

TOWN OF FRAMINGHAM
SELECTMEN'S RECORDS

REGULAR MEETING OF THE BOARD OF SELECTMEN - OCTOBER 25, 1982

The regular meeting of the Board of Selectmen was held at 7:30 P.M. Present: Chairman John F. King, Claire F. Lavin, Clerk and John F. DelPrete. Executive Administrator M. P. Clarke was also present. Aaron Bikofsky was also present.

WARRANTS:

#64 - October 25, 1982 - Bills \$259,757.68
#65 - " " " Block Grant \$17,173.61
#66 - " " " Bills \$101,249.27
#67 - " " " Payroll \$1,013,548.28

AUCTIONEER LICENSES:

Joel Shapiro, 12 Ivy Lane, Burlington, MA, to be an Auctioneer and to conduct an Auction thereat, Howard Johnson Motor Lodge, Route 9, hand made oriental rugs, November 6, 1982, 8 P.M. to 10 P.M.
Benjamin H. Corning, 10 Lillian Road Ext., Framingham, MA, for one year.
Embassy Auctioneers, Inc. - Ben Bar, 19410 Business Center Dr., Northridge, CA 91324, to be an Auctioneer and to conduct an Auction thereat, Howard Johnson's, 130 Worcester Road, new oriental ruga, November 19, 1982, at 8:00 P.M.

DANCE LICENSE:

Latinamerican Confraternity of Framingham, 26 Concord Street, October 30, 1982, 8 P.M. to 1 A.M.

SPECIAL MALT BEVERAGES & WINE LICENSE:

Latinamerican Confraternity of Framingham, 26 Concord Street, October 30, 1982, 8 P.M. to 1 A.M.

RATIFICATIONS:

Permit to open, occupy and obstruct a street:

Scott Williamson, 95 Cherry Street, 10/26-10/28/82
New England Telephone Co.: Salem End Road @ Pole #27 to Russel Road, 10/25-11/5/82
Columbia Street, 10/25-11/12/82
Commonwealth Gas Co.: 85 Edgell Road, 10/21-11/3/82
From #35 Taylor St. to Housing for the Elderly, 10/22-11/22/82

APPOINTMENTS:

Special Police Officer:

Dawn Foley, 608 Boston Post Road, Marlboro, for a term of duration of employment with Caldor's Dept. Store.
Andrew P. Cueroni, 127 Fay Road, Framingham, for a term of one year.
Stephen J. Sarnosky, 157 Grant Street, Framingham, for a term of duration of employment with Jordan Marsh Co.
Richard F. White, 100 Prentice Street, Holliston, for a term of duration of employment with Jordan Marsh Co.

SPECIAL ALL ALCOHOLIC BEVERAGES LICENSE:

Framingham State College - Alumni Association, 1839 Room & College Center Forum, October 30, 1982, 1839 Room, 3:30 P.M.-12:00 P.M., College Center Forum 7 P.M.-12:00 P.M.

HEARING - VICIOUS DOG COMPLAINT

As a result of a petition entered by neighbors, a hearing was held under Mass. General Laws, Chapter 140, Section 157, vicious or barking dogs. To determine whether dogs reported to be owned by Barbara Taddeo of 28 Sloane Drive are a nuisance by reason of vicious disposition and other disturbances. Dog Officer, Joyce Suttill presented the facts and background concerning the question. Notification had been sent by certified mail to the dog owner and notification was also given to the complaintants. The dog owner failed to appear as requested. Dog Officer Suttill read into the record the fact that two dogs, a black and tan sheperd and a black belgian sheperd were the subject of concern. She indicated that each of the two dogs had had numerous citations for unleashed and various other nuisance problems including attacks on other animals and dog bite problems. She further stated that the owner of the dogs had an unlisted and unpublished phone number so it had been impossible to contact her except by correspondence. The correspondence had been ignored over the last two to three year period. After hearing the testimony and background on the situation, Selectman Lavin made the motion to have both dogs removed from Framingham and on a second from Selectman DelPrete, a unanimous vote followed instructing the Dog Officer to take appropriate action to have both dogs removed from Framingham.

CONFERENCE RE: PROPOSED SALE - LINCOLN SCHOOL

At the request of the Board, Planning Director, Christy Maltas presented an update on the procedures being followed for the proposed sale of the Lincoln School property. He gave a brief review of the pre-bid meeting held with representatives of the Strehlke Company, Framingham Union Hospital, Town Counsel and Town Administrator. The outline for proposals was reviewed in the area of deed restrictions. After a very careful explanation of each of the deed restrictions proposed, it was pointed out that any variance from the outline presented as a basis for proposal could be submitted by either of the two purchasers. It was emphasized that the pre-bid conference was for the purpose of clarifying any technicalities or intentions in the outline submitted and there was agreement of the two proposed purchasers that they understood the intent and would guide themselves accordingly in their proposals for purchase. It is expected that a complete presentation of the proposals received will be made by the Planning Director to the Real Property Committee and the Board of Selectmen during the Board of Selectmen's meeting of November 1, 1982.

DISPOSITION OF CENTRE LIBRARY PROPERTY

Upon questioning from the Board of Selectmen, Planning Director, Maltas commented that a complete analysis of the available parking and restrictions and requirements for use of the Centre Library building was being prepared by the Town Engineering Department. He further pointed out that upon completion of this information, it was expected that requests for proposals to either purchase or lease would be advertised and the Real Property Committee would take the necessary steps to dispose of the property. It is expected that the work in this regard will be completed so the requests for proposals can be made shortly after the end of this year.

