

MENDON BOARD OF SELECTMEN

MINUTES OF MEETING----- October 22, 2012
APPROVED----- November 5, 2012

Selectmen Goddard and Tinio and Interim Town Coordinator Horn are present.

Selectman Tinio called the meeting to order at 7:32 p.m. and led the pledge.

7:35 Chairman Ammendolia joined the meeting.

Joe Zacchilli, Plumbing Inspector, could not attend the meeting to discuss a piping issue at Miscoe Springs. The item will be put on next week's agenda.

George Lamothe, & Steve Marsden and Duncan Chapman, President, Northeast Realty Solutions explained that the company submitted non-price and price proposals for the Taft Orchard property. They suggested meeting with other boards to discuss what type of businesses would be suitable. Selectman Tinio suggested that said since Hopedale is so close, they may be interested in discussing water and sewer if a business would benefit Hopedale. Mr. Chapman suggested that 15-17 acres in the back of Taft Orchard property could be used for a solar farm and the front portion could be used for commercial development if feasible. *Action: Diane Willoughby to send Town Counsel the RFP's.*

Selectman Tinio made and Selectman Goddard seconded a motion to award the bid for consulting services for the Taft Orchard Property to Northeast Real Estate Solutions Inc. pending approval of the contract by town counsel. The motion carried unanimously.

Selectman Tinio made and Selectman Goddard seconded a motion to approve the brokerage services contract to Northeast Real Estate Solutions Inc. pending approval from town counsel. The motion carried unanimously.

Action: D. Willoughby to send the Planning Board and Land Use Committee the proposals so they can review them together. They can then meet with selectmen and other appropriate committees: Conservation Commission, emergency services, Highway Dept. D. Willoughby to also send information to A. Tetreault as the property needs to be accessible in the winter.

Shirley Smith thanked Metacomet Land Trust for allowing her property at 188 Providence Street to be preserved forever through a Conservation Restriction. Susan Speers from the Board of Directors of Metacomet Land Trust and Susan Darnell, member approached the board. Mrs. Speers explained the Trust and the Restriction. The property remains in private ownership and does not grant public access. Susan Darnell read Anne Mazar's recommendation although the Land Use Committee did not vote formally. **Selectman Tinio made and**

Selectman Goddard seconded a motion to approve Shirley Smith's conservation restriction at 188 Providence Street to the Metacomet Land Trust, Inc. pursuant to Section 32 of Chapter 184 of the General Laws of Massachusetts. The motion carried unanimously.

Selectman Tinio made and Selectman Goddard seconded a motion to approve the executive session minutes of September 25, 2012 and to release them to the public. The motion carried unanimously.

Selectman Tinio made and Selectman Goddard seconded a motion to accept regular session meeting minutes of October 9, 2012. The carried unanimously.

Selectman Tinio made and Selectman Goddard seconded a motion to accept regular session meeting minutes of October 15, 2012. The motion carried unanimously.

Tim Aicardi, Interim Building Inspector explained he visited 71 Uxbridge Road property. The building had been condemned by the previous building inspector. He does not believe the building is not condemnable. It was not boarded up as a building which is condemned must be according to the law. The porch is in disrepair. Someone does live there. The neighbor said the original owner's son is living in it. Tim will try to visit on the weekend. Selectman Tinio suggested sending a certified letter to requesting to gain access.

Mr. Aicardi also visited 16 Cape Road. It is in disrepair and is a safety hazard. It was also was condemned by the previous building inspector. It is on the market Tim wants to issue a condemnation notice. It needs to be boarded up, made safe or take down. Tim will find out if in tax taking. Attorney Mangiaratti suggested a lien to get funds to act on it if necessary.

Selectmen agreed to pay Interim Building Inspector, Tim Aicardi the same salary as Tom Hackenson was being paid. Payment is going to be made monthly.

Finance Committee Chairman Richard Schofield, Willem Angenent, Finance Committee Member, and Town Counsel Mangiaratti joined the board to review the November 20, 2012 Special Town Meeting warrant.

The cost of joining the Central Massachusetts Mosquito Control Program per Chairman Ammendolia would have to come out of stabilization to cover the money the town would not receive from the cherry sheet. The Board of Health & Finance Committee have to work out the funding details tomorrow night. Attorney Mangiaratti said there also needs to be a contract with CMMC. Is there a way to get out each year? How much this year? Is it prorated during the year? Is it a fiscal year or calendar year? Action: The item will be put on the agenda for next Monday's meeting.

Action: D. Willoughby to send BOS and Finance Committee members amounts related to Articles 17-20.

Selectman Goddard wanted to look at restoring stipends. They amount to \$32,000 per R. Schofield.

Chief Horn said that Hopedale Dispatch wants to continue current arrangement until January 1. The Town could bill monthly at current rate by extending the current contract. The State will let Mendon keep the grant through the end of June. Staff will be reduced after that and may have unemployment exposure.

Selectman Tinio made and Selectman Goddard seconded a motion to continue Hopedale dispatching services on a monthly basis with the terms of the current contract extend to end of this fiscal year. The motion carried unanimously.

Per Interim Town Coordinator, the Board will review town government next week's meeting. The outside audit is complete. Interim Town Coordinator read best practices issues that have been corrected. It is the first time in more than 20 years the town did not receive a management letter outlining any deficiencies.

Members reviewed debt schedule and tax impact of future needs that Finance Committee Chairman prepared. Selectman Goddard didn't think road materials should be on since it is an operational expense.

Selectman Tinio made and Selectman Goddard seconded a motion to enter into Executive Session under M.G.L. Sec. 21(3) to discuss litigation. Tinio, aye, Goddard, aye, Ammendolia, aye. Will reconvene only to adjourn. The motion carried unanimously.

Respectfully Submitted,

Diane Willoughby
Administrative Assistant

Documents Distributed located in Administrative Secretary's Office:
Northeast Realty Solutions Consulting Services Price and Brokerage Proposals dated October 1, 2012
Conservation Restriction Application Form, Shirley Smith, 188 Providence Road
Meeting Minutes of October 9 and 15, and Executive Session Minutes of September 25, 2012
Tax Impact of Debt and Proposed New Debt and Overrides
November 20, 2012 Special Town Meeting Warrant