

## BOARD OF SELECTMEN

December 22, 2009  
Minutes

The Board of Selectmen met on Thursday, December 22, 2009 in the Town Hall Clark Room. Those present were Selectmen Timothy F. Hult, John D. Williams, Douglas A. G. Stevenson, and Peter Scavongelli. Town Administrator Timothy D. Goddard was also present.

### Town Administrator Report

Mr. Goddard said he has revised the 2010 Annual Town Meeting timeline, which was enclosed in this evening's packet. He also proposed that the Annual Town Meeting be held on May 10<sup>th</sup> and the Town Election the following Tuesday, May 18<sup>th</sup>. Mr. Goddard noted that last night at the Finance Committee meeting, the FinCom adopted a Guideline for the FY11 Budget. He said those letters relative to same will be sent out next week. Mr. Goddard asked the Board to vote on opening the Annual Town Meeting Warrant for the submission of articles. On a motion made by Mr. Scavongelli and seconded by Mr. Williams, it was **VOTED 4-0** to open the Warrant for the submission of Articles for the 2010 Annual Town Meeting which shall be held on *Monday, May 10, 2010*.

Mr. Goddard said a letter has been received from NOAH, relative to the Benfield Farms project and the Conservation Commission fees. NOAH has requested reimbursement of the \$800.00 application fee to the Conservation Commission for the Notice of Intent for the development of Benfield Farms. Mr. Goddard said the filing fee customarily pays for a portion of the Conservation Commission's staffs time associated with reviewing the project. After a brief discussion, the Board decided to wait until the Conservation Commission commented on this matter before making a decision. Mr. Stevenson asked to see an estimate of what the real costs were to review this project.

Mr. Goddard said an advertisement has been placed for the vacancies on the Personnel Board and the School Committee. He said the deadline for the vacant position on the School Committee is January 12<sup>th</sup>. Mr. Goddard said he spoke with School Committee chairman Chad Koski relative to this matter. He said Mr. Koski would like to interview the candidates and make an appointment at a joint School Committee /Board of Selectmen meeting at a regularly scheduled School Committee on January 27<sup>th</sup>. He noted that the Superintendent would make a budget presentation at that time too. The Board did not make a decision on this matter as they needed to review their schedules.

Mr. Goddard said the Towns insurer, MIIA, has given the Town a new two year renewal proposal for Property, Liability and Worker's Comp. coverage. He said based on the Town's experience and participation with MIIA's loss control programs, they have proposed a 0.0% increase for FY11, and a 2.5% increase for FY12. Mr. Goddard noted that the current MIIA insurance premium is approximately \$120,000.00 annually. Mr. Scavongelli suggested that the words 'not to exceed' be inserted so the increase would not exceed 2.5% in 2012. On a motion made by Mr. Scavongelli and seconded by Mr. Stevenson, it was **VOTED 4-0** to renew the Town's property, liability and worker's compensation coverage with the Massachusetts Interlocal Insurance Association (MIIA), at a 0.0% increase for FY 2011 and for FY 2012 an increase not to exceed 2.5%.

Mr. Goddard said the School Building Committee met last Thursday, December 17<sup>th</sup> and they recommended that the Board of Selectmen approve an Amendment to the contract with Provencher Engineering, Inc. in the amount of \$1,000.00. On a motion made by Mr. Stevenson and seconded by Mr. Williams, it was **VOTED 4-0** to amend the contract with Provencher Engineering, Inc. to add the amount of one thousand dollars to the contract amount to make a revised contract amount of \$4,000.00.

Mr. Goddard notified the Board that Congresswoman Niki Tsongas will be at Town Hall on Thursday, *January 7<sup>th</sup> from 5:30 p.m. to 7:00 p.m.* to conduct office hours for residents in the Town of Carlisle and the surrounding areas.

### **Community Input**

There was no community input.

### **Minutes**

On a motion made by Mr. Williams and seconded by Mr. Stevenson, it was **VOTED 4-0** to approve the Minutes to the Board of Selectmen meeting of December 10, 2009.

### **Liaison Reports**

Mr. Williams gave a report from the Financial Management Team which was held this morning. He said the School Committee approved a level funded budget for 2011. He also said the Tax Bills will be mailed out either December 29<sup>th</sup> or 30<sup>th</sup>. Mr. Williams added that the Town Accountant reported that Local receipts were slightly ahead. Mr. Williams said the Town Clerk alerted everyone that the last day to register for the January 19<sup>th</sup> election is December 30<sup>th</sup>. He said that she also added that the last day to receive an absentee ballot is January 15<sup>th</sup>. Mr. Williams said the FinCom will have a Guideline Letter ready to be mailed out next week.

Mr. Stevenson said the School Building Committee continues to discuss alternate items that could be added to the base package. He said one item that is floating around the priority list is an emergency generator; that is, one that would power the entire Corey Building. Mr. Stevenson said this item would cost about \$100,000 to \$150,000. Mr. Stevenson said this should be included in the base package. Mr. Hult thought it was a good idea, as it would supply housing and power in an emergency situation. Mr. Williams agreed.

Mr. Scavongelli said the Highland Building Stabilization Committee is working on stabilizing the building. He said the RFQ is out and the responses are due back on January 4<sup>th</sup>.

Mr. Hult said the Structural Finance Planning Committee will meet again on January 14<sup>th</sup>. He said they have identified thirteen areas where they want to pursue further investigation. He said they have also discussed materials they would like to incorporate into their long term model. Mr. Hult said there was a joint Chairs meeting with Concord recently. He said a School Budget recommendation was made from the High School, which was a little better than was previously presented. He said there was also a discussion on the High School project.

