

Selectboard Minutes
July 9, 2012

Meeting opened at 7:05pm

Present: Noreen Suriner, Chair; Alan Vint, Clerk; Mitch Feldmesser
Duane Pease, Administrative Assistant

Warrants were reviewed and signed: \$5,466.55 & \$1,596.80 for payroll;
expenses: \$9,743.93

Also in attendance were Gerry Garner, Building Commissioner (BC); Jackie Duda, Health Agent (HA); Terry Crean, Zoning Board of Appeals (ZBA) chairman and Maryann Walsh.

Maryann Walsh had requested a meeting with the above to discuss her efforts to open a General Store at her location on Skyline Trail. She had questions as to what she needs to do to satisfy the various boards and departments.

Gerry said it all starts with the building permit application; he will review the application, look at the applicable zoning and then either approve or deny her application. Any appliances in use will also be under his jurisdiction and Jackie will have the say on the food preparation.

Gerry also said if food is prepared on-site, a fire suppression system is needed. There are certain types of appliances that are UL approved that have built in suppression systems. As far as he was concerned, she could cook off-site and bring it into the store.

Jackie said she would like to meet with her prior so she can approve the kitchen plan; her concern is with food borne illnesses.

Alan advised everyone should always go to the BC first and if the permit is denied due to zoning issues, it can be appealed to the ZBA.

Mitch stated if the ZBA approves, it then goes back to the BC for approvals..

Noreen asked if she chose to add on later, what the requirements would be.

Gerry said she would have to return to him for a new permit. He also advised if the products were consumed in the store, it would trigger handicap requirements for a bathroom. As long as no foods were consumed on premises, this would not be triggered.

Jackie said any new use would require a septic system inspection.

Maryann said pre-permit she would have to go to the Treasurer, Conservation and Board of Health for sign-offs. She just wanted this meeting to get everyone on the same page as she goes forward and she appreciated the input from Gerry and Jackie.

Alan said the Selectboard has no say in determining the outcome and would be involved as the Board of Health.

Maryann thanked everyone and left.

Ray Gero asked the BC a question regarding his hope for a Class II auto license. He will complete the application and submit it to the BC.

Jackie advised the Board that the Crepeau property had passed its perc test, she had advised Mr. Crepeau he should hold off until the Building issue is resolved but he wanted to go forward with it. Also, his water tested okay.

Gerry said his water supply has to be on his property and that his property has no road frontage. He will be meeting with Mr. Crepeau in the future,

Jackie advised the Hudson's will be meeting with the BOH on 8/4. The Hudson's have removed the outhouse according to a neighbor.

Lee VNA submitted a contract for services to be signed. Noreen motioned to accept and sign, Alan 2nd, vote was 3-0. Contract was signed.

Since the Town does not have a delegate to Wired West, Noreen motioned to appoint Steve Harris, Mitch 2nd, vote 3-0 and Steve was appointed.

Highway Superintendent, Skip Savery, met with the Board, he received 2 bids on the new truck. It was advertised in the Central Registry as well as the Berkshire Eagle. The bids were within \$500 of each other and he recommended the Board approve the Delurrey Sales bid. There was an increase of \$9,000 due to his request for the stainless steel option that will eliminate painting. He checked with Kathy Stevens, MassHighway, and was advised he could use his Chapter 90 money for this. The total cost of the truck is \$184,975.

Noreen motioned to award the bid to Delurrey, Mitch 2nd; vote was 3-0 in favor.

Skip also said he had received 6 applications for the position on the Highway Dept. One of the applicants was Matt Radwich; he had left the Dept for a position in Hinsdale and now wanted to come back. He did leave under good circumstances, knows the roads and job and Skip recommended hiring him back.

Noreen motioned to hire Matt, Alan 2nd; vote was 3-0 in favor.

Skip said the Chester Highway Superintendent had offered him some road millings and he is going to send a truck to Chester tomorrow. He can use these on various gravel roads in town. He has mowed the road edges along Skyline Trail and will be doing weedwacking under the guardrail this week.

He will be cutting up the old water tank in the boiler room as well as moving the Big Belly compactors to the Transfer Station.

He also picked up a government surplus truck in Pennsylvania for \$1,500.

The Fair has asked if they could use the loader during the fair, the Board approved the use.

Lastly, he advised that the raises that went into effect on July 1st were \$1 dollar an hour for Ron Radwich and 3% for him. Noreen motioned to approve the raises, Alan 2nd; vote 3-0 in favor.

Joe Kearns, Finance Chair, advised the Board of transfers within the Highway Dept budget to cover the salary account. Transfers amounted to \$4,647.35. Also, \$280.06 was transferred from Health Insurance to the War Memorial account to cover the cost of mowing.

These transfers were approved on a 3-0 vote on motion by Noreen and 2nd by Mitch. Alan did voice concern of overspending the budgets.

A Vocational Educational bill was received from Pittsfield for a resident that moved to Town on 12/22, this may have to go to a Special Town Meeting to transfer available funds.

Alan checked with Ron Berenson regarding the former General Store and adjacent house, 168 & 166 Skyline Trail, and taking them for back taxes. Ron did not see any issue on taking 166 Skyline, 166 was not a Brownfield.

Noreen felt there needed to be a plan going forward on these properties

Mitch said there are no DEP liens on 166 and no contamination to the best his knowledge but we should take both and can't wait as Tax Title Takings can take as long as 7 years. The Town can develop a plan as the process is going along.

Alan said he is willing to go forward on both.

Noreen said the liens will have to be addressed

Alan said Kopelman & Paige would address the environmental and lien issues.

Alan motioned to move forward and take both parcels, Mitch 2nd; vote was 2-0 with Noreen abstaining.

Ron also believes the McGrath property taxes may be paid off.

Alan spoke with Eric Weiss regarding the other aspects of the Green Grant, the Solar Walk Though was held today.

MBI also ran the fiber optic cable to the building today.

Judy Artioli has complained about speeding through the center of town, Board will check with Police Chief to see if more coverage can be arranged in the morning.

There was a brief discussion on the attorney's defending the Town, who does the Town want to defend if MIIA declines to provide defense when the revised complaint is filed. Does the Town retain Nancy Pelletier or use Jonathan Silverstein of Kopelman & Paige

Noreen motioned to invite Silverstein to meet in Executive Session if and when the complaint is filed. Mitch 2nd, vote was 3-0 in favor.

Alan also suggested a conference call could be held in Executive Session as another option.

Noreen motioned to adjourn, Alan 2nd, vote was 3-0 and meeting adjourned at 9:36pm.

Minutes respectively submitted by:

Duane Pease
Administrative Assistant

Minutes accepted with/without changes

Noreen Suriner, Chair

Alan Vint, Clerk

Mitch Feldmesser

Selectboard Minutes
July 23, 2012

Meeting opened at 7:07pm

Present: Noreen Suriner, Chair; Alan Vint, Clerk
Duane Pease, Administrative Assistant

Warrants were approved and signed. 3 expense warrants: \$44,049.84; \$11,122.86 & \$55,798.40. Payroll: \$7,376.71.

One mowing bid was received, bid opened. Charles Winn, Jr. submitted bid of \$260 per mowing. Alan motioned to award bid to Mr. Winn, Noreen 2nd; vote 2-0 to award.

Mitch Feldmesser, Selectman, arrived at 7:16pm.

Minutes were approved with changes on motion by Alan, Noreen 2nd; vote 3-0.

Mail was reviewed.

The Board will meet at 4pm on 8/13 at request of Eric Weiss regarding the solar bids for the Town Hall.

Masato Fry appeared before the Board regarding a complaint received about his hauling of recyclable materials without permits or license. He stated what had started as a hobby has turned into a business that he operates on rented land on Chipman Road.

Alan was concerned as he was hauling waste oil and it may be a hazmat consideration.

Fry explained that particular load was hauled as a favor to another family in 5 gallon cans . He believes the hazmat is based on volume but he wants to do everything properly and asked for a license application. He completed the application and will return to the Board at the next meeting, 8/6.

Todd Ford, Executive Director of Hampshire Council of Governments (HCOG) addressed the Board and gave an overview of what the HCOG is doing to aid its members. Eric Weiss has been appointed the Sustainability Director and has sent out Solar Requests for Proposals. He hopes to obtain local bidders and will fully vet all bidders. Todd stated that will alleviate some of the burden of the members when they look for solar power installations as it is sometimes difficult for small towns to attract bidders and for the State to approve the process.

Also, the Hampshire Power electricity cooperative now has 28 towns and many more are looking at the possibility of joining and is adding more “green energy” to its power source.

Diana Schindler, Municipal Services Director of HCOG, advised the purchasing agreements are being revamped and will be extended to non-profits. She would like feedback on what members would like to see added and there is currently a list of services on the HCOG’s website. They are trying to keep local and buy local when it comes to selecting bidders.

The regional accounting aspect has a contract with one town and is submitting a proposal to another. The IT is working with a contractor but may be cost prohibitive to small towns at \$5,000 and it may be worthwhile to see if town’s can share the costs.

She has written a STRAP Grant for Hatfield and would be willing to do the same for Middlefield. Her charge for writing the grant is usually based on an hourly rate. She would ask the town to identify the project and provide her with the information and she would write the application. She can also coordinate the planning for towns. A list of grants will be posted on the HCOG website.

Todd added he is now a member of the Hampshire County Tourism Board and will make sure smaller communities are represented.

Adair Laurel-Cafarella met next with the Board regarding his request for access to the right-of-way to a parcel of land behind the transfer station. This land is owned by the Society of the Elder Faith and he is their agent. He would like a key to the gate so he may access the parcel.

Mitch noted he has 200' of frontage on the adjacent property and he didn't need to use the right-of-way. Also, the Board would need written proof that he is its agent.

Adair said he had given this information to a previous board but would obtain it again.

Noreen questioned if the right-of-way transferred when the property was donated and also, there is a need to protect the transfer station equipment.

Mitch didn't see the point; just because he has a right-of-way doesn't mean he has to use it.

Alan worried about adverse possession and will check with Town Counsel regarding the right-of-way issue.

Sherri Venditti spoke and said when the property was subdivided the map drawn did not show the right-of-way.

Adair said the surveyor only did his own property and the right-of-way is through town property.

During open forum Police Chief Tom Austin was questioned about complaints of speeding through the center of town during 'Rush Hour'. He does not have the manpower or budget but will have one of his officers stationed on her off day and will also request the State Police increase patrols at that time. Tom provides radar patrols during the afternoons when he returns from work. He usually gives verbal warnings for 1st time offenders and logs their names in the radar book.

Highway Superintendent, Skip Savery, advised the Board the water tank has been removed from the boiler room. It took about a half day to remove and then they spent the rest of the day cleaning up at the transfer station. He said the town needs to obtain a 2nd box so metal and debris can be put in each box and not have items placed on the ground. He has about 3/4 of the roadsides mowed and will grade some of the gravel roads as soon as there is some rain. His new employee, Matt Radwich, will be starting Monday.

There was a brief discussion on the upcoming Board of Health meeting regarding the Hudson's garage on a non-conforming lot.

There was also discussion regarding the 166 & 168 Skyline Trail properties. Noreen was concerned about the Town's liability on this and any other town owned property. Alan believes the Town would not be held liable for any further damages once it divested itself of the property. And that if it was transferred to a non-profit, they would have no liability either. Noreen is concerned with the costs of installing a well and septic system if the Town retains the property at 166. A Master Plan should be developed for the best use of these properties. Alan also said the best use of 168 may be as a parking lot.

Mitch then addressed the Open Forum portion of the Board's meetings: he feels the questions asked should be resolvable in a few minute's discussion and if it is not, the Board could vote to place it on the agenda for the next meeting.

Alan felt this was when the townspeople could come and express themselves about legitimate issues but the Board did not deserve abuse.

The following appointments were made on motions by Noreen, 2nds by Alan and 3-0 votes:

Ed Vivier, EMS director; Deputy Fire Chief, Larry Pease; COA, Susan Donnelly-Baker; Tax Collector, Mary Ann Pease; Treasurer, Jane Thielen; Town Counsel, Kopelman & Paige; Accountant, Beverly Cooper; Administrative Assistant, Duane Pease; Transfer Station Attendant, Kathy O'Brien; Recycling, Joe Kearns; Smoke Alarm Inspectors, Ron Radwich and Larry Pease.

Also, Sarah Foley submitted a letter of interest for the vacant position of School Committee member for the Gateway Regional School District. This position would serve until the next Annual Town Election. Noreen motioned to appoint, Alan 2nd; vote was 3-0 to appoint.

Alan motioned to adjourn, Noreen 2nd; vote was 3-0 to adjourn.

Meeting was adjourned at 9:45pm.

Minutes respectively submitted by:

Duane Pease
Administrative Assistant

Minutes accepted with/without changes:

Noreen Suriner, Chair

Alan Vint, clerk

Mitch Feldmesser

Selectboard Minutes
August 20, 2012

Meeting opened at 7:04pm

Present: Noreen Suriner, Chair; Alan Vint, Clerk; Mitch Feldmesser
Duane Pease, Administrative Assistant

Warrants were approved and signed; Payroll: \$9,174.71; Expense: \$15,104.49

Minutes of last meeting were approved with minor changes, 3-0.

Mail reviewed.

The Minutes of the August 1, 2012 open meeting were approved on motion by Noreen, 2nd by Alan, vote 3-0.

Police Chief Tom Austin was present regarding additional complaints of speeding through the center of town, the posted speed is 30mph. Tom suggested obtaining larger signs and having them posted closer to the center and moving the current signs further away from the center. That way vehicles will have additional warning of the speed limit and hopefully this will slow traffic down. Alan said he had spoken with Skip, Highway Superintendent, and he would allow Matt Radwich, a police officer, to take a couple hours off to conduct radar patrols on occasion.

