

**TOWN OF FRAMINGHAM**  
**SELECTMEN'S RECORDS**

\*NOVEMBER 12, 1991\*

The regular meeting of the Board of Selectmen was held at 7:30 P.M. Present: Philip B. Ernst, Chairman, John A. Stefanini, Clerk and John F. King. Also present: Edgar C. Gadbois, Executive Administrator.

WARRANTS:

#57 - November 12, 1991 - Bills - \$387,629.56  
#58 - " " " - Miscellaneous - \$1,335,833.13  
#59 - " " " - Salaries - \$526,124.99

SPECIAL MALT BEVERAGES AND WINE LICENSE:

St. Tarcisius Parish - Fr. Maschi Parish Center - November 22 and 23, 1991 (Holiday Fair)

RATIFICATIONS:

Permit to Open, Occupy and Obstruct a Street:

Commonwealth Gas Company - Nadine Road for #37 - November 8 to November 20, 1991  
" " " - Birch Road - November 12 to November 22, 1991  
" " " - Forest Ave. ext. for services to 2, 3 & 4 Forest Avenue - November 12 to November 30  
" " " - 42 Birch Road - October 19  
" " " - 80-82 Mansfield Street - October 2, 1991  
" " " - 24 Oliver Street - September 24, 1991  
" " " - 12 Brackett Road - October 22, 1991  
" " " - Guild Road @ Brackett Road - October 18, 1991  
" " " - 210 Arthur Street - October 10, 1991  
" " " - 314 Summer Street - October 7, 1991  
" " " - 635 Waverly Street - October 11, 1991  
" " " - 733 Waverly Street - September 23, 1991  
" " " - 78 Lincoln Street - October 2, 1991

HEARINGS - BOSTON EDISON CO. AND NEW ENGLAND TELEPHONE CO. PETITION:

1. Vernon Street - Place stub pole to include anchor and guy.

Mr. Pat Lovett of New England Telephone Co. attended to request permission on Vernon Street on the easterly side approximately 20 feet northerly of Pleasant Street to place stub pole 219/18 to include an anchor and guy. The purpose and intent of this pole is to provide support to existing pole line which is now on Vernon Street.

Hearing no objections, the Board approved the petition on a 2-0 vote.

NEW ENGLAND TELEPHONE PETITION - SPEEN STREET AND COCHITUATE ROAD (CORRESPONDENCE FROM DEPARTMENT OF PUBLIC WORKS RE: RESTRICTIONS):

Mr. Pat Lovett of the New England Telephone Co. requested permission to place a conduit manhole system starting on Speen Street at the easterly side approximately at the town line of Natick running in the northerly direction for approximately 1,271 feet, place conduit and includes placing one manhole. Cochituate Road, beginning on the southerly side approximately 226 feet easterly of Speen Street at existing pole 57/82 and running 150 feet westerly, thence crossing roadway northwesterly 76 feet continuing on the northerly side for 1,817 feet, thence crossing roadway and continuing westerly 5196 feet to existing manhole on Concord Street (place 7239 feet conduit and seven (7) manholes). Also for permission to lay and maintain underground conduits, manholes, cables and wires in the above or intersecting public ways for the purpose of making connections with such poles and buildings as it may desire for distributing purposes. A request to do this is for two reasons: one is to get out of the intersection of Speen Street before that major construction takes place, if and when and they anticipate this being a tough area to work. They hope to start it in the spring. The other reason is the service demands down there with Dunn and Bradstreet and some of the Shawmut banks and anticipating Shoppers World. Some of the customers required fiber optics and survivability loop. Survivability loop is that they would like a feed from two directions and it is a major undertaking.

Following the discussion, the Board voted 2-0 to approve the petition with the four conditions listed in a letter from the Public Works Department.

As usual, Selectman King did not participate in the hearings to prevent any conflict of interest.

