



asked the Selectmen to hold on to their license through the end of 2015 when it is due to expire.

Mr. Rosenberg asked if there were any prospective buyers currently. Mr. Leitner said that the landlord Mr. Drucker was in talks with two separate entities but he was not personally involved in the negotiation process.

Ms. Fedele reiterated her appreciation for all that Sparta Restaurant has contributed to Bedford over the past four decades. However she feels it is unfair for the Stamatakos's to hold on to an Alcohol license when other restaurants at other locations are waiting. Ms. Fleischman agreed with Ms. Fedele's assertions.

**Mr. Rosenberg made a motion to close the Public Hearing. Ms. Fedele seconded the motion.**

**The motion passed 5-0-0.**

**Mr. Moonan made a motion to revoke the Alcohol License held by Bedford Coach dba Sparta restaurant. Ms. Fedele seconded the motion.**

**The motion passed 3-1-1. Mr. Siegenthaler voted against. Mr. Rosenberg abstained.**

**16-55**

**Lease Approval**

**Bedford Chamber of Commerce at Town Center  
Bedford Center for the Arts at Old Town Hall**

Facilities Director Taissir Alani presented the Selectmen with two renewal leases for approval. The first lease agreement is between the Town of Bedford and the Bedford Chamber of Commerce. The Chamber of Commerce is currently leasing Room # 226 at Town Center. The lease is for three years commencing on September 1, 2015 and ending August 31, 2018. The new lease will increase by 4% per year progressively. The current lease is \$3,000 per year. The new lease will be \$3,120 for the first year.

**Mr. Rosenberg made a motion to approve the lease renewal between the Town of Bedford and the Bedford Chamber of Commerce for Room #226 at Town Center for a period of three years with a rate increase of 4% per year. Mr. Moonan seconded the motion.**

**The motion passed 5-0-0.**

Mr. Alani next presented the Selectmen with a lease renewal agreement between the Town of Bedford and the Bedford Center for the Arts (BCA). The BCA currently leases 1,365 feet of space at the Old Town Hall. This lease would be for 6 months commencing September 1, 2015 and ending February 29, 2016. The monthly rate would be \$937.50. The BCA is refocusing the mission of the group. At the end of the 6 months, the BCA will decide if they will extend the lease or not. Ms. Fleischman asked what will happen to the space if the BCA does not renew at the end of February. Mr. Alani stated that the space would be advertised to the public.

**Mr. Rosenberg made a motion to approve the lease between the Town of Bedford and the Bedford Center for the Arts for a term of 6 months at a rate of \$937.50/month located on the first floor of the Old Town Hall. Mr. Moonan seconded the motion.**

**The motion passed 5-0-0.**

## **16-56 School Enrollment Study Presentation**

School Superintendent Jon Sills presented the Selectmen with draft findings from the New England School Development Education Council (NESDEC) study. The NESDEC is an organization that specializes in school personnel searches and enrollment studies.

The NESDEC found a significant increase in the number of children enrolled in Bedford's Kindergarten program between School Years 2014 and 2015. There were approximately 50 more children enrolled between the two school years. Of those 50, there were 29 that moved to Bedford after the census was completed. While Superintendent Sills acknowledges Bedford's move to full day Kindergarten accounts for some of the increase, there are other factors contributing to the increase. New construction of single family homes coupled with new condominium complexes are attracting more young families to Bedford and thus impacting the number of students.

The Davis School added two modular classrooms last year to accommodate the increase of students. The cost to rent these modular is \$400,000 for 3 years. Mr. Sills stated that a third modular is needed at the Davis School to keep the class size to a maximum of 18 children. The School Board is looking to buy another modular from a company in Georgia. The purchase price is approximately \$200,000.

Mr. Sills said that while all of the Bedford schools are at or above capacity, the High School is best equipped to handle the increase.

Ms. Fedele noted that Bedford has a unique elementary school structure in that one school is for Kindergarten through second grade while the other is for Grades 3 through 5. She wondered if it would be beneficial for the Town to move toward a more traditional school structure.

Mr. Sills stated that it would be an enormous undertaking to redistrict the schools. It would also disrupt the continuity of teaching.