Michael Feldberg spoke of logging and water tankers speeding during the middle of the day.

Alan wanted to know if a heavy truck exclusion could be another way to slow or reduce the truck traffic and if there is a weight rating for the road. That will be investigated.

Tom advised that Bob Hoynoski has applied for a position with the Police Department. Tom recommended him for appointment. Bob would have to complete the 260 hours of training in Springfield and then do 40 hours of "ride along" before he could become an active member. The cost of the school is \$1,100 and Tom has that in his budget. Noreen motioned to appoint Bob as a police candidate, Alan, 2nd. Vote was 3-0 to appoint Bob.

Ed Vivier told the Board Cody had passed his EMT test and the Town now has 5 EMT's. he also said the townspeople are surprised at the quick response and number of people that show up when they respond to a 911 call.

Skip Savery, Highway Superintendent, had the Board sign off on Chapter 90 work on Chipman and Clark Wright roads. There was a general discussion about Chester Road and applying for a STRAP grant for repairs. Skip is planning on using a new approach in his grant application, he will be grinding, heating and laying in place the old road top and then applying a topcoat of asphalt. This will be considered a "green" way of repaving and he hopes this time the plan will be approved.

There was also discussion of obtaining larger speed limit signs for the center. He was also okay with Matt doing some radar patrols once in a while as time would permit.

Skip also had a complaint about dogs that got his chickens and killed 9 of them. He has spoken with the dogs' owner and hopes to have this straightened privately.

The Board addressed the letters Alan had written in response to the 2 complaints Mary Wheeler had written to the Attorney General in regard to an Open Meeting Complaint. On motions by Noreen and 2nd by Alan both letters were approved on a 3-0 vote.

The Board then discussed the solar installation at the Town Hall. Eric Weiss had recommended the proposals submitted by Paradise Energy. Discussion centered on the proposals costing \$59,400 and \$49,200 and the pros and cons of both. The higher proposal would necessitate cutting some of the previously allotted monies from the Green Grant but would deliver a much higher energy return. On a motion by Mitch to accept the \$59,400 proposal, 2nd by Noreen, the vote was 3-0 to accept the proposal. As Chair of the Board, Noreen signed the proposal.

Alan had a conversation with Jonathan Silverstein, Town Council, regarding acceptance of service regarding the Harry Pease Road situation. Jonathan would be able to accept the legal papers without having the Town served personally. On a motion by Alan, 2nd by Noreen, vote was 3-0 to allow Jonathan to accept service.

Noreen said she has been playing "telephone tag" with a prospective Veteran's Agent and hopes to have an answer by the next Board meeting.

She also mentioned the Board should think about meeting every other week on a permanent basis. That will be discussed further at another meeting.

Eleanor Doyle of the Middlefield Fair discussed the recent fair. The Health Agent was strict but all the vendors passed the inspections but Eleanor thought she was a little overbearing. It is difficult to get vendors to come to the fair and Eleanor would like to keep them all coming back.

Alan motioned to adjourn, Mitch 2nd, vote was 3-0 and meeting was adjourned at 9:00pm.

Minutes respectively submitted by:

Duane Pease

Administrative Assistant

Minutes accepted with/without changes

Noreen Suriner, Chair

Alan Vint, Clerk

Mitch Feldmesser

Selectboard Minutes
September 4, 2012

Meeting opened at 7:05pm

Present: Noreen Suriner, Chair; Alan Vint, Clerk; Mitch Feldmesser
Duane Pease, Administrative Assistant

Warrants were reviewed and signed; Expenses: \$12,726.97; Payroll: \$9,051.97
Mail was reviewed

Judy Hoag was present to discuss the upcoming "Middlefield Days" on September 28th, 29th & 30th. There was general discussion regarding the events to be held including the bonfire on Friday, Talent Show on Saturday evening and the Pancake Breakfast and Car show on Sunday.

On a motion by Noreen, 2nd by Alan, vote was 3-0 to allow use of the building for this Town event.

Motion by Alan, 2nd by Mitch, minutes of last meeting were approved 3-0.

On a motion to suspend the Selectboard Meeting to meet as the Board of Health, vote was 3-0 to review and approve BOH minutes from the Hudson hearings. Meeting of Selectboard suspended at 7:37pm

Minutes of the BOH May 12th hearing were approved on motion by Noreen, Alan 2nd 3-0.
Minutes of the BOH August 4th hearing were approved on motion by Mitch, Alan 2nd 2-0.

BOH meeting was closed at 7:47 and Selectboard meeting was resumed.

Steve Connor, Director of the Central Hampshire Veteran's Service spoke to the Board regarding their services as Veteran's Agent for the Town. Mass allows shared agents and the duties they perform for veterans. They administer the benefits, submitted for reimbursement by the State (75%) and if the vet qualifies submit to the VA and that reimbursement is 100%. Initially the Town has to pay but then is reimbursed. Aid is supplied to any veteran that is in need. Joe Russo is a Regional Agent and he would have hours in town biweekly to meet with any veteran that is interested in benefits. Benefits include tax abatements and service bonuses, aid and attendance and surviving spouse benefits among other benefits. The cost is based on each member's population and the cost to Middlefield would be \$1,767 per year. Noreen felt this should go before the Towns People for a vote and questioned Joe Kearns, Finance Chair, about proper procedure. She was advised the Board can vote to join now and bring it before the Town at a Special Town Meeting. Alan said he was in favor of joining and going to a STM for funding.

Alan motioned to accept the veteran's service as a temporary service pending STM approval. Noreen 2nd; vote was 3-0 in favor.

Skip Savery, Highway Superintendent, brought in paperwork to be signed for 2 Chapter 90 expenditures; one for the laptop and the other for the additional cost for the stainless steel body on the new truck. Both were signed off by the Board.

He will be working on the Chipman Road project next week and also will be ordering larger speed limits signs as well as Check Your Speed signs for the Town center. He has been working with Diana Schindler on a grant for Chester Road and has spoken with Kathy Stevens at Mass Highway and it may be best to break the grant into 2 phases to insure a better chance of obtaining a grant.

Also, there was Board discussion regarding Class II car licenses and that some licensee's have gone before the Zoning Board of Appeals and others have not. This will be discussed with the Building Commissioner/Zoning Officer and then discussed again.

The Board voted to continue to meet every other week on a motion by Alan, 2nd by Mitch, 3-0.

The final item was to address the Municipal Aggregation of Electricity joint petition of the Hampshire Council of Governments. The Department of Public Utilities is requesting a certified copy of the minutes in which the Board authorized signing the petition and a certified copy of the minutes in which the Board authorized signing the contract. These were not included in the minutes of the 5/16/11 or 10/03/11 of the Board. On a motion by Noreen and 2nd by Alan, the Board voted 3-0 to re-affirm these votes.

Noreen motioned to adjourn, Mitch 2nd; vote was 3-0 to adjourn and meeting adjourned at 9:15pm.

Minutes respectively submitted by:
Duane Pease, Administrative Assistant

Minutes accepted with/without changes

Noreen Suriner, Chair

Alan Vint, Clerk

Mitch Feldmesser

Selectboard Minutes
September 17, 2012

Meeting opened at 7:02pm

Present: Noreen Suriner, Chair; Alan Vint, Clerk; Mitch Feldmesser
Duane Pease, Administrative Assistant

Brian Kibbe of Paradise Solar was present regarding the documents for the solar installation at the Town Hall. Various papers were signed by the Board. He advised it would be about 6 weeks before the actual installation could begin as there is paperwork that has to be processed by various entities.

Warrants were reviewed and signed. Payroll: \$8,496.71; expenses: \$22,583.40

Minutes of last meeting were reviewed and approved with minor changes.

Erica Johnson of Pioneer Valley Planning Commission was present to review the Block Grants and what is to be included in the funding application for the coming year. Fiscal year 2012 was not successful as no monies were granted for the programs. She has no indication of what is in store for this year. Some of the projects from previous years are still ongoing. She is going to include the Senior Center roof in this year's request again and will need some updates that she can obtain from the architect that did last year's proposal.

Erica requested the Town submit other projects such as a road improvement project. West Hill Road was discussed as a possible submission. Also discussed was a fire alarm for the Senior Center, that is not part of her grant but she said she would look into it. Alan asked if brownfields could be included in the grant as the vacant General Store property is in tax taking.

Noreen questioned if small or start up business help was available. Erica will research to see if there are grants available.

Kim Savery works for the Hilltown Social Services and the building they are currently housed in is in the process of being sold. She is not sure of their future location but they may be having hours in Middlefield and she was looking for options in town. It was suggested the Town Hall, Senior Center or church may be viable options.

Ron Radwich, Fire Chief, addressed the board on the department, he said they are taking baby steps right now and is aware of the problems that surfaced when the dept responded to a vehicle fire at a local residence. Also, he addressed the burning of a barn that was done for dept training. He did not get a permit from DEP prior to the burning. They did do a visual inspection of the barn and could see no hazardous material and there was no asbestos in the barn. It was unsafe to do an interior inspection. He will inform the Board of any future activities.

Ron is currently doing in-house training of the new members, a few still have to take the 1st responders and CPR courses. Once those are completed he hopes to have someone come to town to conduct the Firefighter One course. The dept has received 13 new sets of turnout gear.

It was stressed that the safety of the firemen is of utmost importance and also, the concerns of liability to the Town.

It was also suggest that Ron look into purchasing an iPhone for the dept. as it would be more accessible than a P.C.

Ron said he has a surplus truck that may be well-suited for Bob Hoynoski to use as an emergency response vehicle.

Skip Savery, Highway Superintendent, advised the Board the new truck was delivered on Friday and has been lettered. He submitted the STRAP grant and will find out next month if it will be granted. It was a 2 part submission for the reconstruction of Chester Road. He also is looking into a purchasing breathing apparatus for the sand blasting hood, he had previously bought the hood and currently they are using masks. He will be attending a Mitigation meeting this Friday, he will see about obtaining monies to replace a culvert on Clark Wright Road.

Maryann Walsh was appointed to the Historical Commission.

Cultural Council appointments were made. Nominations were:
Charlene Gero, Tracy Gero, Maryann Walsh, Judy Artioli and Judy Hoag.

All were appointed on a motion by Noreen, 2nd by Alan; votes were 3-0.

Mitch volunteered for the Kitchen Committee and was appointed on a 3-0 vote.

Noreen is checking with other Veteran Agents to see if any are interested is serving the Town.

The Building Commissioner needs to notify the entire Board when he is not going to be in during his scheduled hours.

There was general discussion regarding a Special Town Meeting as additional funds will be needed for legal fees, Veteran agent, Vocational Education. Also, the Board will speak with the Building Commissioner regarding the issuing of Class II licenses.

Noreen motioned to adjourn, Alan 2nd, vote was 3-0 and meeting was adjourned at 9:32pm

Minutes respectively submitted by:

Duane Pease
Administrative Assistant

Minutes accepted with/without changes:

Noreen Suriner, Chair

Alan Vint, Clerk

Mitch Feldmesser

Selectboard Minutes
October 1, 2012

Meeting opened at 7:02pm

Present: Noreen Suriner, Chair; Alan Vint, Clerk; Mitch Feldmesser
Duane Pease, Administrative Assistant

Pole Hearing requested by Western Mass Electric and Verizon to install pole on Alderman Road. After some discussion the pole was approved on a 3-0 vote.

Second Pole Hearing was held requested by Western Mass Electric regarding the installation of 3 poles on Chester Road to supply electricity to the Allsop property that is located in Chester. Additional discussion was held and the pole installation was approved on a 3-0 vote.

Warrants were reviewed and signed. Expenses: \$19,006.91; payroll: \$6,705.98

Minutes of last Board meeting were approved on a 3-0 vote.

Mail was reviewed.

Highway Superintendent, Skip Savery, advised the Board when he went to pick up the highway laptop, the vendor could not accept a check and that he would be requesting a wire transfer to pay for the laptop from the Treasurer. Paving on Chipman Road would be done within the next few weeks. He has ordered basins for a couple of location on Chester Road.

The Board appointed Ruth Feldberg to the Cultural Committee on a 3-0 vote. Also, appointed Roger Peltier the Assistant Plumbing and Gas Inspector on a 3-0 vote.

The Board then met with the Finance Committee to go over funding that will be needed to be requested at a Special Town Meeting (STM). Among the items discussed were additional funding for the Veteran's Agent account, Vocational Education, Town Counsel, Police and Fire Dept insurance, Senior Center generator, Library, Forestry plan and possible repair of the ceiling tiles in the Town Hall.

The Finance Committee advised they are in the initial stages of creating a Capital Projects plan for the Town.

Alan said he had spoken with Eric Weiss regarding the DOER grant and will have Eric attend a Board meeting to go over various items in the grant. Eric is administering the grant.

The Big Belly compactor is at the Transfer Station but is not currently installed, the DOER wants to see it in action and Alan volunteered to excavate the area for the concrete pad. He will check with Skip and the attendant.

Noreen also mentioned a concrete pad is needed at the Senior Center for the generator to be installed their.

There was also discussion regarding Citizen's petitions and if they could be placed on a STM warrant. Mitch explained that citizens could petition for their own STM to address whatever concerns they had.

On a motion by Alan, 2nd by Mitch, vote 3-0 he Selectboard Meeting was adjourned at 8:35pm for a Board of Health Meeting and the Selectboard Meeting would reconvene after the BOH meeting.