HEARING - PARKING LOT - FRAMINGHAM HOUSING AUTHORITY ELDERLY PROJECT ON EVERIT AVENUE:

Mr. Herbert King, Executive Director of the Framingham Housing Authority attended to request authorization to construct a parking lot on the vacant lot on Everit Avenue in order to provide additional housing for their tenants on John J. Gallagher Drive where they have forty units of elderly housing there. They would like to put in a maximum of twenty parking spaces on the vacant lot and then put an entrance so they can walk from there over to Gallagher Drive and they are also intending to put a fence in the back so that there could be no cross through traffic coming from Lawrence Street onto Everit Avenue.

HEARING - AVON STREET - ONE WAY FROM HOLLIS STREET NORTHERLY AND WESTERLY TO THE INTERSECTION WITH HAYES STREET:

Mr. Fred Sergeant, Town Engineer was in attendance to request approval of making Avon Street One Way from Hollis Street to Hayes Street to tie in with the traffic signals that have been designed that were now being installed on Hollis at Waushakum and Pine Street. The reason they would like to make it northbound is that they feel there would be less confusion and less tie up of traffic at the intersection of both Waushakum and Pine Streets. Since Pine Street is one way traveling eastbound they feel that Avon Street should be one way eventually west. Several residents expressed concerns.

Selectman King expressed concerns relative to giving advantage to people coming out of Waushakum Street and placing people on Avon Street at a disadvantage.

Following a lengthy discussion, the Board tabled the matter for further study.

**TOWN OF FRAMINGHAM  
SELECTMEN'S RECORDS**

\*NOVEMBER 12, 1991\*

(2)

**CONFERENCE - JIM CUDDY OF SMOC - C.D.B.G. FUNDS:**

Mr. James Cuddy, Executive Director of SMOC and Carol Abek, Policy and Planning Assistant attended to discuss their study on the Community Development Block Grant Program. They looked at the kind of public service projects that Community Development Block Grant funds and infrastructure projects and housing projects. They came up with a conclusion and three specific recommendations. Their main conclusion is that they have some concern about the amount of money that is going to fund infrastructure. They recommended that the community develop and approach a three to five year plan in terms of expenditures which would provide things on a planned basis in all three areas so when the Community Development Block Grant Committee meets to allocate funds they have a guideline. The other recommendation is that the community consider focusing a portion of the funds in the area of Community Economic Development. The final recommendation is that they looked at how the housing loan and housing rehabilitation grant program is operated in terms of the effectiveness of the loan program, the rehabilitation program, who money should be targeted for, what kind of properties that money should be targeted for and where things want to go in a three to five year period.

Arthur Noonan, Planning Director stated that the emphasis on working cooperatively and trying to create a better future allocation of the funds so that they serve all of the residents of Framingham is certainly something that the Planning Department wants to take a look at. The Community Development Block Grant has been amended recently to allow them to try to get a study of the downtown business conditions, economic development potential and \$5,000 was voted by the Community Development Committee within the last month to begin that process. Secondly, they have identified funds through the Planning Department that may be available to MAPC and EDA to do a study of potential sites and linking the General Motors Plant to the downtown which everyone knows part of the vitality of the downtown depends on having a fairly strong economic base down there would allow them to get some more funds.

Sam Swisher, Community Development Coordinator stated that the statistical findings in the study are substantially correct and accurate. The source was their own grantee performance reports which they file with HUD annually. He concurred that this might be a useful document for the Community Development Committee to look at and welcome continued review of the emphasis of the program, the types of models that they put together in terms of the programming. They are interested in pursuing the issue of economic development specifically as relates to the Downtown business area. The Housing Rehabilitation Program is the one program where they try to target the funds as directly as they can for those households and those in housing who are in the greatest need. They do operate a loan program, they still do operate a partial grant program to address emergency conditions and their loan program actually is open to many different types of properties including some properties that are non-owner occupied to wit tenant properties, single room occupancy structures, group homes and they had opted for a loan program in the interest of creating kind of a recyclable resource, moving the program toward one where they would loan monies and they would come back in the way of re-payments and be able to be revolved out again to do more rehabilitation. They had tried to move toward this when they saw the amount of allocation being reduced on an annual basis as coming to the community so it was an attempt to try and intervene and cushion to some extent the cuts that the town sustained but they would be, as with all the programs, be willing to continue to review them to insure that they are put to best use for the town.