### **Public Hearing – Stretch Code/780 CMR Appendix 120.AA**

On a motion made by Mr. Williams and seconded by Mr. Stevenson, it was **VOTED 4-0** to open the Public Hearing relative to the Stretch Code.

Mr. Hult said there have been some questions as to whether the Stretch Code can be approved by the executive directors of the Town, that is, the Board of Selectmen or whether it is more appropriate to bring this matter before a Town Meeting and have the Town vote on it. Dan Cook from the Energy Task Force was present and he said that a more definitive answer will be given from the State by January 12<sup>th</sup>.

Glenn Reed, also a member of the Energy Task Force gave a brief slide presentation titled Building a Better Future. Glenn said starting in January 2010, the Massachusetts Building Codes will be updated every three years to increase efficiency standards. He said most builders are building better than code now, but there is no way of measuring how much better. He explained that the Stretch Code is a higher efficiency building code. Glenn talked about the advantages of the Stretch Building Code. For residential homes, it will offer

greater comfort, that is, the homes will feel warmer with fewer drafts and they will stay cooler in the summer. He said homeowners will see a savings in their energy bills. He said there could be an annual savings of up to 30 to 35% in energy costs. Glenn said the re-sale value of homes has been shown to be higher.

Glenn talked about HERS or Home Energy Rating System. He said a lower HERS score is ideal. A rating of between 65 and 70 is average for a residential home.

He then discussed existing homes. He said if there are no additions or major renovations, the Stretch Code does not come into affect.

Glenn briefly went over the Tax credit options and rebates available.

Glenn said the Stretch Code is one of five requirements that need to be met in order for Carlisle to be recognized as a *green community* by the State and to receive Green Community funds.

He talked about some of the benefits to the builder, and then just benefits the Stretch Code will provide in general.

Glenn spoke briefly about Global benefits. He pointed out the importance of reducing the amount of CO<sup>2</sup> emissions and he said building codes were necessary to make a meaningful change in building efficiencies.

Mr. Williams asked about NOAH and how this would affect the Benfield project and the School project. John Luther said NOAH has designed their building. He said it is difficult to say right now how the Stretch Code will affect it at this point. John further said the 2010 base code will have almost the same requirements as the Stretch Code, however it does not require a HERS and a third party test.

Mr. Stevenson asked about the School Building Project. Dan Cook said the Stretch Code will not have an impact on the School because the School is building to that efficiency standard. Also the School is not putting in new boilers.

In reply to Mr. Scavongelli, Glenn said the Town of Newton and the City of Cambridge have adopted the Stretch Code.

Mr. Hult said the last time the Energy Task Force was present; they spoke about economics for moderately sized houses (one was done on a 2500 sq. ft house). He asked about an analysis for a 3,000 sq. ft. house, that is, similar to those in Carlisle. Mr. Hult wanted to know what the investment and energy savings were on a 3000 sq. ft. house. Glenn said he did not have that information at this time, but perhaps he would by February.

Mr. Stevenson asked about renovations. Glenn said residential and commercial are treated differently. There are distinct differences between new construction, renovations and additions. He went on to explain how the Stretch Code affects both commercial and residential in these areas. John Luther added that major renovation means over two-thirds (2/3) of the building is being replaced.

James Bohn from Concord Street asked a question about the Green Community statement and all the elements that have to be included so Carlisle can be considered a *green community*. Glenn discussed the other items that had to be met to become a green community.

David Guthrie of 278 South Street and also a builder in the community spoke to the Board. He said the size of the house he built was between 2400 and 2500 sq. ft. He said it has a HERS of 54. To make it this efficient the cost upfront was about \$10,000.00 [on top of the construction cost]. He said that buyers are interested in energy efficiency in the higher end homes. He said that morally this is the right thing to do. He said personally he was more into energy conservation and not greatly into regulations, but he felt there is a need for consistency. He said it is a pay now or pay later process.

Nancy Pirman Weiss asked the Board to make a decision based on data not on assumptions. She asked the Board to consider that there are still some parts of the Town that do not the basics, such as natural gas, clean water and good telephone service. She asked that these items be addressed first.

Keith Therrien said he at one time was a builder in New Hampshire and this code was in place there already.

Cindy Nock from Canterbury Court said the rating system is very important.

James Bohn spoke again to the Board about the additional money that would be added on to the residents in Carlisle. He pointed out that in the Council on Aging survey, 67% of the respondents said they were unhappy with the cost of living in Carlisle. They said it was a negative factor in Carlisle.

Susan Stamps of 73 Cross Street said the Housing Authority did not take a vote on this matter because they did not have enough information. She expressed concern over energy and the cost of oil in the future. Dan Cook re-iterated that they were expecting to hear more information on this matter from the State on January 12<sup>th</sup>. Mr. Hult suggested continuing this Hearing to January 26<sup>th</sup> (2010). On a motion made by Mr. Williams and seconded by Mr. Stevenson it was **VOTED 4-0** to continue the Public Hearing, re: Stretch Code/780 CMR Appendix 120.AA until January 26, 2010.

At 8:58 p.m. a motion was made by Mr. Stevenson to go into Executive Session, and not return to open session, to discuss litigation and contractual matters. The motion was seconded by Mr. Williams and the following roll call vote was taken: Hult – aye; Williams – aye; Stevenson – aye; and Scavongelli – aye.

Respectfully submitted by Margaret M. deMare