Colleen Budness complained to the Board that she had been waiting for an inspection by the Health Agent and her septic installer had made three trips with his equipment and the Agent was not there. She was very upset as it was interfering with her ability to refinance her home. Alan is to follow with the Agent.

Also, Alan advised the complaint filed on the Hudson property was not filed by the Hudson's and the Health Agent needed to do a complete inspection.

Sherri Venditti questioned what property was involved with the Hudson complaint and there was general discussion regarding its initial use as a storage garage and then a portion converted to living quarters. This was done with no approvals from the BOH or Building Commissioner many years ago.

Noreen stated the BOH has received an \$850 grant and felt it should be used for the cell phone contract of the EMD director. On her motion, 2nd by Alan, vote was 3-0 in favor after discussion of the grant. Also, a \$2,200 grant was received for the purchase of the cell phone (\$200) and 25 cots with bedding for use in emergencies.

Noreen motioned to close the BOH meeting and resume the Selectboard meeting at 9:15pm; Alan 2nd, vote was 3-0 in favor.

When the Selectboard meeting resumed Alan advised the Planning Board (PB) has been working on the Use Tables and Pioneer Valley Planning Commission has really helped the PB and they should be ready for the Annual Town Meeting. Also, he will contact Eric Weiss regarding the DOER grant and will speak with the Building Commissioner regarding some of the negative responses he has received from residents.

Noreen will also speak with the BC about the issuing of Class II auto licenses

There was also discussion about scheduling an Executive Session by phone to speak with Town Counsel regarding the lawsuits involved in the Harry Pease Road situation. Noreen will speak with the attorney to obtain dates for such a phone session.

Noreen motioned to adjourn, Alan 2nd, vote was 3-0 and meeting adjourned at 9:37pm.

Minutes respectively submitted by:

Duane Pease

Administrative Assistant

Minutes accepted with/without changes

Noreen Suriner, Chair

Alan Vint, Clerk

Mitch Feldmesser

Selectboard Minutes
October 15, 2012

Meeting opened at 7:06pm

Present: Noreen Suriner, Chair; Alan Vint, Clerk; Mitch Feldmesser
Duane Pease, Administrative Assistant

Warrants were reviewed and signed.

Noreen motioned to suspend Selectboard Meeting and open Board of Health meeting; Alan 2nd, vote was 3-0. Meeting suspended at 7:30pm

Health Agent, Jackie Duda, was present to discuss various issues with the Board. The first discussion was regarding the perc test at the Budness residence; Ms. Budness had been at the last Selectboard meeting to complain about not being able to have her perc test and that her installer had made 3 or 4 trips with his equipment. Jackie had been in contact with her soil evaluator prior and the perc test was performed Friday.

Next item discussed was the MRSA issue that was brought forward when a townspeople announced to many that he/she had MRSA. Jackie advised this was not a BOH issue and any health alerts are handled by the State's Public Health Office. They may ask the local Health Agent to do a case investigation but that would be all. The State's concerns are with such illnesses as hepatitis, TB, etc.

Also discussed was the Hudson Property and the complaint filed with the State regarding an incomplete investigation. Jackie admitted she did not do a complete investigation but responded to the outhouse complaint and when she could find no records of a septic permit and installation or a well being drilled she sent the order letter to the Hudson's. She advised the State Inspector, Charlie, Kaniecki, recommended she withdraw her original letter, inspect the property completely and then issue the order letter. There are still other concerns about the property that involve the Building Commissioner but the BOH wants Jackie to address the health issues.

Brief discussion regarding the vendor inspections at the Fair, some felt they were harassed over little things. Jackie said she was there to protect the fair goers and the vendors by making sure proper procedures were followed. Ray Gero spoke and said he witnessed some inspections and felt Jackie was very fair and right in what she did.

The last item discussed involved a complaint from the ambulance that services the Town regarding an elderly resident. The EMT's were concerned with the condition of the home and the possibilities of contracting the Hantavirus. This can be transmitted from contact with mouse waste. There was a general discussion about remedies and the possibility of the Health Agent inspecting the home. Jackie said she would request Charlie Kaniecki, the regional State Inspector, attend any inspection with her. It was agreed the Board did not want any of the First Responders or EMT's to be put at risk but any action may put the resident at risk. The Board is going to review options and speak with the EMT's about any possible suggestions for improving the situation. It was also suggested that Highland Valley Elder Care be involved and provide assistance to this resident but this aide had been refused in the past.

On a motion by Noreen, 2nd by Alan, vote 3-0 the BOH meeting was closed at 8:40pm. The Selectboard meeting was reconvened at 8:40pm.

Erica Johnson of Pioneer Valley Planning Commission was also present to discuss the priorities for the Community Development Grant for the Town. She reviewed the list from last year and there was a general discussion on what was to be included and what priority was to be given to each. It was agreed the Senior Center roof is still the most important item on the list. The Board will discuss and create a list for this grant submission and transmit it to Erica at a later date.

Town Clerk, Marge Batorski, met with the Board regarding a recent certified letter that she received; this letter included a new law suit filed on the Harry Pease Road situation. She copied the suit and gave it to the Administrative Assistant; it was placed in the mail folder for review and was overlooked as it was thought to be part of the original action. The suit has been referred to Town Counsel and also sent to the Town's Insurer, MIIA, requesting they provide defense and indemnification. In the future, all certified mail will be dealt with individually and placed in the review folder. This suit was filed in Hampshire Superior Court while the original suit was file in Land Court.

Harold Knickerbocker advised the Board he had created a new web site, Middlefieldma.org, to digitalize the town history and make it available on-line. He would like to be able to place all of the archives on line but this will take some time. He also questioned the Board on the 20 pages of information he had given regarding his research on the Harry Pease Road.

Zoning Board of Appeals chair, Terry Crean, is sending a letter to the Board asking for the appointment of an alternate member. This is necessary in situations where a member will have to recuse himself.

Halloween will be October 31st from 5-8pm.

Judy Hoag questioned the status of the old General Store, she was advised it was in tax title and that it would take a number of years before the Town would be able to take possession.

Eleanor Doyle, a Library Trustee, discussed the possibility of creating a sidewalk to provide access to the library during good weather. This walk would make use of the rear door to the library. The Trustees will come up with a plan for this entrance. She also questioned replacing the ceiling tiles that are damaged or missing. This will hopefully be addressed by using funding from the Green Grant to replace the ceilings in the Town Hall with insulated panels.

The Board agreed to meet every other week through the end of the year.

Noreen brought up the need for a Forestry Plan for the Town for the Town owned lands. Alan felt the only parcel that would require a plan is the 70 acre plot known as the Plot. That plot is land-locked but there may be a way to gain access through an abutter's property. This will be looked into at a later date.

The generator at the Senior Center needs to be installed and Alan volunteered to use his tractor to dig out for the foundation slab that is necessary for the generator to sit on.

The AA brought up the seemingly high electric bill charges and he will check with WMECO regarding any savings gained by going through the Hampshire electric program. Also, it has been recommended the

Selectboard computer be replaced and the current computer be used for public access to the Board emails rather than printing them and then having to store the copies in folders. This will also be addressed later.

Maryann Walsh has volunteered to work on possibly redesigning the Town Offices.

Noreen motioned to adjourn, Alan 2nd, vote 3-0 and meeting adjourned at 10:20pm.

Minutes respectively submitted by:

Duane Pease
Administrative Assistant

Minutes accepted with/without changes.

Noreen Suriner, Chair

Alan Vint, Clerk

Mitch Feldmesser

Selectboard Minutes
November 5, 2012

Meeting opened at 7:00pm

Present: Noreen Suriner, Chair; Alan Vint, Clerk; Mitch Feldmesser
Duane Pease, Administrative Assistant

Bob Hoynoski, Emergency Management Director, reported to the board regarding the results of the storm Sandy. A State of Emergency was declared at 4:30pm on Monday, October 29th. As the storm was well publicized, there were meetings with all departments in Town. Power went out at approximately 3:45pm and was not restored until later in the day on the 30th. A number of firemen manned the station throughout the duration of the storm; this was so they could react immediately to any emergency that may have occurred and to also provide information to residents. Overall, the Town was spared any major damage.

Building Commissioner, Gerry Garner, advised the Board, his assistant, Al, has been having some medical issues and not able to assist him. Also, Gerry's wife has had medical issues and he has not been able to put much of a dent into the backlog of issues he inherited. He is mostly dealing with current issues, inspecting properties during the building process, issuing permits and other follow-ups that are necessary. He had denied the Hudson's their building permit; they can use the building as a garage but not spend weekends in it. There is still no water available and thus the permitting process stops. The Crepeau property has no frontage and no building permit will be issued to him. Since the building is over 5 years old it will be allowed but an occupancy permit will not be issued. Gerry also said the "campground" has an accessory building that should have never been allowed, that whole situation is a mess and he has to choose and pick what he can attack.

He was questioned regarding the Class II auto permits and advised the applicants should produce their State license. The State Police would come out and inspect any person applying for a license and certify the garage. Also discussed was the junk car situation at many locations in town. Gerry said many people look at these as treasures and not junk and it can be very difficult to resolve these situations.

Alan questioned if he was being too precise in handling the permit applications. Gerry felt he was confident in his duties and he was following the law in either granting or denying. The Board thanked him for his attendance.

Minutes from the October 1st and 15th meetings were approved on 3-0 votes.

John Jones has expressed an interest in being appointed Animal Inspector, he will be requested to meet with the Board in the future, he would replace Mary Wheeler who has recently moved out of state.

The Zoning Board of Appeals will choose an alternate member and advise the Selectboard so that person can be appointed.

There was a general discussion regarding an Executive Session to be held during the next Board meeting. Noreen wants to reflect on the conversations the Board had during an Executive Session with Town Counsel. There was to have been an open meeting with the citizens to bring them up-to-date on the situation with Harry Pease Road. Alan felt the Board had agreed on a date and time to meet with the residents and advise them of a possible resolution to the situation. Mitch stated it was a tentative date and time and that the Board should hold an Executive Session to further discuss.

The list of priority projects for the Pioneer Valley Planning Commission will be sent to Erica Johnson. This is the list she had previously presented to the Board.

Patricia Baker voiced her concerns over the lack of information on the Harry Pease Road lawsuit. The Townspeople are paying the bills and it would be nice to have more information about the current status. She was advised that negotiations were ongoing and any information given now might possibly weaken the Town's position. She understood and did not want to do that.

Eleanor Doyle presented the Board with a the proposed sidewalk entrance to the library. The walk would go from the existing driveway to the rear door, be 6' wide and would not encroach upon the trees in front of the Town Hall or their root system.

Alan motioned to adjourn, Noreen 2nd; vote was 3-0 and meeting adjourned at 8:27pm

Minutes respectively submitted by:
Duane Pease, Administrative Assistant

Minutes accepted with/without changes.

Noreen Suriner, Chair

Alan Vint, Clerk

Mitch Feldmesser

Selectboard Minutes
November 14, 2012

Meeting opened at 7:00pm

Present: Noreen Suriner, Chair; Alan Vint, Clerk; Mitch Feldmesser
Duane Pease, Administrative Assistant

Assessors met with Selectboard regarding the Tax Classification on Fiscal Year 2013. The assessors recommended a single tax classification as there is only about 10% of tax payers, businesses, industry and personal property that would bear the increased cost of a dual classification. This would do little to reduce the residential tax rate. The tax rate for FY13 will be \$16.14 compared to \$15.78 last year. There was little discussion on the classification and on a motion by Noreen, 2nd by Alan; the vote was 3-0 to approve the single tax classification.

Warrants were approved and signed. Expenses: \$71,339.32; payroll: \$10,638.75

Minutes were approved on motion by Noreen, 2nd by Alan, vote 3-0.

Mail was reviewed. There was discussion regarding WMECO dragging their feet on the approval of the solar installation. The installer, Paradise, is becoming frustrated with the wait caused by WMECO. Eric Weiss, project coordinator, is doing the quarterly reports and submitting them to DOER.

Alan advised the Board he was taking a shortcut across unposted land as a member of the Conservation Commission when he observed an outhouse that he believes is being used on the Hudson property. He also saw a 2nd outhouse on the property and has taken photos of them both. He is to advise the Health Agent of his findings.

There was also a complaint about mouse droppings being found in the kitchen. There are open gaps at the bottom of the exterior door that is most likely allowing the mice to enter. Also, pot and pans have been reported as missing; it is felt that they are being borrowed and then not being returned to the kitchen.

The Planning Board (PB) has appointed Terry Crean as its representative to the Pioneer Valley Planning Commission. Alan volunteered to be the alternate and was approved by a PB vote. Alan wanted to make sure his appointment was done properly and asked the Board to nominate him. Noreen motioned, Mitch 2nd, vote was 3-0 to appoint Alan as alternate.

There was a general discussion and disagreement among the Board regarding the Harry Pease Road situation and the proposed Public Forum that was discussed in Executive Session with Town Counsel. It will be further discussed in detail in Executive Session.

Janine Savoy questioned why the General By-Laws have not been published, as required, every 5 years. According to Chapter 1, Section 6 it is the responsibility of the Selectmen to publish and distribute every 5 years. She also questioned why the Board has not appeared in Land Court to defend the suit that has been filed against the Town as well as many individuals. Only the Town Counsel has appeared on behalf of the Town. Janine stated the By-Laws only allow the Selectboard to settle any claims for a sum not to exceed \$100.

Marie Savoy urged the Board to go to court to see what is transpiring and not to rely on Town Counsel for their information. She said Town Counsel has not met deadlines set by the Court.