Selectman Stefanini thanked SMOC for putting this together and thought it would be a useful tool for the C.D.B.G. Coordinator and Committee.

Selectman King expressed his appreciation of Mr. Cuddy's concern for submitting recommendations to the Board but he thought the work that has been done by this committee over the years has been most successful.

Selectman Ernst thought the report should be considered and wanted to submit it to the Community Development Committee.

Selectman King asked Arthur Noonan to try to get some program identified that could be submitted to the federal government if, in fact, monies become available and hopefully get some sort of funding for the Town of Framingham and also to put together a Task Force to talk about the Central Business District in Downtown to see what can be done to stimulate the interest in the Central Business District. He asked that the Task Force get off the ground immediately and give a report on a weekly basis to the Selectmen as to what is transpiring.

Following considerable discussion, the Board thanked Mr. Cuddy, Arthur Noonan and Sam Swisher for attending.

**CONFERENCE - DIANNE SHEA RE: MAPC UPDATE OF CURRENT ACTIVITIES:**

Ms Dianne Shea, Representative for the Town of Framingham to the Metropolitan Area Planning Council attended with Arthur Noonan, Planning Director to update the Board on current activities. She gave a brief re-cap of the services that the MAPC provides to Framingham. Recently Town Administrators from 14 communities including Framingham began to explore practical ways to follow up the many opportunities for cooperation within the communities. MAPC was asked to develop a comprehensive evaluation of the initiatives and they put together and identified nine areas of joint services that may be of interest to the MetroWest region and they are the following: Enhance 911, Cooperative Purchasing, Computer Services, Inspectional Services, Personnel and Volunteer Training, Recycling, Sharing Equipment, Household Hazardous Waste and Shared Professional Personnel. After all of these services are studied, the MAPC will work with Framingham and the other 13 communities to formalize agreements that will be necessary to initiate any of these services that are appropriate for regional sharing. Also, they have taken a water study. In 1990 they completed a MetroWest Water Supply Study to identify critical aquifers and compatible and conflicting land use policies. A Memorandum of Understanding was developed to allow Framingham and its neighbors to work together to protect water supplies to meet the needs of citizens in the community.

Transportation has been looked at by and through the MetroWest Growth Management Committee's Transportation Task Force and Framingham has assisted the MAPC in identifying and prioritizing transportation improvements in the community and the region. MAPC has taken these priorities and worked aggressively with the State Transportation agencies to advocate their expeditious implementation. The Metro Plan 2000 has been studied for the last four years through the MAPC and in conjunction with 101 cities and towns throughout the Commonwealth basically to fulfill legislative mandate to prepare a comprehensive regional plan. The plan calls for identification and possible nomination or designation of concentrated development centers in the region.

**TOWN OF FRAMINGHAM  
SELECTMEN'S RECORDS**

\*NOVEMBER 12, 1991\*

(3)

CONFERENCE - DIANNE SHEA RE: MAPC UPDATE OF CURRENT ACTIVITIES (continued):

Framingham will have the opportunity to propose centers which will then be studied by MAPC. After agreement by the location of the centers, state and federal infrastructure funds will become available.

Arthur Noonan stated that this is an opportunity for Framingham to consider its locational advantages in terms of railroad, bus service and economic development centers that we have and consider whether or not we wish to have these areas emphasized as a growth center which would mean a priority in terms of infrastructure funding and perhaps allow us to gain more federal or state dollars for our infrastructure development. This will be a vote of the Board of Selectmen at some future date to decide upon.

Following the lengthy discussion, the Board thanked Ms Shea for attending.

