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Special Selectmen's Minutes
March 9, 2000, 7:00 AM

Present – Herman Kabakoff, F. Dore' Hunter, (*for a portion of the meeting*) Wayne ^{IN CLERK} Friedrichs, the Town Manager and Assistant were present, (*The meeting was not* ^{ACTON} *televised*). As was known when the Special Meeting was called, Peter Ashton and Trey Shupert are out of town on business, and thus they are not present.

CITIZEN'S CONCERNS

PUBLIC HEARINGS AND APPOINTMENTS

None

SELECTMEN'S BUSINESS

Special Town Meeting Discussion - In conformance with the law, the Board has to call a Special Town Meeting for the citizen petitions that were submitted with the required signatures that validate them. Herman explained that the petitioner brought in an article for 2-acre zoning first then came in with 3 additional articles that further expanded the limitation of residential building and growth.

Dore' stated that he felt that the board had been mislead, it had only been told of one potential Citizen's Petition Article and on that basis it was not unreasonable to try to rush a Special Selectmen's Meeting in the absence of some members in order to call a Special Town Meeting within the Annual Meeting. Obviously some members knew that other Citizens Articles were coming and that poses an entirely different situation.

Dore' felt that now that there were four articles he feels that there is going to be significant discussion on town meeting floor and he understands that the fourth night, Thursday, that there is a significant request for us not to use the auditorium. He feels that the Moderator would be willing and would like to go over to the next week. He feels since we are going into the next week, maybe we should call the special for the second week. The cost is the hall, custodian and printing/mailing the warrant and Election personnel. He feels that the four articles will go an extra night. He feels we need to look at flow of the meeting.

Herman felt that his message in the warrant said one article and asked if the printer could be contacted to change the message.

Wayne said that the Board has not been misled, just not kept informed. Dore' noted that now there were 4 articles and we could not squeeze them in so easily without disruption of the Annual. Dore' suggested April 10th and schedule for the big gym and hoped that the issue will draw a large crowd. Herman noted that if we go to the

following Monday we would not need to schedule the gym. It was felt that they could schedule for 7:00 PM on the 10th in the auditorium.

DORE' HUNTER- Move to call a Special Town Meeting for Monday, April 10, 2000, in the auditorium for action on the four citizens petitions presented and validated by the Town Clerk. **HERMAN KABAKOFF** –Second. UNANIMOUS VOTE.

DORE' HUNTER - Moved we not recommend all four articles. Herman requested that each article be considered individually, Dore' agreed and then Moved that we not recommend the first article because he does not understand and feels it is not appropriate way to address zoning. **HERMN KABAKOFF** – Second - Dore' feels it is poor precedent to bring this zoning change in this manner. The beginnings of a discussion followed.

Wayne said he is in favor of this article. Herman is also in favor and that there seems to be a great deal of support. He supported them when they were Planning Board Articles. He thinks that they will be able to find out more before Special Town Meeting.

Dore' withdrew the motion and declared he was leaving the meeting. He left the meeting noting that they no longer had a quorum. He asked that the minutes reflect this.

A discussion regarding how to proceed. It was decided that we should continue with the meeting and let Town Counsel decide the meeting status.

WAYNE FRIEDRICHS- Move to Recommend Article one – **HERMAN KABAKOFF** – Second. UNANIMOUS VOTE.

The Board is continued the meeting with some reservations as follows:

Article 2 – Housing Density Septic Systems – After discussion Herman wanted more information about the affect of this article. **HERMAN KABAKOFF** – Moved to Defer Recommendation – **WAYNE FRIEDRICH**S – Second – UNANIMOUS VOTE

Article 3 – Not counting wet lands for minimum lot area. Wayne said he felt this was a good article other communities have this regulation. **WAYNE FRIEDRICH**S – Moved to Defer Recommendation. **HERMAN KABAKOFF** – Second. UNANIMOUS VOTE

Article 4 – Hard limit on bldg. Permits – This submittal is not in the form of an Article, is not definite and not worded for an article. This is an all new article with no back up attached. **HERMAN KABAKOFF** – Moved to Not Recommend. **WAYNE FRIEDRICH**S – Second. UNANIMOUS VOTE

Wayne asked that we take the next step to see how much effort it would take to bring this to legal form.

HERMAN KABAKOFF - Move we add one more article concerning drive thru's, and asked the Town Manager to craft it exactly the same as the one discussed by the Planning Board and the table of uses be modified also. WAYNE FREIDRICHES - Second. UNANIMOUS VOTE

WAYNE FRIEDRICHES - Moved to Recommend the article regarding Drive Thru's.
HERMAN KABAKOFF - Second. UNANIMOUS VOTE

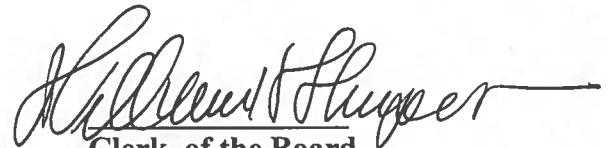
HERMAN KABAKOFF - Moved to close the warrant at the conclusion of the meeting.
WAYNE FRIEDRICHES - Second. UNANIMOUS VOTE.

CONSENT AGENDA

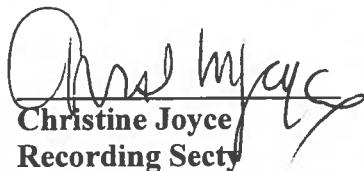
None

TOWN MANAGER'S REPORT

None



Gerald Flugger
Clerk, of the Board



Christine Joyce
Recording Secty