Marin Laurel-Paine said rumor has it that Attorney Lynch has proposed a settlement to the Town. The Board refused to get into what, if any, negotiations are ongoing but did state the Board is not negotiating away anyone's property.

Patricia Baker suggested the Board obtain transcripts of recent court proceedings so they can see what Town Counsel is doing and the Board must due its own due diligence in this matter. The biggest concern is for the Board to operate on false information; she does not recommend relying on Kopelman & Paige.

There was a discussion between Board member Mitch Feldmesser and Tim Pease regarding negotiations and how the Town has been handling the situation. At one point Mitch stated the prior Board didn't do its job and was the "bottom of the barrel" to which Tim took exception.

After order was restored, Marie Pease questioned why the Board was going into Executive Session and why the minutes were being posted late on the web site. The Executive Session reason was given and since the Board is meeting every other week, the minutes are being posted on that same schedule. After they are approved at the Board meeting the Administrative Assistant posts them the following Friday when he is in the office.

Noreen mentioned the need for a Special Town Meeting and Alan suggested the Board wait until January to address it.

The flag pole in front of the Town Hall was bent by the winds from storm Sandy and will have to be taken down and replaced.

Mitch later explained he was referring to the Selectboard members that ran for office and then resigned when he said the prior board was the "bottom of the barrel".

On a motion by Noreen to go into Executive Session to discuss the Harry Pease Road situation and possible resolutions and not to reconvene the regular Selectboard meeting, motion was 2nd by Alan. Vote was: Noreen, AYE; Alan, AYE, Mitch, AYE.

Meeting was adjourned at 8:08pm to go into Executive Session.

Minutes respectively submitted by:
Duane Pease, Administrative Assistant

Minutes accepted with/without changes:

Noreen Suriner, Chair

Alan Vint, Clerk

Mitch Feldmesser

Select Board Meeting Nov 26, 2012

The meeting was called to order by Noreen Suriner, Chair, at 7:00 PM.
Present Board members: Noreen Suriner, Alan Vint, Mitch Feldfesser
Absent: Duane Pease, Admin. Asst

The Board approved and signed Payroll Warrant # WP11 in the amount of \$11,370.65
The Board approved and signed Warrant #14 in the amount of \$89,490.15

Guests: Eric Weiss (HCCOG) and Andrew Kurtz (Paradise Energy)
Eric updated the Board on Green Communities projects and provided a proposed timetable, spending plan, and draft specs for various projects. Work on the town hall solar project is awaiting final approval by WMECO on the proposed interconnection. WMECO is dealing with a backlog, there is no known problem with the application, but Andrew has now heard from them to schedule a conference call so he believes things will start moving soon. The conference call between WMECO, Paradise, and the Board is scheduled for 12/6/12 at 9 AM with Noreen representing the Board. Joe Kearns suggested the panel installation work could proceed ahead of WMECO approval as they aren't involved with that aspect. Andrew advised that isn't his company's policy, however, he will look into the possibility.

Noreen moved to request Paradise to proceed with the ground work for the solar installation asap rather than waiting for WMECO approval. Alan seconded, voted all in favor.

Eric spoke with DOER re: solar compactors. They are aware that the units may not be practical for small towns and are amenable to the units being given to a school provided the transaction is properly documented. Noreen moved that Middlefield make available (2) "Big Belly" solar compactors to the Chester Elementary School. Mitch seconded, voted all in favor.

Eric delivered the HCCOG invoice for his work on the solar bid, as allowed for in the grant specs. He will talk with contractors about the possibility of town hall ceiling work being done under the Green Communities Program.

Jonathon Jones, candidate for Inspector of Animals, did not appear.

Susan Baker Donnelly suggests the town needs a handy man to take care of small issues in town buildings as they crop up, ie: Senior Center toilet plumbing problem and "awnings" above the doors that flap in the wind. The Board agrees and will put the issue on the agenda for their next meeting. In the meantime, by unanimous consent, the Board authorized Susan to go ahead and have urgently needed work done.

The Board expressed best wishes for a speedy recovery to Jack Baylis who is in the hospital. Alan will contact a possible "fill-in" candidate for town hall maintenance provided to him by Marin Laurel.

Select Board Meeting Nov 26, 2012

Alan expressed concern about old mail in the Electrical Inspector’s box, Noreen with follow up with him.

Noreen invited Skip and Ron to attend an emergency management meeting on Dec. 6 in Hatfield.

Skip Savery advised that someone had hit the Bancroft bridge and caused significant damage. He’ll make temporary repairs now and plan to make full repairs in the spring.

Howard Knickerbocker expressed concern about the possibility of the north-south portion of Harry Pease Rd being used for logging access while the status of the road is the subject of a lawsuit. Skip advised that a driveway permit would be required and Alan advised that the Conservation Commission would also get involved if wetlands are involved.

Marge Batorski, Town Clerk, advised that there are multiple designations for properties on River Rd, including East River Rd and E. River Rd ... sometimes people living at the same address are recorded with different street names.

8:25 PM Alan moved to suspend the BOS meeting in order to convene a brief Board of Health meeting. Mitch seconded, voted all in favor.

Minutes of Board of Health Meeting Nov 26, 2012

The meeting was convened at 8:26 PM. Alan advised that the Conservation Commission had come across additional outhouses on the Hudson Property. Charlie Kaniecki (MA Dept Public Health) suggested the town’s Health Agent inspect. Noreen moved to ask Agent Jackie Duda to inspect. Alan seconded, voted all in favor. Noreen moved to adjourn the BOH meeting, Alan seconded, voted all in favor. The BOH meeting was adjourned at 8:27 PM.

Select Board Meeting Nov 26, 2012

At 8:28 PM the Select Board meeting re-convened. Alan moved to go into Executive Session in accordance with MGL c.30A, Sec 21-3. The Board will not re-convene in Open Session following. Noreen seconded the motion. A roll call vote was taken with the Board members voting as follows: Noreen Suriner~ Aye, Mitch Feldmesser~ Aye, Alan Vint~ Aye. The Open Session of the Select Board meeting was adjourned at 8:32 PM.

Minutes respectfully submitted by Sherri Venditti. Approved by:

Selectboard Minutes
December 10, 2012

Meeting opened at 7:00pm

Present: Noreen Suriner, Chair; Alan Vint, Clerk; Mitch Feldmesser
Duane Pease, Administrative Assistant

Warrants reviewed and signed: Payroll \$5,952.81; Expenses \$53,591.50

Minutes of 11/26/12 meeting approved with minor changes, 3-0.

Mail discussion:

Bill from Paradise Solar to be held until further progress on installation on the array behind the Town Hall. Admin. Asst. to follow with Eric Weiss, Project Manager, for okay to release payment when enough progress.

United States Postal System is holding a meeting on 1/9/13 in the lobby of Post Office to discuss future of the Town P.O. regarding hours, etc. AA to contact web master to have info placed on Town web site. Need to have as many residents as possible attend to voice opinions.

Board met with Barbara Santiago regarding the temporary position of Town Hall custodian while Jack Bayless is recovering from injuries. She has 12 years experience in cleaning and organizing and currently lives in Chester. She also does cleaning for other individuals and businesses at this time. Duties were reviewed, she would be considered a contract employee and receive a Form 1099 and be responsible for paying her taxes, etc. the hourly rate is \$9. The Board thanked her and advised they would be in contact with her regarding their decision.

Alan said he had received very good feedback from people regarding the condition of the Town Hall since Kathy O'Brien cleaned it in Jack's absence. The other Board members agreed. On a motion by Alan, 2nd by Mitch, vote 3-0 to keep Kathy on until Jack returns or through 12/31/12.

Next item discussed was the position of "handyman" for the Town. There is a need for a person that would be able to do small repairs on an "on call" basis". This would include replacing windows, small building repairs, etc. Also, being able to assess the problem and to contact the proper people for electrical, plumbing and other repairs out of this person's capability. This could be paid for out of the Building Maintenance budget for this year but would appear on the Annual Town Meeting warrant for future years. It is estimated the budget would be between \$3,000-5,000. AA will have position posted in the Country Journal.

In Open Forum it was voted 3-0 to continue with the every other Monday night Selectboard Meetings.

ZBA alternate member was discussed, a list of 5 names was submitted by the ZBA with no preference as ZBA felt all were qualified. After discussion, Alan nominated Cynthia Artioli, Noreen 2d and vote was 2-0 with Mitch abstaining as he is also a member of the ZBA.

A resident voiced his dismay over the condition of Reservoir Road; he stated it needs work and could at least be graded. It has been neglected for a few years and is not fair to the residents that use it.

Noreen said there may be members of departments in town that may be on disability and she worried that if they were injured further, the Town would be held responsible for the injury. This is a matter to be discussed with the Town's insurer, MIIA. The Town is responsible for any emergency personnel that is injured during the course of their response, i.e. fireman injured fighting a fire, EMT injured assisting at a medical emergency.

Joe Kearns, Finance Chair, reported the FinCom has started the budget process for Fiscal Year 2014 and the State has certified \$186,475 in Free Cash. There was discussion regarding a Special Town Meeting to appropriate monies for the Veteran's Agent, Vocational Education, legal fees and any other matters that may be determined. It was agreed the date of the STM would be February 4, 2013. also, the AA will send notices to all departments to submit their budgets to the FinCom.

Noreen motioned to adjourn, Alan 2nd, vote was 3-0 and meeting adjourned at 8:45pm.

Minutes respectively submitted by:

Duane Pease
Administrative Assistant

Minutes accepted with/without changes

Noreen Suriner, Chair

Alan Vint, Clerk

Mitch Feldmesser

Selectboard Minutes
December 26, 2012

Meeting opened at 7:03pm

Present: Noreen Suriner, Chair; Alan Vint, Clerk; Mitch Feldmesser
Duane Pease, Administrative Assistant

Warrants were reviewed and signed. Payroll: \$14,568.90; Expenses:
\$25,945.36

Minutes of the 11/14 and 12/10 meetings were approved.

General discussion regarding Special Town Meeting and it was agreed to hold on February 4th. Among items on the Warrant will be funding for Veteran's Agent and Benefits, Vocational Ed bill that was sent by Pittsfield, \$7,500 insurance deductible, additional money for Town Clerk's election account and additional funding for the Town Counsel account. These funds will come from the Free Cash account.

Mitch spoke on the kitchen issue, he said the kitchen is used by certain groups and the space could possibly be used for offices as the Planning Board, Conservation Commission and ZBA have no offices of their own. There was further discussion and Alan felt the kitchen was an integral part of the town.

Kim Baker came in for his Class II license.

There was discussion regarding the campground on Cone Road, there are now 13 trailers on the site. Board will discuss this with Building Commissioner as well as some of the other issues at various sites in Town.

It was requested that when members send emails from the Selectboard site they cc the site so other members will be informed.

Discussion on the generator at the Senior Center, receipt was received from the electrician in time for the grant money to be applied.

Noreen spoke with Barbara Santiago regarding the Town Hall cleaning and advised our custodian had returned to work.

Also, Noreen has been working with the Hampshire County Health Coalition and attending meetings and negotiations as some of the larger communities would like to withdraw.

As the weather was rapidly deteriorating, Alan motioned to adjourn, Mitch 2nd, vote was 3-0 and meeting adjourned at 8:15.

Minutes respectively submitted by
Duane Pease
Administrative Assistant

Minutes accepted with/without changes

Noreen Suriner, Chair

Alan Vint, Clerk

Mitch Feldmesser

Middefield Selectboard Meeting Jan. 7, 2013

The meeting was called to order at 7:00 PM, Noreen Suriner, Mitch Feldmesser, and Alan Vint present. Administrative Asst. Duane Pease absent.

~ Kim Savery gave the Board surveys for the "Health Outreach Program For Elders" ("HOPE") program and for various "Family Supports" programs. The Board will complete and submit the surveys.

~ Linda Fontaine Greenia, D/B/A Country Cars, appeared to renew her Class 2 Motor Vehicle License for 2013. Noreen moved to approve the license, Alan 2nd, Voted: All in favor. Linda gave a check for the \$25 fee to Marge Batorski to pass along to the Treasurer. The Board reminded Linda that next year she should apply for the license in November or early December to allow the Board time to process the license application prior to expiration at the end of the calendar year.

~ Warrant #13W18 dated 1/5/13 in the amount of \$17,895.13 and Warrant #13WP14 dated 1/9/13 in the amount of \$8901.94 were approved and signed by the Board.

~ Minutes for BOS meeting of 12/26/12 reviewed. Noreen moved to accept, Alan 2nd, Voted: All in favor.

~ Mitch moved to adjourn the BOS meeting in order to convene the scheduled BOH meeting and hearing. Alan 2nd, Voted: All in favor. 7:17 PM BOS meeting adjourned, will reconvene after BOH mtg.

9:16 PM BOS meeting reconvened. Due to the length of the BOH meeting, the scheduled meeting with emergency personnel is re-scheduled to March 4, 2013.

~ Marin Laurel gave the Board a document she compiled titled, "Disputed Lane Research Summary".

~ The Board scheduled future meetings for Feb. 4, Feb. 19, Mar. 4, and Mar 18.

~ The Board discussed the status of the generator installation for the Senior Center. Alan reports that electrician Titus Logsdon submitted a bill for some work on the transfer switch which was applied against grant funds. The BOS will oversee the completion of the project in the spring.

~ Mitch advised that Logan Judge would be willing to handle snow removal for all of the exits (5 doorways) at the town hall for the balance of the winter. The Board agreed by unanimous consent to offer Logan \$9.00 per hour to do the work. Mitch will let Logan know.

~ The Board requests Admin. Asst. Duane Pease contact town hall custodian, Jack Baylis, and ask him to attend the BOS meeting on Jan 22, 2013.