CONFERENCE - M.W.R.A REPRESENTATIVES RE: WATERSENSE OPERATION PROGRAM:

Ms. Emily James, Project Manager for the Operation Watersense Program for the M.W.R.A. attended with Terry Bickford, the Coordinator for the Framingham area relative to devices for water conservation. Three items that save a considerable amount of water were demonstrated. It is their mission to install 430,000 of these devices throughout the entire M.W.R.A. service area. They would like to do installations in the Framingham area starting in December. When they start the program during the winter months they start off in the large multi-family units. They like to go into single family homes when there is a long amount of daylight hours to work. They will send out a letter with the Board of Selectmen's signature on it and the Commissioners of Public Works and the letter introduces the program to the multi-family property owners and has a form in it that they can fill out and send back. The single family phase which is scheduled for May in Framingham is the major thrust of the program.

Following a lengthy discussion, the Board voted unanimously to participate in the program and designated Mr. Gadbois as the liaison person for the town.

REQUEST FROM RABBI LAZAROS - CONGREGATION BAIS CHABAD TO LIGHT MENORAH IN FRONT OF MEMORIAL BUILDING:

The Board granted permission to light a Menorah in front of the Memorial Building from December 1st through December 9, 1991 in recognition of the Jewish Holiday of Chanukah.

CORRESPONDENCE FROM TOWN COUNSEL RE: SECTION 125 PLAN (BOARD'S SIGNATURE REQUIRED):

The Board reviewed correspondence from Town Counsel relative to Section 125 Plan.

The Board voted unanimously to approve the contract and signed it.

LIQUOR FEES FOR YEAR OF 1992:

The Board voted unanimously to adopt the fee schedule for liquor licenses for the year of 1992 as is presently in existence.

The Board noted receipt of the following items:

Correspondence from Safety Committee re: Concord Street-Mass Turnpike Authority Bridge to School Street.  
Fire Department overtime for the week ending November 2, 1991  
Police Department overtime for the week ending November 8, 1991  
Correspondence from Chairman, Finance Committee re: Article for Special Town Meeting 12/4/91.

ARTICLES - SPECIAL TOWN MEETING:

Selectman Stefanini moved with the exceptions of Articles #7 & 12, that the articles be placed on the warrant for the Special Town Meeting on December 4th, seconded by Selectman King and voted unanimously.

It was unanimously voted that the warrant for the December 4th Town Meeting be closed upon the motion of Selectman Stefanini.

BUDGET PROCESS:

Selectman Stefanini wanted to modify motions he tabled after discussion almost a month ago and present them again. The motion will be as such: The Executive Administrator be directed and authorized to prepare a complete and balanced budget with the assistance of the Financial Team after consulting with each department head and working closely with the Finance Committee, 2) present this budget to the Selectmen by the first week in January, 3) present his budget with the approval of the Selectmen with or without amendments to the Finance Committee by the third week in January, 4) that the Executive Administrator and Chairman of the Finance Committee work out the details of the budget process and present it back to the Board of Selectmen no later than two weeks from tonight.

Selectman King seconded the motion and it was voted unanimously.

M.B.T.A. STATION - DOWNTOWN FRAMINGHAM:

The Board voted unanimously to send a letter to Secretary Taylor of the State Transportation Department urging him to authorize the funds to move the MBTA Station in Downtown Framingham.

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SELECTMEN'S RECORDS**

\*NOVEMBER 12, 1991\*

(4)

FRAMINGHAM UNION HOSPITAL - BLOOD DONOR DRIVE:


A letter was received from the Framingham Union Hospital relative to setting up a Blood Doning Program for the Town to take place at the Library on Friday, December 6th. They requested the Board of Selectmen to allow town employees on a volunteer basis to participate in the program.

The Board voted unanimoulsy to endorse the program.

EXECUTIVE SESSION:

The Board entered Executive Session for the purpose of discussing collective bargaining and discuss the purchase of real property.

The meeting adjourned at 11:30 P.M.

  
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JOHN A. STEFANI, CLERK