The NESDEC's findings are being presented to the Massachusetts School Building Authority (MSBA) on September 22, 2015. The MSBA will review the information to determine if they will provide the Town of Bedford with financial aid for school expansion. Mr. Sills stated that the Lane School was in the most need of assistance and that that MSBA should have an answer by late December/early January.

Ms. Fleischman noted that while this does present challenging issues for the Town and schools, it also speaks to the quality of education that Bedford provides thus making it a desirable location for families with young children.

**16-57 Lincoln/Bedford Memorandum of Understanding on Educating Non-Military Hanscom School Children**

Superintendent Sills presented the Selectmen with a Memorandum of Understanding (MOU) between the Towns of Bedford and Lincoln and their respective School Committees. This MOU is for the education of two high school aged children currently residing at Hanscom Air Force Base. The students are children of retired military members and will be educated at Bedford High School for the 2015-2016 school year.

**Ms. Fleischman made a motion that the Bedford Selectmen approve an Intermunicipal Agreement/ Memorandum of Understanding between the Town of Lincoln Selectmen and School Committee and the Town of Bedford Selectmen and School Committee for the education of high school-age students at Bedford High School residing at Hanscom Air Force Base for the 2015-2016 school year; and, further, that the Selectmen authorize the Chair on behalf of the Selectmen to execute said Intermunicipal Agreement/Memorandum of Understanding. Mr. Moonan seconded the motion.**

**The motion passed 5-0-0.**

**16-58 Great Road Master Plan  
Underground Utilities**

Public Works Director Roy Sorenson discussed the Great Road Master Plan with the Selectmen. Specifically, Mr. Sorenson wanted to know if the Selectmen would like to proceed with a design plan for placing utilities underground. Mr. Sorenson explained that Vanasse Hagen Brustin, Inc. was working with the Town for a design. After an extended discussion, the Selectmen were divided as to whether or not to proceed with placing the utilities underground. Mr. Moonan and Ms. Fleischman agreed with the rest of the Selectmen that the cost to do the project was enormous. However, they both wanted to hear any compelling reasons to place the utilities underground.

**Mr. Rosenberg made a motion to delete underground utility work from the Great Road Master Plan. Ms. Fedele seconded the motion.**

**The motion passed 3-2-0. Mr. Moonan and Ms. Fleischman voted against.**

**16-59 November 2, 2015 Special Town Meeting  
Review of Draft Warrant**

Mr. Reed asked to discuss Article 4 – Discontinuance of Crosby Road first as the attorney representing the company requesting this Article was present. Attorney Robert Buckley addressed the Selectmen. Attorney Buckley represents Reimer & Braunstein. The Article requests the discontinuance of Crosby Road which is an old service road

that extends toward Route 3 off Crosby Drive between the former MassDOT Maintenance Facility and iRobot. The Article has been reviewed by Town Counsel who provided an amended motion. Attorney Buckley stated that the Planning Board voted to recommend discontinuance of Crosby Road.

**Ms. Fedele made a motion that the Selectmen, pursuant to Massachusetts General Laws Chapter 40, Section 15, find that the portion of Crosby Road and adjacent land which is owned by the Town of Bedford, as bounded and described in Layout No. 4102 and Order of Taking recorded with the Middlesex Registry of Deeds at Book 8185, Page 285 and described as a portion of the State highway location laid out on January 29, 1952, as being no longer needed for State highway purposes, and as also shown on the Commonwealth of Massachusetts Plan of Road in the Town of Bedford Middlesex County Altered and laid out as State Highway by the Department of Public Works (December 1, 1953), is no longer required for public purposes. Ms. Fleischman seconded the motion.**

**The motion passed 5-0-0.**

Mr. Reed gave a brief overview of the remaining Special Town Meeting Articles.

Article 2 – Zoning Bylaw Amendment- Conversion of Public School Buildings to Multiple Residential Use (by Petition) aims to add additional condominium units at Page Place. Mr. Reed stated that the Planning Board would be holding a Public Hearing on September 30, 2015 and suggested the Selectmen hold off voting on this Article until after the Planning Board meeting.

Article 3 - Street Acceptance-Lavender Lane has a few steps remaining. Mr. Reed stated that staff is working with the developer's representatives and anticipate the Article will be ready for the Warrant in the next couple of weeks.