Middefield Selectboard Meeting Jan. 7, 2013

~ Joe Kearns discussed the Warrant for Special Town Meeting to be held on Feb. 4, 2013. Noreen moved to approve the Warrant, Mitch 2nd, Voted: All in favor.

~ Noreen moved to appoint Joe Kearns as the town's alternate Representative to Wired West. Alan 2nd, Voted: All in favor. Joe will provide Marge with a letter for inclusion in the annual town census encouraging residents to respond to the Wired West survey.

~ Alan moved to go into Executive Session in accordance with MGL c.30A, Sec 21-3. The Board will not re-convene in Open Session following. Noreen seconded the motion. A roll call vote was taken with the Board members voting as follows: Noreen Suriner~ Aye, Mitch Feldmesser~ Aye, Alan Vint~ Aye.

~ The Open Session of the Select Board meeting was adjourned at 9:26 PM.

Respectfully submitted,
Sherri Venditti

Approved:

Approved:

Approved:

Selectboard minutes
January 22, 2013

Meeting opened at 7:06pm

Present: Alan Vint, Clerk; Mitch Feldmesser
Duane Pease, Administrative Assistant

Selectboard Chair, Noreen Suriner was absent

Warrants were reviewed and signed; payroll: \$12,167.83; expenses:
\$16,397.44

Minutes of last meeting were approved, 2-0.

Heather Baylis met with the Board regarding the vacant Animal Inspector position. She has a degree in Animal Science, has worked as a Vet Tech and is currently employed by the USDA. After a discussion regarding duties, lack of salary and further training available. The Board advised they would make a decision after speaking with others that were also interested in the position.

Jan Hines and Terry Andrews met with the Board next, both were interested in the Animal Control position and would work together as a team. Terry has a degree in Animal Science and owns Cedar Hill Kennels located on Bromley Road in Chester. She has worked as a Vet Tech and also for a vet supply company. Jan works with Terry at the kennel and covers when Terry is not available. Both would attend the Animal Control Officer training at their own cost. The State requires a person to be appointed as an ACO before they can enroll in the course. After a discussion regarding the duties with both, the Board on motions by Alan, 2nd by Mitch voted 2-0 to appoint Terry and Jan the Animal Control Officers and Heather Baylis the Animal Inspector.

The next item was the Western Mass Electric Connection agreement that was received in draft form. This is necessary before the solar array can be put in service. Joe Kearns explained he had discussed this with Eric Weiss and the contract is pretty standard wording that is required by WMECO. Alan felt Town Counsel should review it but Mitch thought it was not

necessary to incur the cost. This will be discussed when the meeting with Eric takes place tomorrow, Jan. 23rd.

There was no discussion for Open Forum.

There was a brief discussion between Alan and Mitch regarding a Feb 4th hearing regarding an injunction on the disputed road issue. Mitch felt since it did not involve the Town there was no need for an attorney to attend, Alan thought it better to have someone there than not. In the end, the attorney would not attend.

Alan motioned to adjourn the Selectboard Meeting, open a Board of Health Meeting and not reconvene the Selectboard Meeting. Mitch 2nd, vote 2-0 and meeting was adjourned at 8:15pm.

Minutes respectively submitted by:

Duane Pease
Administrative Assistant

Minutes accepted with/without changes

Alan Vint, Clerk

Mitch Feldmesser

Selectboard Minutes
February 19, 2013

Meeting opened at 7:05pm

Present: Noreen Suriner, Chair; Alan Vint, Clerk; Mitch Feldmesser
Duane Pease, Administrative Assistant

Warrants reviewed and signed; Payroll: \$12,640.33; Expenses: \$127,905.73.

Minutes reviewed and approved on motion by Mitch, Alan 2nd, vote 3-0.

Mail reviewed and short discussion on Berkshire County 911 service bill.
Administrative Assistant to check with accountant regarding balance brought forward
from last fiscal year.

On a motion by Alan to suspend Selectboard Meeting to open Board of Health
Meeting, 2nd by Mitch; vote 3-0. Meeting suspended at 7:25pm

Selectboard Meeting reconvened at 7:35pm

Discussion on the Interconnection Agreement submitted by Western Mass Electric for the
solar array. Motion by Noreen to sign agreement, Mitch 2nd. Discussion: Alan spoke with
Eric Weiss who is managing Green Community Grant. Eric felt agreement was
appropriate as Eric is involved in the solar installations as his duties with HCOG. Vote
was 3-0 to sign agreement.

Also discussed were some of the other Green Grant projects and lack of progress or
information from Eric. One item the Board would like to see as part of the grant is the
possible installation of insulating ceiling tiles in the Town Hall. These will be
discussed with Eric in the future.

In Open Forum, Noreen said she was told she and Mitch are interfering with Alan
when it comes to overseeing the road crew. She is moving forward with the Emergency
Management aspects of the town and Alan was to work with the highway department.
Alan felt the whole Board should deal with the managing of the highway as it is the most
costly aspect of the Town's operations.

Also, there can be further discussion during the next meeting as the involved departments
in Emergency Management will be meeting with the Board.

Heather Baylis brought in her nomination papers for Animal Inspector to be signed so she
can submitted then to the State.

At 8:00pm motion to go into Executive Session to discuss the status of “the way” legal matter and not reconvene was made by Alan. Motion 2nd by Noreen. Vote: Noreen, Aye; Alan, Aye; Mitch, Aye. Open meeting of the Selectboard was adjourned at 8:00pm.

Minutes respectively submitted by:

Duane Pease

Administrative Assistant

Minutes accepted with/without changes.

Noreen Suriner, Chair

Alan Vint, Clerk

Mitch Feldmesser

Selectboard Minutes
March 4, 2013

Meeting opened at 7:05 by Chair

Present: Noreen Suriner, Chair; Alan Vint, Clerk; Mitch Feldmesser
Duane Pease, Administrative Assistant

Warrants were reviewed and signed. Expenses: \$25,408.30; Payroll: \$7,265.07

Minutes were reviewed and approved with minor change on 3-0 vote.

Mail was reviewed.

The Emergency Management Team meeting did not go forward as not all members were aware and/or not notified.

Discussion on Board of Health and responsibilities of notification of Title V inspections on sales of property in Town. It was decided the Board would ask the Assessor Clerk to advise them on all sales of property in Town.

Skip Savery, Highway Superintendent, advised the Board he had spent about 67% of his snow budget so far this winter. Also, he hasn't received any information from MEMA regarding the earlier severe snow storm that resulted in the Governor declaring a state-wide State of Emergency.

Resident **Dave Dinicola** questioned the status of the Big Belly trash compactors that are currently at the Transfer Station and not being used. Discussion followed and he was advised the Gateway Regional School had been contacted about using them at the Chester Elementary School. It was not practical for their use at the Transfer Station and there were no other places they could be put to good use in Town. It appears there was a breakdown in communications and that has recently been corrected and Eric Weiss who is coordinating the Green Grant has been back in contact with the school.

Maryann Walsh requested use of the Town Hall for a summer program she is sponsoring called "Learning on the Hill". The program involves children from ages 5 to 15 and runs in two 2 week sessions. The daily sessions are from 8:30am-noon and 1pm to 4:30pm. The cost of each session is between \$120 and \$140. This program will be open to children from throughout the area and she will advertise it. This includes her hiring instructors to teach the children science, engineering, math, etc. There will be 6 sessions with up to 12 students in each session in the morning and afternoon. Each class will have one instructor and one aide. There will not be any children left alone during the program. Maryann has run this program previously at Westfield State University. She will be responsible for maintaining insurance to protect the Town. When questioned, she said she would like to use the auditorium, hall, kitchen, library and outside play area.

There was additional discussion on what fee to charge and it will be determined at a later date as there is potential for a profit depending on the number of children that sign up for the program. Eleanor Doyle, a library trustee, advised the Board the library is going to sponsor some local children for the program. The Board advised Maryann she has their full support in this endeavor.

Mitch questioned the status of the Interconnection Agreement with Western Mass Electric regarding bring the solar array on line. There is to be a meeting on Tuesday for an electrical inspection.

Alan relayed a conversation he had with Ron Berenson, Town's Tax Taking Attorney, regarding various properties in Tax Title. There are properties of low value that can be secured for the Town by the Treasurer that are just sitting there with no activity, Ron said he could have a paralegal process them but it would cost the Town About \$150 each. The McGrath property is still pending, Ron has payment plans with some and one person stopped paying and left Town. Alan also spoke with the Tax Collector, Mary Ann Pease, and she advised him she is willing to let the Treasurer use her \$1,500 Tax Title expense budget so she can further pursue the delinquent accounts with the attorney.

Finally, there was discussion about the Annual Town Report and what photos, dedications, etc are to be included as well as a meeting with the Finance Committee (FC) to go over budget items. FC Chair, Joe Kearns, was in attendance and it was agreed to have a joint meeting on March 25th to review the proposed budgets.

Noreen motioned to adjourn, Alan 2nd, vote was 3-0 and meeting adjourned at 9:11pm.

Minutes respectively submitted by:

Duane Pease
Administrative Assistant

Minutes accepted with/without changes

Noreen Suriner, Chair

Alan Vint, Clerk

Mitch Feldmesser

Selectboard Minutes
March 18, 2013

Meeting opened at 7:07pm.

Present: Noreen Suriner, Chair; Alan Vint, Clerk
Duane Pease, Administrative Assistant

Board member Mitch Feldmesser arrived at 7:12pm.

Judy Hoag was present to request the Board appoint a 2nd alternate to the Zoning Board of Appeals (ZBA) as some of the issues the ZBA will be addressing will involve other members. The ZBA offered Jay Swift, and Michael Feldberg as possible candidates. Noreen suggested Jay Swift as he had been on the Planning Board prior and Alan suggested Michael Feldberg, Alan felt all three were qualified. After discussion including the possible appointment of a 3rd alternate a motion was made by Noreen to nominate Jay and 2nd by Alan vote was 2-0 with Mitch recusing as he is a member of the ZBA.

Warrants were reviewed and questioned as the expense warrant had 2 different sets of numbers but seemed to cover the expenses listed. Expense warrant was \$179,404.34; payroll: \$10,197.27. There was further discussion regarding a Selectboard expense that was not authorized by the Board for an expense that Noreen incurred to attend a conference. Alan felt this should not be approved this was not approved by the Board in a scheduled Board meeting and that Noreen went ahead and incurred the expense anyway. Mitch said he understood she should have requested the Board approval but the expense was warranted and should be covered. On a motion by Mitch to approve the expense, 2nd by Noreen, vote 2-1 with Alan objecting, the expense was approved. Warrants were signed. Alan stated he was going to file an Open Meeting complaint over the issue.

Bob Hoynoski and Matt Radwich, Police Officers, addressed the Board regarding Town Hall safety and security. There are workers in the Town Hall that have felt threatened by certain situations that have arisen. Most recently there was an issue with the Tax Collector dealing with an individual. The assessors have also had issues in the past as well. There was discussion regarding various ways to protect individual ranging from security cameras at the front door with a monitor in each office, keeping doors locked as well as having an officer in attendance during the business hours. The librarian and Town Clerk were also concerned as there are many times when they are the only ones in the building and their offices are at the far end of the hall and can not tell who is coming into the building.

Maryann Walsh, librarian, said the Town needs to have a protocol in place for protection of the workers and the Board should sit down and write out an emergency protocol.

Bob has sat down and discussed this with Ton Austin, Police Chief, and they are working on a few ideas.

In Open Forum, Noreen advised the Bard the Town has received a grant that will pay for the Veteran's Agent for one year.

Also, the Animal Inspector's term will be up shortly and Noreen nominated Heather Baylis for the position. Alan 2nd and vote was 3-0 in favor of Heather.

The next issue was an email from a former resident who was refused at the transfer station when she attempted to dispose of garbage. The resident said she still owns property in Town and has a valid sticker so she should be able to use the transfer station. The Town has no By-Law regarding the expiration of stickers if the individual no longer resides in town, nor is there any mechanism to provide a rebate. There was discussion about when the sticker was no longer valid and that a policy should be written so this will not happen in the future. It was decided to inform the attendant that this person will be able to use the transfer station until her sticker expires. Also, the attendant should be involved in writing the policy.

Also discussed was sending a letter to the Planning Board regarding what roads are discontinued, no longer used and should be discontinued, etc.

The Town Clerk requested the East River Road, River Road, E. River Road name be clarified. The road is called East River Road in Chester and River Road in Worthington but has 3 different names in Middlefield.

Sherri Venditti said there is a historical procedure to check on roads and their names.

Alan said he had met with the Paradise Energy, Western Mass Elect and John Savery regarding the solar installation and John was not happy with the current set up for the connection. It appears the current situation may not be adaptable if the service to the Town Hall is changed in the future. The Board will request John Savery and Eric Main, electrical inspector, meet with the Board and explain the situation.

Noreen motioned to adjourn the Board meeting, Alan 2nd, vote was 3-0 and meeting was adjourned at 9:15pm.

Minutes respectively submitted by:

Duane Pease
Administrative Assistant

Minutes accepted with/without changes

Noreen Suriner, Chair

Alan Vint, Clerk

Mitch Feldmesser

SELECTBOARD MINUTES
March 25, 2013

Meeting opened at 7:10pm

Present: Noreen Suriner, Chair; Alan Vint, Clerk; Mitch Feldmesser
Duane Pease, Administrative Assistant

Judy Hoag was present to request use of Town Hall for Easter Egg coloring on Friday at 1pm and use of the grounds for an Easter Egg Hunt on Saturday at 11am. Noreen motioned to allow, Alan 2nd, vote was 3-0 in favor.

