

SELECTBOARD MINUTES  
JUNE 9, 2014

Meeting opened at 6:00pm

Present: Alan Vint, Chair; Howard Knickerbocker, Clerk; David DiNicola  
Duane Pease, Administrative Assistant

Erica Johnson of Pioneer Valley Planning Commission (PVPC) addressed the Board regarding the bids for the replacement of the Senior Center roof. 3 bids were received, 2 were less than the architect had estimated; all were qualified bidders. Erica submitted the bids to the architect, Sloan, for review and recommendations. The references checked were all positive for the low bidder, Meadows Construction. The owners are involved in the projects, have good communication and they do a lot of historic properties. Erica is going to check with the Dept of Capital Management (DCAM) prior to letting the contract to Meadows if the Board approves. There was additional discussion regarding the project. Estimated time to complete is 2 months. Dave questioned the cost of replacing the slate versus a composite roof, Erica advised this is a historic building in the Historic District and the grant received will pay for the entire project. Alan motioned to accept Erica's recommendation of Meadows pending DCAM review, Dave 2<sup>nd</sup>; vote 3-0.

As Howard has been the contact person on the Senior Center, he will continue to be the contact during the project. Dave questioned how the old slate was to be handled, if there were to be fencing around the construction area and if there were going to be any pre-construction meetings as well as regular weekly meetings. Erica will check and advise.

Warrants were reviewed and signed. Expenses: \$11,885.56; payroll: \$8,557.50.

Minutes were approved on motion by Alan, Howard 2<sup>nd</sup>; vote 3-0.

The Board discussed the recent interviews with potential Town Counsel (TC): Jonathan Silverstein of Kopelman & Paige (K&P); Judy Pickett from Brackett & Lucas and Jerimia Pollard. The Board was familiar with the work of K&P as they are the current TC. Pickett did not seem interested in working on a "cap" basis. Pollard works in a small firm and he is the only

one that handles the municipal law. There was general discussion and it was agreed that Brackett & Lucas were not really interested in the Town's proposal. Pollard's yearly retainer was \$5,000 whether the dollars were used or not. Dave felt K&P's \$8,000 cap would cover a lot of legal hours but it was explained, if the Town did not use it, it would be returned. A big advantage for K&P is they only do municipalities, have a large staff that is well versed in all aspects of municipal law and have been readily available for questions. The Town has developed a relationship with K&P during the recent lawsuit and felt the results were very favorable. Alan motioned to re-appoint K&P,. Howard 2<sup>nd</sup>; vote was 3-0.

Dave will contact Robert's lumber to obtain the mulch for the Playscape area. He will have it delivered to the Senior Center area. Fabric will be put down prior to spreading the mulch. The cost of the mulch will be \$600 for 30 yards. This will be paid for from the Recreation budget.

The Town owned properties were discussed next. Currently there are parcels on Town Hill Road and River Road that could be auctioned and returned to the tax rolls. Alan motioned for permission to speak with Ton Berenson, the Town's Tax Title attorney for the best way to go forward with an auction, Howard 2<sup>nd</sup>; vote 3-0 for Alan to Contact Ron.

Highway Superintendent, Skip Savery, advised the Board Root Road was ground on Friday, he is in the process of replacing culverts and has 1 done. The new doors for the Highway Garage are to be installed and he has been blocking up the lower parts of the garage windows prior to the installation of the new windows. He is also going to raise the step at the rear door of the Fire Station 7" to keep rain water from running in.

Terry Crean advised the Board the ZBA was going to purchase a new file cabinet so they can keep their records in a secure location in the office. Terry is also looking for minutes of a Selectboard Meeting from the summer of 2001. Tom Rocke, Peter Oigny and Larry Pease were on the Board at that time. At that time Terry was looking for the building permit and building plans for the Davis barn (now owned by the Hudson's). He will submit a formal request for the minutes. He also gave a formal complaint to the subsequent building inspect, Paul Tacey, and would like a copy of that since he did not keep a copy at that time. The plans that have surfaced are not the plans for the barn but something the builder uses as a sales enticement showing how a typical barn could look. The original building permit has

surfaced recently and Wally Smith who was the building inspector at the time stated he issued the permit after the ZBA told him to do so. Alan brought Dave up to speed on the ongoing issues with the property and the prior Board of Health hearings. Currently, the Hudson's are allowed to use the property if they give prior notice. They are to be there for repairs only and between the hours of 9am and 5pm. Terry has been told if they are there after that time, to call the police, verify and document and the Health Agent will file an order in court. As Terry was in Alaska for a number of years, he was not aware of the many goings on with the property. On one of his trips back, Mr. Davis showed him the interior of the building and commented on the camping toilet he had. Terry did not see any composting toilet at that time. When our current Building Commissioner was in the building, he did not see a composting toilet either. Since the building was non-conforming when it was built and permit approved by the ZBA, it can continue to be used as a barn/storage building. Any other use will not be allowed as it would violate the ZBA ruling.

Alan motioned to adjourn, Howard 2<sup>nd</sup>; vote 3-0 and meeting adjourned at 8:05pm.

Minutes respectively submitted by:

Duane Pease  
Administrative Assistant

Minutes accepted with/without changes by:

Alan Vint, Chair

Howard Knickerbocker, Clerk

David DiNicola