Granite and the Sports Center had residents speak out against, not many but some. Selectman Lambert supports the remarks. Town Counsel read the following: A. Purpose of Mixed Smart Growth – 1) To increase the availability of affordable housing, preserve open space, farmland, and environmentally sensitive areas, and to provide transportation choice; 2) To decrease the costs of housing construction and to increase the concentration of residential development in eligible locations. And B. Eligible Locations – 1) Near a transit station (bus stop excluded), or 2) In an area of concentrated development (sewer and water available) or a town center or an existing rural village, or 3) In another highly suitable location, for example, commercial district if at least 50% developable land for commercial use previously developed. The Chairman asked if anyone else would like to speak. Ms. Carol Davanney, 26 Lawrence Road has heard 3 hours of comments and is not in favor of the project. Mr. Kierce, Sherburne Ave is asking for a water report. Mr. Ed French stated the wells are located in Tyngsborough. The Chairman thanked the residents for attending. The Chairman entertained a motion go close the public portion of the hearing.

The Board voted 5-0 on a motion by Selectman Jackson, second by Selectman Gramer to close the public portion, except to receive a water report, of the hearing,





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The Board voted 5-0 on a motion by Selectman Jackson, second by Selectman Gramer to take the petition under advisement and to render a decision on Monday, February 22, 2016 at 6:30 PM at the Town Offices, 25 Bryants Lane.

10:15 PM The Chairman called for a 5 minute recess.

10:20 PM The Board resumed their meeting.

6. Old Business

A. Endorsement of Agreements

i. Net Metering PPA agreement

ii. Payment in Lieu of Taxes (PILOT) for Solar Project

This Item was deferred to the next scheduled meeting.

7. Citizen/Business Time – No one came forward this evening.

Citizens or business owners may contact the Office of the Selectmen to request to address the Selectmen during citizen/business time. Citizens or business owners who have not contacted the Office of the Selectmen in advance may address the Board of Selectmen on matters of interest to the public for not more than five (5) minutes.

8. Correspondence

The Board voted 5-0 on a motion by Selectmen Jackson, second by Selectman Gramer to accept the correspondence as read by the Clerk.

9. Review of Weekly Warrants

The Assistant Administrator read the following Weekly Warrants: Warrant #29B for \$323,533.28 on 1/18/2016; Warrant #29B(SPI) for \$2,500.00 on 1/18/2016; Warrant #30P for \$850,629.15 on 1/25/2016; Warrant #30VET for \$7,456.92 on 1/25/2016; Warrant #30S(332) for \$62,410.40 on 1/25/2016; Warrant #30S for \$294,523.20 on 1/25/2016; Warrant #30B for \$1,292,472.44 on 1/25/2016.

10. Assistant Town Administrator's Report

- Response to Selectmen's Requests
- Budget

The Budget forms will be sent to the departments, committees and boards.

- Departmental Information

The Assistant Administrator has asked to post the Town Accountant's position. The Board stated that they would like to see the ad before posting.

The Board voted 5-0 on a motion by Selectman Jackson, second by Selectman Gramer to post the Town Accountant's position and to forward a copy to the Board for review.

The Fire Department has received two grants from the MA Department of Fire Services and requested the Board authorize the Chief to approve the grant awards.

The Board voted 5-0 on a motion by Selectman Jackson, second by Selectman Gramer to accept the grant and to authorize the Fire Chief to proceed.

- Contracting/Procurement





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The Assistant Town Administrator had bids for electrical, plumbing, and general building maintenance. The Bids were opened Monday at 11 am. The bids will be reviewed and requests for award will be made at the next meeting.

- Other

The Assistant Administrator request to accept a gift of partitions, desks and other office equipment and supplies from TD Bank.

The Board voted 5-0 on a motion by Selectman Jackson, second by Selectman Gramer to accept a gift of office equipment and supplies from TD Bank.

11. Selectmen's Reports – No Selectmen's reports this evening.

12. Executive Session – No Executive Session this evening.

13. Adjournment

The Board voted 5-0 on a motion by Selectman Jackson, second by Selectman Lambert, to adjourn the meeting. The meeting adjourned at 10:30 PM.

Respectfully submitted

Therese Gay
Admin Assistant

Approved on Tuesday, February 16, 2016