Next was brief discussion on fee to charge for program to be run by Maryann Walsh during the summer. It was motioned by Noreen to charge \$1 per child, 2nd by Alan, vote 3-0 in favor of the \$1 charge.

Minutes of 3/4 /13 Board meeting were accepted with minor changes, vote 3-0.

Minutes of 3/18/13 Board meeting were accepted with minor changes, vote 3-0.

Board met with Finance Committee (FC) to go over proposed warrant for the Annual Town Meeting (ATM). Present from FC were Joe Kearns, Chair; Judy Hoag and Scott Artioli. The financial portion of the warrant was reviewed on a line-by-line basis. There were some slight changes proposed by the Board: increase in the Town Clerk salary, agreed with increases requested by the Tax Collector and Accountant. Board discussed the Police Department request for purchase of new cruiser, Noreen and Mitch were in favor of the purchase and Alan felt there was still a lot of use left in the current vehicle. Noreen motioned to recommend, Mitch 2nd, vote was 2-0 with Alan abstaining. Also discussed was to place an article on the warrant requesting a transfer of \$15,000 from Free Cash to a designated account for the future purchase of a new Police Cruiser. This money would be available to reduce the cost of a new vehicle when the purchase was approved. The full Board recommended this article.

There was discussion on the Citizen's Petitions that were given to the Town Clerk for inclusion on the ATM warrant. Questions were raised on some of the petitions that affected the Planning and Zoning Boards. It was agreed by the Board that the petitions would be sent to Town Council for review so the Board would be able to answer questions that may be asked at the ATM.

Joe Kearns also discussed the need of new electrical service into the Town Hall that would include installation of 2 new poles as the present poles were installed when the building was first built and are in need of replacement. That issue will be address at a later date after discussion with the electrical inspector.

Motion to adjourn the Selectboard Meeting and open a Board of Health meeting and not reconvene was made by Alan, 2nd by Noreen; vote was 3-0 and Board meeting was adjourned at 9:18pm.

Minutes respectively submitted
by: Duane Pease
Administrative Assistant

Minutes accepted with/without changes.

Noreen Suriner, Chair;

Alan Vint, Clerk

Mitch Feldmesser

Selectboard Minutes
April 1, 2013

Meeting opened at 7:20pm

Present: Noreen Suriner, Chair; Alan Vint, Clerk
Duane Pease, Administrative Assistant

Board member Mitch Feldmesser arrived at 7:12pm

Expense warrants of \$12,897.51 and \$1,869.27 and payroll warrant of \$7,762.91 were approved and signed.

Kathy O'Brien, Transfer Station (TS) attendant, met with the Board to go over the rules and regulations at the TS. She provided the Board with a handout she gives to the users that was developed by Eric Weiss of HMRC. It has not been updated for a number of years. There was discussion on updating the handout and Noreen said she would draft the update and send a copy to Kathy to review. Also, the current yearly fee of \$35 has been in place for quite some time. Alan motioned to increase the yearly fee to \$50, Noreen 2nd and the increase passed, the stickers are valid from 7/1-6/30.

There was also discussion on when a sticker is valid, currently; there is nothing to prevent a former sticker holder from continuing to use it once they move out of town. Alan motioned that once a person moves out of town the sticker is no longer valid and they can apply for a pro-rated refund. Noreen 2nd and motioned passed on 3-0 vote.

Marge Batorski, Historical Commission member, addressed the Board regarding the recent installation of an electrical box with a large cable in the entrance to the Town Museum. It had previously been on the back side of the wall in the bathroom and no one was contacted prior to the box being moved. Alan was told the box had to be there as it was against electrical code to have the box in a bathroom. Additional discussion followed and it was agreed to have John Savery, an electrician and member of the Historical Commission, and Eric Main, electrical inspector, look at the installation and see what could be done to rectify the situation.

Noreen submitted a draft of Guidelines for Selectboard Meetings which the Board reviewed and discussed. The draft was amended to require a person requesting to be on the agenda notify the Administrative Assistant by 5pm on the Wednesday before the next meeting. Also, the Open Forum was amended to allow 5 minutes per person and a total of 15 minutes per topic. Any discussion that would take longer will require reserving time on the agenda at the next scheduled Selectboard meeting. Noreen moved to approve the draft as amended, Mitch 2nd, vote was 3-0.

The Post Office requested permission to pour concrete pads to install additional outside mail boxes now that the hours are to be reduced. This would be for the convenience of the inside box holders so they may pick up their mail and not worry about the hours the

lobby would be open. There was discussion as to the location and Highway Superintendent Skip Savery was concerned as his department has to plow the lot during the winter as no plan was submitted as to location of these pads. It was questioned as to why the lobby could not remain open with the rest of the building secured. There was no one from the USPS present to answer these questions and this matter will be placed on the agenda for the next Board meeting.

The Town Clerk had received Citizens' Petitions for inclusion on the Annual Town Meeting Warrant and had given them to the board. Some of the petitions concerned issued for the Planning Board (PB). Noreen motioned to hand the petitions to the person authorized by the PB, Alan Vint. Alan 2nd, vote was 3-0 and petitions were handed to Alan.

Skip Savery advised the Board he was just over \$4,500 over his snow budget for the year and did not expect any additional snow expenses for the rest of the year.

Wally Smith spoke from the audience and advised Western Mass Electric was replacing electrical poles on Alderman Road.

There was also discussion regarding Maryann Walsh's request to use the Town Hall for her summer program. The fee for use will be \$1 per child and she will need to name the Town as an Additional Insured on her liability insurance policy.

Town Clerk, Marge Batorski, advised the Board there will be a Voter Registration on April 10th in preparation for the Special Election to fill the U.S. Senate seat that was vacated by John Carey. The election will be on April 30th.

Noreen motioned to hold the Pre-Annual Town Meeting on Wednesday, May 1st, Alan 2nd, vote was 3-0.

Alan motioned to adjourn, Noreen 2nd, vote was 3-0 and meeting was adjourned at 8:46pm.

Minutes respectively submitted by:

Duane Pease
Administrative Assistant

Minutes accepted with/without changes:

Noreen Suriner, Chair

Alan Vint, Clerk

Mitch Feldmesser

Selectboard Minutes
April 16, 2013

Meeting opened at 7:06

Present: Noreen Suriner, Chair; Alan Vint, Clerk

Duane Pease, Administrative Assistant

On a motion by Noreen, 2nd by Alan, vote 2-0 to certify the Senate Primary being held on April 30th, voting from 7am-8pm.

Board member Mitch Feldmesser arrived at 7:10.

Warrants were reviewed and signed. Expenses: \$22,642.45; payroll: \$10,065.34.

Skip Savory, Highway Superintendent, advised the Board he had discussed the installation of concrete pads at the Post Office with the current Postmaster. They agreed the pad would be installed between the existing stairs and set back so as not to interfere with snow removal nor be in the way of customers. After discussion with Skip, the Board agreed and signed a letter authorizing the Post Office to install the pads.

Skip also discussed setting up an account to be used to upgrade the electrical service at the highway garage, he would fund it with the scrap metal he accumulates and then sells. He also recommended that a wall be poured at the Transfer Station so the boxes would be more accessible for users throwing debris in and not leaving it on the ground. He will obtain a price for a wall. He would pour the base that would be needed to have the boxes sit on.

Also, Skip reported he was over on his snow budget by almost \$5,000, the Board on a motion by Alan, 2nd by Noreen to allow up to \$5,000 in overspending. Immediately, Skip realized an error and the amount should have been \$6,000. The Board re-voted on a motion by Alan, 2nd by Noreen 3-0 to allow up to \$6,000.

The Emergency Management meeting was postponed to a later date.

Fire Chief, Ron Radwich, met with the Board. The dept received a \$3,497 Forestry Grant from the State. The money will be used to purchase fire fighting shirts, rakes, backpack water tanks and other tools. Also, the dept. will be taking the Fire Fighter 1 course starting in May and running through November, he will have about 18 members participating, 4 still need to take the 1st Responder's course. Hinsdale, Becket and Peru will also be involved and the training sites will vary between the towns. The members will car pool and Ron requested they be reimbursed for mileage. He also mentioned he is joining the Mass Call Volunteer Assn. through Berkshire County. He has an article to the Annual Town Meeting (ATM) requesting a fund to put aside money each year for the eventual purchase of a newer tanker.

Minutes of the March 25th and April 1st meeting were approved on separate motions by a 3-0 vote.

The Pre-Town Meeting is to be held on Monday, 4/29 and the Selectboard meeting will be moved to Wednesday, 5/1. The State Senate Primary is on Tuesday, 4/30 and no other business can be held in the auditorium. Also, there is a Planning Board Hearing on Thursday, 5/2.

There will be posted a Selectboard Meeting on Friday, 4/19 at 8am. This meeting will then be adjourned to go into Executive Session to speak with Town Counsel regarding the current law suits.

The warrant for the ATM was reviewed and the expenses for the Treasurer Tax Title's Legal fees were increased to \$15,000. Worthington wants to leave the Gateway Regional School District and that will increase the education costs of the remaining towns. All of the member towns will have to vote in favor of Worthington leaving otherwise they will remain a member unless they petition the State Legislature. All other dollar amounts were agreed to. The Warrant was then edited and signed by the board.

Noreen motioned to adjourn, Alan 2nd; vote 3-0 and meeting adjourned at 9:30pm.

Minutes respectively submitted by:

Duane Pease
Administrative Assistant

Minutes accepted with/without changes.

Noreen Suriner, Chair

Alan Vint, Clerk

Mitch Feldmesser

Selectboard Minutes
May 1, 2013

Meeting opened at 5:36pm in Town Hall auditorium

Present: Noreen Suriner, Chair; Alan Vint, Clerk; Mitch Feldmesser; Jonathan Silverstein, Town Counsel from Kopelman & Paige
Duane Pease, Administrative Assistant

Silverstein was present to give the Town's people an explanation of the recent settlement of the lawsuits over the discontinued way and answer any questions they may have.

He took over the case after Insurance Counsel withdrew and felt this was a private dispute and the Town should not have been involved and he worked toward getting the Town dismissed from the suit and after the May 2012 Town Meeting that voted to discontinue the road, he filed a Summary Judgment Motion in Land Court. After reviewing the arguments, the Court agreed and dismissed the Town. There was still the pending case in Superior Court and the Plaintiffs were looking for "just compensation" under the Land Taking law of the Commonwealth. The plaintiff's have access to a Town road through another part of their land, using this argument Town Counsel initiated discussion with the Plaintiff's attorney to get the Town out of the Superior Court suit. If the case were to go to trial, it would have necessitated obtaining expert witnesses at a greater cost to the Town. There were many back and forth discussions and proposals and eventually all agreed to a full release of the Town.

This was a complete release of claims and the Town stipulated it takes no position in the continuing litigation. Therefore there are no further legal costs to the Town and no monetary damages owed by the Town.

Question asked by Michael Brighenti: What happens to a road when it is discontinued?
He was advised the road reverts back to the adjacent property owners and the easement no longer exists. If it is Town owned property, the Town still owns it but it is no longer a road.

Question from Marie Pease: Did the May '12 vote that decided it was not a Public Way assist in the Land Court?
Yes, but it added problems in Superior Court in that if the Plaintiffs did not succeed in Land Court it made their Superior Court case stronger

Marie: Any other discontinued road that can cause similar problems?

Marin Laurel-Paine: Can the roads accepted in the 1984 Town Meeting vote cause future Problems?

Answers: the burden is on the parties to prove it is a public road. The Courts continue to change their approach to closed roads and their rulings.

Marin: Can driveways be constructed on Statutory Private Ways?

Answer: The Town's Zoning By-Laws say it can be on any way, the by-laws "curb cut" is not based on frontage but is there to protect access to the Town Road. Owners do not need a driveway permit on a private way, just has to show they have the frontage. If the Plaintiff chooses to build he will need: 1. A court judgment giving him the right to use or purchase an easement; 2.

He will have to comply with Planning Board requirements to upgrade the road and 3. He will have to comply with all Town building requirements.

Judy Hoag: will he have to meet the “set-back” requirements.

Answer: he must meet all “set-back” requirements.

Marie: Are there any other Statutory Private Ways in Town?

Noreen and Alan answered: not that they were aware of.

Jonathan: they are not as common as they were in prior years.

Sherri Venditti: Should a committee be formed to research prior road closings and are we likely to see Statutory Private Ways?

Answer: Road acceptance procedure seems to change every 15 years or so and you may not find Statutory Private Ways. It may be best to start with the 1984 Town Meeting vote and re-do closings properly.

Sherri: Should we go back through Town Meeting and Selectboard minutes and look at maps?

Answer: those are not definitive but can be used. There has only been this one suit since the 1984 vote. It would have to be done for each road and it is only an issue if someone makes it an issue. You have to consider the Risk/Reward of the work involved.

Marin: with the facts of this case, the property access may be to the North of the existing way and be in the ditch and over a stone wall.

Answer: the Plaintiff’s filed Preliminary Injunctions seeking use of the way and were denied by the Court. This was an indication that the Court was not sure of the way situation.

Marie: by releasing the Town, can they come back again at some other time?

Answer: No, (portions of the release were read).

Ray Gero: I was on a committee in Peru years ago and we listed all the road to be discontinued and did it in one meeting. What about the other defendants in the suit?

Answer: my job was to protect the Town; my ethical duty is only to the Town. I did have conversations with the Co-defendants counsel and would not do anything to hurt the private party’s defense.

Joe Kearns: in the 80’s we had researched the roads and it was listed in a Town Report. There are County and town roads and each has a different level before it can be discontinued.