SPECIAL TOWN MEETING WARRANT

Upon recommendation from the Executive Administrator, the Board of Selectmen reopened the warrant for the Special Town Meeting scheduled for November 16, 1982 for the purpose of inserting a second article to abandon

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a section of Oliver Street in order to clarify the property description in connection with the disposal of the Lincoln School. The article was accepted as prepared by Town Counsel and the Engineering Department and it was agreed that a public hearing on the abandonment of this undeveloped street area would be held during the Selectmen's meeting of November 8, 1982.

SCHOOL PROPERTY REVIEW - HARVARD GRADUATE STUDENTS

Planning Director, Maltas discussed the project which has been approved for evaluation of potential reuse of Town's existing schools. This project is being conducted by a group of students of the Harvard Kennedy School of Government as part of their educational work. It was agreed that it would be extremely beneficial for the School Committee and other interested Town departments and Town Meeting groups as we plan for long-range utilization of Town buildings. It was further agreed that the Town should support the students application for a grant from the Perini Foundation for carrying on this very valuable effort.

REHABILITATION - RAILROAD STATION

Mr. Maltas updated the Board of Selectmen on current negotiations with UMTA concerning the final step for clearance of title on the railroad station and the immediately adjacent parking area. He stated that the Federal agency had required that a value be paid for the small number of spaces immediately adjacent to the station before they would clear title. The value established by the federal agency appears to be excessive and the proposed developer, Mr. Horton is preparing a counter offer to UMTA to be presented by the Town on his behalf. During the discussion, the Board of Selectmen stated their concern over the continual delays caused by bureaucratic requirements with the many different entities involved. They stated that if this final step could not be consummated soon, it might be well advised for the Town to return the ownership of the station to the MBTA and require that they either rehabilitate it or tear it down because the building has already been condemned as a safety hazard. It is hoped that the offer to be presented by Mr. Horton will be accepted by UMTA and all steps are being taken to assure that this happens.

DISPOSITION OF PROPERTY - 47 EATON ROAD

Upon recommendation of the Town Counsel and Executive Administrator, the Board of Selectmen voted unanimously to assign the disposition of the property which was taken by tax title at 47 Eaton Road to the Treasurer/Collector's office. It was further stated that in addition to the required postings which are part of the State Law, a specific listing and advertisement of the auction of the property be included in the Middlesex News and any other appropriate publication to be certain that all interested parties were notified of the time and conditions for the auction of the property.

PROPERTY - 13-15 GUADALCANAL ROAD

The Board reviewed a letter from the Building Commissioner concerning the use of the property at 13-15 Guadalcanal Road. The Building Commissioner had investigated the complaint of an abutting property owner that it was being utilized as a rooming house and this was incorrect under the current zoning. The Building Commissioner stated in his letter that there was no violation of the Zoning By-Law and that the recommendations he made for use to the owner of the property were being followed.

DEMOLITION - PROPERTY - 224 HOLLIS STREET

At the request of the Building Commissioner, the Board of Selectmen extended the time period for either renovation or demolition of the fire-damaged property at 224 Hollis Street. This requirement was the result of a hearing under the Nuisance By-Law. The owner of the property has requested an extension to October 8 for the purpose of preparing plans for renovation of the building. The Building Commissioner notified the Board that the owner had failed to start the renovation work as he had agreed and stated that specifications for demolition of the building were being prepared by the Purchasing Agent and would be advertised for bid as quickly as possible.

COMMUNITY VOLUNTARY ACTION CENTER

In response to a letter from Mrs. Ruth Penn of the Community Voluntary Action Center requesting direction on the possibilities for funding in fiscal year 84, the Board of Selectmen voted to advise Mrs. Penn that she should not plan on any monetary support from Community Development funding or Town Meeting appropriation. It was pointed out that the restrictions on Community Development funding were such that the CVAC had been notified, at the time of the distribution of current fiscal year funds, that this would be the last year that Community Development fund money could be made available for their use. It was further noted that the extreme restrictions on Town appropriations dictated by Proposition 2½ would eliminate any possibility of funding from the Town Meeting.

MAIN LIBRARY - VANDALISM CONTROL

The Board reviewed a letter from the Director of Libraries stating that difficulties with vandalism in the Main Library continued. They requested that the Police Chief and the Director of Libraries discuss the situation and every effort be made to try to curtail the problems which exist.

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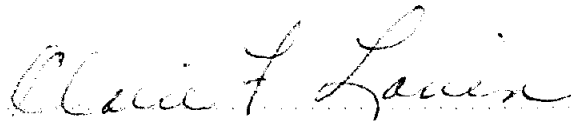
REGULATION OF ALL ALCOHOLIC SERVING LICENSES

A letter from the Chief of Police notified the Board of Selectmen that he had contacted the managers of three local establishments who had adopted a practice of a special "Happy Hour" starting at 11:00 P.M. and running till closing time at which drinks were sold to the public at a reduced rate. He advised each of the managers that the practice should be stopped immediately because of the problems caused by promoting excessive drinking prior to driving. After a brief discussion, the Board agreeing that unless a voluntary cessation of this practice was to take place immediately, they would hold a hearing on each of the licenses and curtail the serving hours to prevent this practice from continuing.

The Board noted receipt on the following items:

1. Fire Department Overtime for the week ending October 23, 1982.
2. A letter from C. R. Audette concerning the Lincoln School property.
3. An invitation to join the League of Women Voters in a tour of the rehabilitation accomplished under Community Development funding.
4. An invitation to join the Middlesex County Selectmen's Association on November 3, 1982.

The meeting was adjourned at approximately 9:40 P.M.



CLAIRE F. LAVIN, CLERK