


**FINANCE COMMITTEE**

**Town of Grafton**  
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**Minutes**

Wednesday, November 01, 2006  
 Public Hearing 7:30 PM  
 South Grafton Community House  
 27 Main Street  
 South Grafton, MA 01560

*Handwritten initials*

**Public Hearing**

Motion: Sue Robbins moved that the Finance Committee open its public hearing.

Seconded: Fred Churchill. All in favor. Motion carries.

The public hearing of the Finance Committee opened at 7:32 PM.

**Finance Committee**

Present: Doris Metivier, Gary Murray, Dave Ross, Fred Churchill, Don Davison (7:20 PM), Bob Foley, Bill Hanley, Sue Robbins, Dharmesh Shah.

Absent: No members absent.

Review of the Warrant for the Special Town Meeting scheduled for Monday, November 20, 2006:

Article 2 taken out of sequence for review due to a large audience present to discuss this topic:

**Article 2**

Finance Committee member Bob Foley publicly recused himself from this discussion.

Presenter: Eugene Bernat

Discussions:

Town Administrator Natalie Lashmit

- DHCD
- Tax impact
- Local receipts

Scott Browne

- Cost Impact – School debt service, 1, 2, 3 bedroom estimates
- Fire Issues
- Commercial
- Financial consequences

Gene Wojnar

- Traffic concerns
- Hazardous waste dump
- School

Brook Padgett (four options)

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- Leave alone
- Industrial
- 40R
- 40B

Keith Reagan - What is the alternative

Dave Robbins – When or if remediation stops

- Costs incurred are unpredictable
- Traffic concerns
- Environmental concerns

Phil Gauthier

- Junkyard fire in 1999.
- Complimented Mr. Bernat
- Bob Hassinger

Cost of alternatives

Suggest project will cost least overall

Roger Trahan, Jr. – At town meeting, organize discussions that speak to the matter.

Dr. Joe Connors

- Predicting amount of school-age children.
- Financially prudent approach.

John Carlson – Discuss state regulations and funding

Town Administrator

- Funds for 40R and 40S have not been calculated into any of our figures.
- Smart growth - \$8,000,000.00 of state dollars used on site to date
- 40R – All issues must be addressed.

Marilyn Klocek

- Define affordable – income-dead restriction – 80%; 20% max. units
- How will S. Grafton be affected
- 5.01% affordable housing

Fred Churchill

- Subcommittee to draft design standards by by-law and design.
- Once site plan review is completed, design standards can no longer be amended.  
Kathleen O'Donnell, Atty.
- Intent – 40-60,000 sq. ft. of commercial space

Sue Robbins

- Environmental issue
- Tier 1A by MADEP  
Ground water contamination

Fred Churchill

- Bedrooms per unit (diversity); 240 units
- Scott Browne vs. Gene Bernat

Don Davison

- Zoning legislation (thoroughly scrutinized); although uncomfortable, need to move forward

Dharmesh Shah

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- Support 55+

**Article 2 Amend Zoning Bylaw Fisherville Mill Smart Growth Overlay District**

Bob Foley recused from any discussion or actions taken on Article 2.

Motion: Sue Robbins moved that the Finance Committee recommend passage of Article 2.

Seconded: Don Davison.

Discussion

Number of bedrooms is an issue; financial impact. Best solution 40R. Health risk, eyesore, water, air. Fred Churchill advised Scott's analysis is much to be considered.

Motion carries.

Blurb:

**Finance Committee unanimously recommends passage of Article 2. The Finance Committee understands that there will be costs with moving forward with this project. However, the Finance Committee believes that the overall benefits will outweigh the costs.**

**Article 1 Wages for Union Contract (source of funding)**

- Reviewed by town administrator
- FY06 – FY07 Comparison
- Free cash is not certified, thus another source of funding needed

Motion: Don Davison moved that the Finance Committee recommend passage of Article 1.

Seconded: Bob Foley.

Discussion

Sue Robbins discussed the history of the source of funding for union contract. Finance Committee general consensus is to close out warrant article to provide funding source vs. using overlay funds.

Motion: Don Davison withdrew his motion.

Seconded: Bob Foley withdrew his second.

Motion: Sue Robbins moved that the Finance Committee oppose passage of Article 1.

Seconded: Bob Foley. All in favor. Motion carries.

Blurb:

**Finance Committee opposes passage of Article 1.**

**At the time of the public hearing of the Finance Committee, the contract had not been ratified and the exact amount required to fund the article was not available.**

**If the contract is ratified and the amount of funds required is available, the Finance Committee will reconsider their vote before the Town Meeting.**

**Any relevant issues**

- Tour of Fisherville Mill  
Saturday, November 4, 2006, 3:00-3:30 PM
- Charter Review Meeting  
Dave Ross will attend
- Town Administrator  
Overall town budget interdepartmental transfers  
Transfer process  
Budget process

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**Adjournment**

Motion: Fred Churchill moved that the Finance Committee close its public meeting.

Seconded: Don Davison. All in favor. Motion carries.

The public hearing of the Finance Committee adjourned at 10:19 PM.

Respectfully submitted,

Susan M. Fiacco