Marin: how much did it cost to defend this?

Answer: around \$15,000, including the pre-litigation work.

Marie: how much for the prior year?

Alan: over \$9,000.

Ray: \$25,000 to get this agreement?

Alan: the past costs have been paid.

The auditorium meeting was adjourned at 6:35pm and the Selectboard meeting moved back to the office.

Meeting resumed at 6:50pm

Warrants were signed: Expensed: \$8,275.82; Payroll: \$7,201.50

Minutes were reviewed and approved with minor changes 3-0.

Selectboard will be meeting on May 6th, 13th and 28th.

Next meeting will include reorganization of the Board after the Annual Elections, Review of the MIIA Loss Control Report and discussion on a handyman.

Noreen motioned that Chester take the lead in obtaining bids on the Vocational Education transportation as they have in the past. Mitch 2nd, vote 3-0.

A Special Town Meeting will be scheduled for May 28th. Two articles will be for obtaining funds to pay Town Counsel for the successful defense of the lawsuits. Administrative Assistant will also check with the Accountant and Treasurer prior to completing the warrant.

Alan motioned to adjourn, Noreen 2nd, vote was 3-0 and meeting adjourned at 7:40pm

Minutes respectively submitted by:

Duane Pease
Administrative Assistant

Minutes accepted with/without changes

Noreen Suriner, Chair

Alan Vint, Clerk

Mitch Feldmesser

SELECTBOARD MINUTES
May 6, 2013

Meeting opened at 7:00pm
Present: Alan Vint, Clerk; Howard Knickerbocker
Duane Pease, Administrative Assistant

Absent: Mitch Feldmesser, had called and advised he would not be back to attend meeting until approximately 8pm.

There were no warrants to sign.

New member to Board is Howard Knickerbocker.

Howard motioned to appoint Alan as Chair; Alan 2nd, vote 2-0 in favor.

Alan motioned to appoint Howard as Clerk, Howard 2nd, vote 2-0 in favor.

Board reviewed the MIIA recommendations presented based on a recent safety inspection (See attached). Many of the items were general housekeeping issues and some of the other items are addressed in the Green Grant and will be completed during the grant process. Much of the clutter mentioned will be cleared immediately.

Howard motioned the Town Clerk check to see if the Board of Assessors has the authority to appoint the Assessors' Clerk. Alan 2nd, vote 2-0.
Howard also said he would look through the last 26 years of Town Reports and report his findings to the Board.

Alan questioned Joe Kearns, former Selectman, regarding the Council on Aging and how it came into being.

Joe said he was not sure and doesn't remember and if it was ever defined by the Town.

Alan also said there is to be a meeting on the solar installation on Thursday. One issue raised by an email from Curt Robie, is the repair of the basketball hoop that was damaged by one of the workers when he backed into it. This incident was witnessed by Alan and Joe. The repairs are to be done properly; the blacktop surface will have to be cut with a diamond saw, the pole straightened and then re-blacktopped. Also, there are grading and seeding that has to be completed.

The Administrative Assistant (AA) will contact Joe Boudreau of DOR to see if the insurance deductible on the recent cost of the lawsuit can be paid under the Town's Insurance Account as there is money available in that account.

The AA will also send a letter to MIIA requesting a copy of the defense bill from the original firm that defended the Town. This bill will be reviewed for duplication of effort

and costs for any contacts between the firm and Kopelman & Paige who finished the defense for the Town when coverage was denied.

The AA also advised he had sent legal notices to the Country Journal to post for mowing the Town properties for the next fiscal year as well as requesting persons interested in the Handyman position to forward resumes. The 2 persons that previously responded will be contacted to see if they are still interested and that they will not have to re-apply if interested.

Alan would also like a list of appointed positions posted on the board outside Town Hall and request anyone interested in serving submit a letter to the Board.

Alan also felt there was a lack of communication involving what the Board was doing and the residents. The Country Journal does not have a reporter attending the meetings and there should be some way of getting the news into the paper. Discussion followed and perhaps a list of topics could be put together and submitted. The drawback is the news would be delayed a week as the deadline for the paper is the earlier that the Selectboard meeting.

Howard motioned to adjourn, Alan 2nd; vote was 2-0 and meeting was adjourned at 7:40pm

Minutes respectively submitted by:

Duane Pease
Administrative Assistant

Minutes accepted with/without changes:

Alan Vint, Chair

Howard Knickerbocker, Clerk

Selectboard Minutes
May 13, 2013

Meeting opened at 7:02pm

Present: Alan Vint, Chair; Howard Knickerbocker, Clerk; Mitch Feldmesser
Duane Pease, Administrative Assistant

Warrants were reviewed and signed. Payroll: \$4,733.50; Expenses: \$32, 801.24.

Minutes were reviewed and approved 2-0 with Mitch abstaining as he was not present at that meeting.

Update from Building Commissioner, Gerry Garner:
Alan wanted to know what status was of various issues.

Hudson's were denied building permit as they have no drinking water on site. They have appealed to the ZBA for a variance which was refused. Since to Board of Health issued an order to vacate, they can not live in the garages.

Crepeau: Gerry will send order that he needs a building permit and then will deny the permit. If case ends up in court, most likely the court will allow the building to stand but he will not be able to live in it.

Jamula: he has no issues with him at this time, the BOH issues are out of his jurisdiction.

Dussault: he has knocked on door, did not observe anything to indicate he was living in the building. He could attempt to obtain an Administrative search warrant but will need Just Cause before a judge would issue one.

Alan advised the number of trailers has increased at the "Camp". Gerry said he would need access to Town Counsel as this is a complicated issue. An accessory structure that was allowed is now being used as a rec hall. He will request permission to visit the property and if he is denied, he can then attempt to obtain an Administrative search warrant.

There were also questions on junk cars and the possible operation of a body shop in town. Gerry requested the addresses of these and he will follow up. He stated junk cars can be seen as valuable treasures to the owner of the cars. This issue is usually costly as it ends up in court many times.

Alan requested a monthly update from Gerry and was told that can be hard to do when the items he is investigating are brought out before he has completed his investigation.

Gerry has been working on the ISO (Insurance Services Organization) review and that has taken quite a bit of his time. He will be available to the Planning Board to review various by-laws.

Next issue discussed was the Town Hall security. Bob Hoynoski has met with one company and also spoke with Steve Harris regarding installing security cameras and motion detectors. The detectors would trigger an alarm in each office and the image would be visible on the computer screen. No specifications have been drawn up and this is still in the initial stages and will let the proposals be reviewed to see what best suits the needs of the Town Hall. Howard volunteered to contact 2 additional companies and walk through with them. Tom Austin, Police Chief, submitted his recommendations for security in the Hall. Among them was a listing of all the phone numbers for the various phones should be at each person's desk so if they are indifferent rooms, a call could be made incase of an emergency.

Skip Savery, Highway Superintendent, told the Board he was over budget on his fuel account. He is also ready to start excavating for the sidewalk that will lead to the rear door for library use. He has some wood chips and will bring them to the Town Hall and Mitch volunteered to spread them around the trees. Skip will also be undergoing knee surgery and expects to be out for about one month.

Judy Hoag wanted to know the progress on the buildings in the center of town. Alan advised the properties were in the hands of the Town's Tax Attorney and the process of taking was ongoing. There was further discussion on this issue regarding the Historic district, if the store was salvageable, would an engineering study be necessary. Also, the cellar of the building was never tested for fuel or sewage leaks. It was recommended a committee be formed to look into these and other issues. Alan felt a member of the Selectboard should be on the committee and be the Chair. Alan motioned to allow him to call Town Counsel to see if a committee can be formed and directed by a Board member. Motion was seconded and passed.

Next, it was decided to meet on June 10th, 17th and 24th at 6:30pm. Also, a Board of Health meeting will be held during the Board's next meeting.

Paradise Energy is in the final stages of gaining approval for the solar going on line, they will also finish the grading and seeding as well as repairing the damaged basketball hoop.

Alan spoke with the editor of the Country Journal regarding the publishing of some type of report from the Board as to the results of their meetings. There was discussion on what to report, who would write it, etc. Alan volunteered to write a synopsis and submit it to the Journal.

Alan also felt the Town needs a more experienced worker in the Post Office and he would like to speak with someone in Management about this issue. Mitch and Howard felt this was not a Town issue.

Minutes of the May 1st Board meeting were reviewed and approved, 2-0 with Howard abstaining as he was not a member at that time.

Alan motioned to go into Executive Session to discuss prior Executive Session minutes regarding the Harry Pease Way issue and to not reconvene. Howard 2nd; vote was Alan, Aye; Howard, Aye; Mitch, Aye.

Regular meeting was adjourned at 9:20pm.

Minutes respectively submitted by:

Duane Pease
Administrative Assistant

Minutes approved with/without changes.

Alan Vint, Chair

Howard Knickerbocker, Clerk

Mitch Feldmesser

SELECTBOARD MINUTES
MAY 28, 2013

Meeting opened at 7:43pm after Special Town Meeting

Present: Alan Vint, Chair; Howard Knickerbocker, Clerk; Mitch Feldmesser
Duane Pease, Administrative Assistant

First item was presented by Gita Jozsef, Assessor's Chair. She requested Board sign a contract between Mayflower Appraisal and the Assessors so a re-evaluation can be completed. She had sent out 5 requests but only received one response. The list of appraisal firms was obtained from DOR. Many of the firms are not interested in performing this service for small towns. There was discussion on possibility of combining with other area towns, it was explained each town is different so that is not always plausible. On a motion by Alan, 2nd by Howard, vote 3-0 to accept the contract. Contract was signed by the Board.

Eric Weiss who is managing the Green Grant gave the board an update on the various projects. The solar project is completed and the building permit approved and sent to WMECO. It is now up to WMECO to come out and swap over the meter. The remaining projects Eric has prioritized as: 1) additional insulation in the ceiling of the Town Hall and repair of the tiles. 2) Town Garage: he has met with Skip and reviewed the insulation Skip had installed in the garage ceiling/attic. There will be additional insulation installed, new doors and windows as part of the grant. Also, the garage will have a wood furnace but will need oil backup, a waterless hot water tank would be part of the oil backup furnace. Skip felt he would be able to pick up the wood needed from trees along the road side. 3) Fire Station: there would be no wood furnace since the building only has to have the heat maintained only high enough for the equipment to be kept warm during the winter. Eric will have these requests spec'd out and sent them to the Board before sending them out to prospective bidders.

Finally, Eric needs to have the Chair sign a standard contract so HRMC can apply for recycling grants. Mitch motioned to approve, Howard 2nd, vote 3-0. Alan signed the contract and Marge notarized his signature.

Alan said Jack Cobb is requesting 2 appointments for 3 year terms on the Historical Commission. Alan felt these should be held off and made for the next fiscal year. He also felt the candidates should be interviewed. Howard felt if these people are willing to serve, they should be appointed. There was general discussion and any appointments will not be made until the next fiscal year.

Alan also brought up the Post Office situation. When he rec'd the mail today, there was a certified letter and the clerk never asked him to sign the card. He had to bring it to her attention. Howard felt it may be a good idea to call a supervisory person and advise them of the problems. There was further discussion on this, Mitch did not feel the Town should

be involved and that it would be better if individuals complained. Alan motioned to be able to contact a supervisory person and explain that the Town is concerned about the present situation as something may be compromised if the mail is mishandled. Howard 2nd and vote was 2-1 with Mitch objecting.

Alan spoke with Town Counsel regarding forming independent committees for various tasks. He was advised, the Board can appoint the members, set priorities and receive and review the input obtained. This discussion was specifically for the properties in the center of Town that are currently in Tax Title Taking. Wally Smith felt the Building Commissioner and Health Agent should be involved and DEP should also be contacted as they were the ones that had the contaminated soils removed. Mitch said there should be a mission statement/goal, set a time line and also give options for future use of the property.

Judy Hoag said not everyone in Town agrees on the issue and that will have to be resolved as well. Howard said there has to be a sense of the Town before any project is undertaken. Mitch stated if the Town obtains title to these properties it will own from Skyline Trail to the Transfer Station and there are possible future uses such as a Public Safety Complex, new highway garage or fire station as well as a post office. Sherri Venditti felt much more information should be obtained before anything was put before the residents and there should be goals and time frames for this to be obtained. There should also be seats on this committee for the Selectboard, Historical Commission and Planning Board. This will be discussed further at the June 17th Board meeting.

Alan motioned to adjourn the meeting, open a Board of Health Meeting and not to reconvene the Selectboard meeting. Mitch 2nd, vote 3-0, meeting was adjourned at 9:12pm.

Minutes respectively submitted by:

Duane Pease
Administrative Assistant

Minutes accepted with/without changes

Alan Vint, Chairs

Howard Knickerbocker, Clerk

Mitch Feldmesser

Selectboard Minutes
June 10, 2013

Meeting opened 6:33pm

Present: Alan Vint, Chair; Howard Knickerbocker, Clerk; Mitch Feldmesser
Duane Pease, Administrative Assistant (AA)

Warrants reviewed and signed. Payroll: \$9,122.50; Expenses: \$17,934.11

Minutes of last Selectboard Meeting approved 3-0.

Question from Sherri Venditti asking if letters sent to S/B could be scanned and attached to minutes on line. General discussion and letters would just be ones pertinent to discussions held by Board, complaints, etc. At present time, Board does not have ability to scan documents but is in process of obtaining scanner.

Motion to adjourn S/B meeting to open brief Board of Health meeting to approve minutes of prior hearing by Alan, Howard 2nd, vote 3-0.

