

MENDON BOARD OF SELECTMEN

MINUTES OF MEETING----- February 4, 2013

APPROVED-----March 4, 2013

Chairman Ammendolia, Selectmen Tinio & Goddard are present.

Chairman Ammendolia called the meeting to order at 7:38 p.m. and led the pledge.

Selectman Tinio reported that Alan discussed Stormwater Management unfunded mandates with him so information could be brought to the multi-board meeting.

Selectman Tinio made and Selectman Goddard seconded a motion to enter into Executive Session under M.G.L.c30A, Sec.21 (2) to conduct a collective bargaining session with Joan Gaulin in regard to the Town Hall Employees Union Contract. We'll reconvene into regular session. Roll call vote is needed. M. Goddard- aye, L. Tinio aye, M. Ammendolia aye.

Chairman Ammendolia made and Selectman Goddard seconded a motion to re-open regular session at 8:00 p.m. The motion carried unanimously.

Selectman Tinio made and Selectman Goddard seconded a motion to approve the BOS meeting minutes for January 22, 2013. The motion carried unanimously.

Selectmen would like to know what a PILOT program is and would like the RFP OR RFQ to say PILOT program is possible. *Action: D. Willoughby to see if Duncan has an idea of what the PILOT program would look like.*

Selectman Tinio made and Selectman Goddard seconded a motion to approve the January 22 Executive Session Minutes not to be released. The motion carried unanimously.

Selectman Tinio made and Selectman Goddard seconded a motion to accept the April 10, 2012 Executive minutes not to be released. The motion carried unanimously.

Selectmen will review balance of approved Executive Session minutes to see if they can be released.

Vincent Cataldo, Chairman, Dwight Watson, and Dean D'Alessandro, Water Board members, and Tim Watson approached the Selectmen to discuss Miscoe Springs. Mr. Cataldo said the town should not miss an opportunity to buy Miscoe Springs as a public water supply. It is approved for 20 million gallons per year. More wells could be added on the property. Miscoe Springs has been approved as a public water supply. Water is being treated on site. Tim's opinion is that if the board is concerned with a piping issue it can be corrected. Upgrades for

pumping and storage would be needed. Selectman Tinio said town needs to find out who owns the property. *Action: Mr. Watson to supply any information he has regarding current ownership.* An approval for a new well is very expensive and takes many years. He suggested contacting an engineering firm to look at the site, see what modifications are needed and how much it would cost to modify.

Selectmen reviewed the New Freedom Grant Application for the Council on Aging which Town Counsel reviewed. Chairman Ammendolia congratulated Amy Wilson-Kent and Mr. Rudden.

Anne Mazar asked Chairman Ammendolia to sign the Energy Efficiency Project order form for floodlights at the Highway Department using Green Communities money. Central air was discussed for town hall. That grant money will be used to upgrade window units as central air was not cost effective. In the future Mike would like these order forms reviewed and signed at BOS meeting so all members can be aware of what he is signing.

Andrew Jenrich approached selectmen regarding the new Children's Librarian. Andrew recommends former Upton Librarian, Lisa Stratton at \$20.32 per hour, 19-hours per week with no benefits. She has gone through the interview process. The CORI interview was done and the CORI check is being done now. Position is budget neutral. **Selectman Tinio made and Selectman Goddard seconded a motion to appoint Lisa Stratton as the Children's Librarian at the Taft Public Library with an hourly rate of \$20.32 for 19 hours per week effective Tuesday, February 12, 2013 pending a positive CORI check. The motion carried unanimously.**

Timothy Aicardi, Building Inspector, approached the selectmen regarding stream lining the building department fee structure based on research on area towns' fees. The intention is not to raise fees. Mr. Aicardi explained the stretch code and Home Energy Rating System (HERS) process. The fee to a HERS inspector is \$900. Mendon adopted this January 2012 and enforcement began in September. Chairman Ammendolia asked where money collected for the HERS rater goes. Tim said he would like to get building application process computerized. Some towns only accept electronic plans. There is no more space to store paperwork and plans. Each existing structure has plans that are held in the Building Department for the life of the building. The residential fee was lowered from \$10 to \$9 and an occupancy permit fee was added which did not exist before. *Action: Tim will analyze fees that changed and look at what impact would have been if it was instituted in the past six months.* **Selectman Tinio made and Selectman Goddard seconded a motion to approve proposed building permit fees dated February 4, 2013 as written. The motion carried unanimously.** Chairman Ammendolia asked that fees be posted as soon as possible and notify the newspaper.

Members discussed the need for a Capital Planning Committee. Chairman Ammendolia explained the charge of the five-member committee which was to assess the town's capital needs and present a plan. There are two members on the committee. Mike Watson volunteered to be

on the committee. The Town Crier will mention the openings. The Committee can start by looking at the charter. *Action: D. Willoughby to ask Sharon Cutler for the Charter.* Mike Watson submitted his letter of interest to the BOS. **Selectman Tinio made and Selectman Goddard seconded a motion to appoint Mike Watson to the Capital Planning committee with a term to expire June 30, 2015. The motion carried unanimously.** *Action: Mr. Watson to contact Selectmen's office for contact information for other board members.*

Diane Willoughby informed the board that there are several businesses that have either not had their fire inspections yet or who need re-inspections due to violations. Therefore, their licenses have not been issued. *Action: D. Willoughby to invite the Fire Department to the next meeting regarding the inspection process*

Resident Mike Watson addressed the board regarding the school district funding. He doesn't feel the district presented a level-funded budget as raises, full-day kindergarten, etc. were included. Mike outlined needs in several town departments. There will be Chapter 70 reduced funds. He feels Finance Committee should do a line-by line-item review of the school committee budget. Selectman Tinio said there are budget subcommittee meetings where a member of the Finance Committee attends.

Selectman Tinio made and Selectman Goddard seconded a motion to appoint Ted King of 55 Kinsley Lane to the Zoning By-Law Review Committee with a term to expire June 30, 2013. The motion carried unanimously. *Action: D. Willoughby to send a letter to Mr. King welcoming him and telling him to be sworn in.*

The Zoning By-law Review Committee will be holding a hearing on February 11 regarding upcoming by-law changes. *Action: D. Willoughby to see if Shirley Smith needs to come before the selectmen to discuss by-law changes that will be on the March 19 STM warrant.*

Action: D. Willoughby to check with town counsel to see if a business needs a new hearing to change their opening hours on Sunday from 1:00 p.m. to 12:00 p.m.

Selectman Tinio made and Selectman Goddard seconded a motion to enter into Executive Session under M.G.L. c30A, Sec. 21 (3) to discuss strategy relating to collective bargaining for all union and non-union contracts. We'll only reconvene to adjourn. Selectman Tinio-aye, Selectman Goddard-aye, Chairman Ammendolia-aye.

Respectfully submitted,

Diane Willoughby

Documents Discussed Located in the Administrative Secretary's Office:

Board of Selectmen Regular Session and Executive Session Meeting Minutes dated January 22, 2013 and April 10, 2012

Proposed Permit Fees 2/4/13—Building Permit Fees

Agreement by and between the Central Massachusetts Regional Planning Commission and Town of Mendon Council on Aging for Award of Federal Transit (FTA) New Freedom Funds

Energy Efficiency Project Order Form dated January 29, 2013