Article 5 – Acceptance of M.G.L. Chapter 90I – Complete Streets Program. This Article would have the Town accept the Complete Streets statute and going forward, adopt a Complete Streets Bylaw.

Article 6 – Proposed Amendment to the FY2016 Capital Projects Plan. Mr. Reed indicated that there were three Capital Projects that had been approved prior to the 2015 Annual Town Meeting. Due to state budget cuts, these three projects were deleted just prior to Annual Town Meeting. Mr. Reed stated that this Article would fund these projects, totaling approximately \$188,783, either by tax levy, transfer from available funds, borrowed or appropriated from the Stabilization Fund.

Article 7 – Community Preservation Surcharge Effective July 1, 2016. Mr. Reed stated that is it standard practice for the Selectmen to reaffirm Community Preservation surcharge each year at Special Town Meeting.

Article 8 – Amend FY2016 Community Preservation Budget. Mr. Reed indicated that the Community Preservation Committee would be meeting the following evening. There is a

recommendation to decrease the Affordable Housing Reserves appropriation for FY16 from \$166,660.10 to \$155,080. This \$11,850.10 reduction is due to the fact that the Town would be receiving less revenue from the state. Originally, the Town anticipated a 29% match from the state. That match will only be 20% thus creating a shortfall in the Community Preservation Budget.

Mr. Reed also indicated that there would be another amendment added to the Community Preservation Budget. That would be a reduction in the bond for the Town Hall MEP project. The actual cost was less than anticipated and the work began later than originally planned. Therefore the principal and interest costs were not as much.

Mr. Moonan raised the question of using Community Preservation funds to pay for a feasibility study for a Town Museum. After a lengthy discussion, it was determined that a tax levy would be the best source for funds for such a project. By using tax levy funds rather than Community Preservation funds it would not be necessary to determine what aspects of the Museum Study would be eligible for Community Preservation.

Mr. Rosenberg asked if the Museum Study could be added as another capital project. Mr. Reed stated it could.

It was determined that two Warrants would be drafted: one with a separate article for the Museum Study and one without. Over the next two weeks, it would be determined whether or not a separate article should be included in the Special Town Meeting Warrant.

Article 9 – Amend FY 2016 Operating Budget. This amendment happens annually to rebalance the Operating Budget now that more information is available since Annual Town Meeting in March of 2015.

Article 10- Amend FY 2016 Ambulance Enterprise Budget. This amendment is necessary as advanced life support services have been added and there is a better idea of the costs associated with this addition.

Article 11 – Stabilization Fund Appropriation. Mr. Reed stated that the Finance Committee suggested an appropriation of \$232,000 to the Stabilization Fund. There was no appropriation made at Annual Town Meeting. Mr. Reed stated that the figure could change as the Town is anticipating a healthy amount of new growth in the coming year.

**16-60**

**Minutes**

**Regular Session Minutes – September 8, 2015**

**Mr. Rosenberg made a motion to approve the Regular Session Minutes of September 8, 2015 as amended. Ms. Fleischman seconded the motion.**

**The motion passed 5-0-0.**

**16-61 Town Manager's Report**

Mr. Reed informed the Selectmen that the Town Hall MEP project was underway. The staff that works in Town Hall would be moving to the Multi-Purpose room at the end of the week. The project would take approximately 8-12 weeks to complete.

**16-62 Open Discussion and Selectmen Liaison Reports**

Ms. Fleischman stated that the Energy Task Force was reviewing the Community Choice Aggregate Program. This program would allow the Town to negotiate on behalf of residents and commercial users of regular electrical services. The task force will be meeting to discuss how to explain and introduce this program to the Town.

Mr. Moonan informed the Selectmen that the Capital Expenditure Committee met recently. The Committee is beginning the process of meeting with various Town departments to discuss future Capital Expenditure needs. Mr. Moonan stated that it is necessary for the departments to look six years out for such projects.

Chair Siegenthaler announced that starting in November a small amount of HOME Funds would be available to qualifying community members seeking rental assistance. Chair Siegenthaler stated that these are federal funds that could potentially help with first and last month rent deposits.

**Mr. Moonan made a motion to adjourn. Ms. Fleischman seconded the motion.**

**The motion passed 5-0-0.**

The meeting adjourned at 10:20 p.m.