BOH meeting opened at 6:50pm, minutes reviewed and motion by Howard, Alan 2nd to approve minutes, vote 3-0.

Alan motioned to close BOH meeting, Howard 2nd, vote 3-0 to close.

Alan motioned to re-open S/B meeting, Howard 2nd, vote 3-0 and S/b meeting re-opened at 6:52pm.

Steve Harris, Communication Committee, came before Board to give progress report (report attached to minutes). There was discussion among Board and Steve regarding lack of backup for the Town computer files and Steve suggested bringing in Kurt Zinnack who was involved in setting up the current IT system for the Town. He could review and make recommendations as to what would be best for the Town, including most cost effective. The fiber optic system that has been provided by Mass Broadband (MBI) should be activated within the next 2 weeks. Steve will research any costs in obtaining a new provider versus our current costs with Verizon. Wired West has been very active and MBI is now doing the "last mile" but is still in the planning stages of how to most effectively bring broadband to homes.

Also, Howard volunteered to join the Communication Committee, Alan motioned to appoint, Mitch 2nd, vote was 3-0.

Alan noted that not all Boards/Committees/Commissions are posting their minutes or agendas on the Town web site. Discussion ensued; Mitch hand writes his minutes for the Conservation Commission and Zoning Board of Appeals and gives them to the Town Clerk. Once the scanner is available, they can be scanned to the web site. The other involved entities will have to be made aware of the need for posting minutes and agendas.

Howard discussed the security issues in the Town Hall and is waiting for an analysis and recommendation from a security firm he walked through the Town Hall. He felt there could be a police presence if all users of the Hall could have core hours at the same time. Alan advised this

was difficult as the employees are part-time, have positions elsewhere and come to Middlefield when their schedules allow.

Joe Kearns suggested the Board check with other Towns to see what type of security they have in their Town Halls.

Jack Cobb recommended and requested Tim Pease be appointed to the Historical Society to fill a vacancy, his appointment would carry through the remainder of this year and for next year as well. Alan motioned to appoint Tim, Howard 2nd, vote 3-0.

Eleanor Doyle said she had spoken with the Building Commissioner (BC), Gerry Garner, regarding replacing the Library door; he was willing to forgo an architect as long as the door was replaced by a licensed contractor. There will be no other modifications, just the door replacement. Also, she was advised that the front door must remain open during library hours; she did not understand this as the door has a crash bar on the inside and does not impede anyone's egress in case of an emergency. The Librarian wanted to just have her door open to provide access as a means of security. Finally, Eleanor requested the Board sign a Building Permit for the library to install a sign near the beginning of the new walk. When she spoke with the BC about this, she was advised there is only one sign allowed according to the Town By-Laws and her request would be denied as there is a lit sign in front of the Town Hall. There was discussion regarding the current sign as it is a message board rather than a sign. Alan motioned to sign the building permit, Howard 2nd, vote was 3-0. When the permit is denied, the library will go to the ZBA and appeal.

There was also discussion regarding the handicap door in the Hall, it is not working and the Town will have to arrange for someone to come in and see what can be done to repair it.

The AA requested permission to speak with Jonathan Silverstein, Town Counsel, regarding the request for documents made by Attorney Lynch in the ongoing suit that no longer involves the Town. Alan motioned to allow, Mitch 2nd, vote 3-0.

At 8:45pm Alan motioned to go into Executive Session to review minutes from prior Executive Sessions and not reconvene the S/B meeting. Howard 2nd. Vote was: Alan, Aye; Howard, Aye; Mitch Aye. S/B meeting was adjourned at 8:45pm

Minutes respectively submitted by

Duane Pease
Administrative Assistant

Minutes accepted with/without changes:

Alan Vint, Chair

Howard Knickerbocker, Clerk

Mitch Feldmesser

Selectboard Minutes
June 17, 2013

Meeting opened at 6:30pm

Present: Alan Vint, Chair; Howard Knickerbocker, Clerk; Mitch Feldmesser
Duane Pease, Administrative Assistant (AA)

No warrants to sign.

Howard requested permission to speak regarding the Open Forum portion of the Board meetings. He felt it should be placed at the beginning of the meetings that way residents that wanted to speak would not have to wait through the meeting. Alan stated the S/B is meeting to carry out the business of the Town and sometimes there are significant issues to discuss. Mitch added the Board went through this before and sometimes the Open Forum portion gets too long and the agenda is neglected. Alan thought it was something to think about and discuss at a future meeting.

Ron Radwich, Fire Chief, requested the Chair sign documents that will keep the department available to receive Federal Surplus equipment. He is working with the District Fire to locate and list the inventory of all the prior items received through surplus. These articles must be kept on Town property. Once the inventory is completed non needed items may be disposed of through the government.

Animal Control Officers Jan Hines and Terry Andrews spoke to the Board about the Town By-Laws as related to their duties. After completing the required animal course, they felt the Town should update their By-Laws regarding Chapters 140 and 272. There was discussion regarding how long to hold an animal, fines, licensing, quarantine and unlicensed dogs. Alan thought this should be followed with Town Counsel re State law vs. Town law. Alan then motioned to re-appoint both as Animal Control Officers, Howard 2nd; vote was 3-0 to re-appoint.

An Order to Vacate for the Crepeau property was signed and the AA will send certified and regular mail.

At next week's meeting, interviews for the Town Hall custodian and Town Handyman will take place. AA will notify parties.

Also, there was discussion of having the Chair of various committees/commission appear before the Board for recommendations on yearly appointments.

Upgrades and improvements to the Town Hall were discussed. Maryann Walsh had initially said she would consider designing a more efficient model for the Town Hall but she no longer wants to be involved as everyone seems to be personally involved with their space. Alan felt a lot could be done to improve it, it needs painting and that would be an improvement. Mitch said a professional should be hired. There was discussion on

an interior designer; Susan Baker-Donnelly said there are some companies that provide free design for the chance to have their furniture purchased. Jack Cobb said to hire a professional planner, develop a plan and budget and go from there.

Next item discussed was the Town Center, primarily the former General Store and adjacent house. Howard felt the tax taking should be put on hold until the Town could do its due diligence on the property. Alan explained the Board had authorized the taking and the Town would have no liability for any brown fields that may still exist. He had spoken with the Town's tax attorney, Ron Berenson, and was told the State and DEP are happy with the Town's position. There is a lien of \$100,000+ for the prior clean-up and DEP may waive most or all of their lien. Once the property is owned by the Town, a licensed site professional can do a survey of the pollution and if he finds none, the DEP may sign off. There has to be research done to see what State, Federal or private grants may be available to aid in the development of these properties. At this time it may be premature to have committees involved but the Board would be willing to anyone who has an idea on the property's future. Mitch said if any committee is formed, there should be opposing viewpoints on ideas, development and usage, but the final decision is up to the Selectboard. Alan said the Town has to find out what is possible, doable and viable. Among the possible uses for the area are maintaining the current house for possible use as a library, creating a safety complex with more space for the fire dept, highway and police. Also, demolishing the store and possibly selling the house to private buyers.

Jack Cobb was glad to see to town moving to take the property as he worries about the possibility of a fire in one of the buildings.

Wally Smith stated about 10 years ago DEP and the Town Counsel looked at this and DEP advised the Town not to touch this property. He felt there was a problem in the basement of the store that was never addressed. Also, the Building Commissioner and Health Agent should tour the buildings and give their impressions on conditions, etc.

Sherri Venditti suggested someone speak with Jim Berry to see if any other towns were successful in solving their brown field's problems.

It was agreed a structural assessment of the buildings needs to be done and then a site assessment to see if there is any leftover pollution.

Susan Baker-Donnelly said since the buildings are in the Historic District there may be non-profit or corporate grants available.

Skip Savery said the kerosene tank was not removed and is still there. And, the DEP did not go inside the building as they did not have permission from the owners. In order for the Town to obtain brown filed funds, the Town needs to take the property.

Howard said he is not against doing anything with the property but he is scared there may be a huge liability for the Town.

Lastly, Judy Hoag advised the Board the historical signs are being made by Signsmith and will be installed at either end of the Historicla District.

The next scheduled Selectboard Meetings will be: July 1st, 15th & 29th.

Alan motioined to adjourn, Howard 2nd; vote was 3-0 and meeting adjourned at 8:30pm.

Minutes respectively submitted by:

Duane Pease
Administrative Assistant

Minutes accepted with/without changes

Alan Vint, Chair

Howard Knickerbocker, Clerk

Mitch Feldmesser

Selectboard Minutes
June 24, 2013

Meeting opened at 6:30pm

Present: Alan Vint, Chair; Howard Knickerbocker, Clerk
Duane Pease Administrative Assistant (AA)

Warrants reviewed and signed; Expense: \$16,671.84; Payroll: \$14,967.69; Kopelman & Paige \$9,443.90.

Ron Radwich, Fire Chief, appeared and asked to be re-appointed Fire Chief and Fire Warden. Motion by Alan, 2nd by Howard; vote 2-0 Ron was reappointed.

Minutes from 06/10/13 and 06/17/13 were approved 2-0.

Appointments were made on motion by Alan, 2nd by Howard and all votes 2-0. See attached sheet for appointments. There was one question on appointment of Carl Lafreniere to the Westfield River Wild and Scenic, AA will confirm if he still wants to continue as Town representative. One additional member is need for the Conservation Commission, CDC representative and alternate for Westfield River. AA will request Country Journal run under Middlefield news.

Discussion regarding Council on Aging: does not seem to be much control and they spend quite a bit of money for heat and electric in maintaining the building. It is a 5 member Council and it is believed there are only 2 current members. Susan Baker-Donnelly has been running it and Board will request she attend future meeting to discuss direction and policy of Council.

Steve Harris, Communication Committee, gave update on computed back up storage: Kurt Zinnack gave quote of \$325 (5hrs @ \$65/hr) for researching systems, etc. Board felt this was reasonable and motion by Alan, 2nd by Howard, vote 2-0 to obtain a more formal proposal from Kurt.

Jack Baylis was interviewed for the Town Hall custodian yearly appointment. He felt the job was going okay, getting everything done. Howard questioned him on a recent floor mopping that left dirty water marks on the entire floor. Jack said the mop was dirty and he came back the next night to redo the floors.

Next interview was with Kathy O'Brien for the custodian appointment. Kathy had substituted for Jack during the winter when he was injured. Kathy has 14 years experience doing cleaning at 2 local summer camps. Alan noted when Kathy substituted for Jack, he received compliments on the cleaning, especially the bathrooms. Motion by Alan, Howard 2nd, Kathy was appointed custodian. AA will notify jack of the Boards decision and also thank him for his past service to the Town.

Handyman Position was next on the agenda; AA contacted the 2 prior applicants and advised them to appear if they were still interested. Neither came to the meeting. Kathy O'Brien also applied for this position and was interviewed. She stated she has her own tools, does a lot of various repairs at her own home as well as at the Transfer Station. On a motion by Alan, 2nd by Howard, Kathy was appointed Handyman. Hourly rate will be \$10 and she will have a 90 day probationary period.

In Open Forum, Joe Kearns, Finance Chair, advised the Board he was doing some of the end of the year transfers from the reserve fund as the Highway fuel account was over budget and the Police Dept had additional unexpected cruiser repairs.

Eleanor Doyle did not get the Building Commissioner's rejection of the Library's request for a sign. Also, she questioned his requirement that when the Library exterior door is replaced, it has to be replaced with a Fire Door. This will add close to \$1,500 to the original cost. More research will be done to see if the Building Code requires an exterior door to be fire proof when it just serves one room and is not a general emergency exit for the building. Skip Savery said the LP Adams representative that met at the library to measure the door said he had never heard of this requirement,.

Judy Hoag also said it is difficult to see the Building Commissioner with his limited hours and there are times when he is out of the office during his scheduled office hours. Alan agreed there has been some frustration with his focus on Middlefield.

Highway Superintendent, Skip Savery, advised the Board he had received a proposal for the well-testing at the garage from Tighe & Bond, the cost is \$5,300. the test well has not been tested since 2006 but Skip has been paying the yearly assessment. He had also contact Huntley Associates but they do not have a licensed site professional on their staff and would have to hire someone if they were chosen. Skip has been trying to contact Caprice Shaw of DEP regarding the well testing and to see how many tests will be required. The road crew has done some patching on Chester Road, will have to replace a culvert on Arthur Pease Road and will be trimming the roadsides.

Mitch Feldmesser arrived at the meeting at 7:40pm

Howard wanted to acknowledge Mitch's Draft Mission Statement for the Town Center. Mitch had handed it out at the last meeting.

Mitch was brought up to speed on the appointments that were made earlier in the meeting.

There was also discussion on the Open Forum being done at the start of the meeting. it was decided this would be limited to 2 people with a strict 5 minute time period. The AA will be the gatekeeper of this. There will also be another Open Forum later in the meeting.

AA advised the Board the “Tanglewood Runners” would be doing their yearly run and stopping in Middlefield for refreshments. The AA will open the Town Hall at 6:30am for them. Noreen Suriner and some other residents will be in charge of the event.

There was additional discussion on the Council on Aging regarding costs and usage. Mitch felt it was unfair to hold the only person active in the COA responsible. Judy Hoag and Joe Kearns advised they believed the COA grant money is turned over to the Town. Joe suggested they speak with the residents involved as well as COA’s in other small towns.

Alan Motioned to adjourn, Howard 2nd, vote was 3-0 and meeting adjourned at 8:17pm

Minutes respectively submitted by:

Duane Pease
Administrative Assistant

Minutes accepted with/without changes:

Alan Vint, Chair

Howard Knickerbocker, Clerk

Mitch Feldmesser
