

MINUTES OF MEETING----- May 12, 2014

APPROVED-----May 28, 2014

Selectmen Reil and Goddard are present at the Town Hall in Mendon
Selectman Goddard called the meeting to order at 7:15 p.m.

Patrice Murphy and Anne Mazar, Community Preservation Committee. Ms. Murphy explained the Conservation Restriction for Meadow Brook Woods is being reviewed by the State. Town counsel reviewed the Restriction and recommended the Selectmen vote to approve it and that their signatures on the Restriction be notarized. Attorney Mangiaratti offered to provide notarization. Town counsel requested that a vote be taken and that signatures be notarized. Chairman Tinio joined the meeting at 7:20 p.m. Selectmen signed baseline restriction. The State is also asking for the Conservation Restrictions on the 'Paddock' property at 74 Providence and open space portion of 20 Milford Street ('Fino' property). These should have already had restrictions completed. Town counsel has reviewed 'Paddock' property. Chairman Tinio stepped out of the meeting. Attorney Mangiaratti said review of 'Fino' portion is not finished yet. Muddy Brook south Conservation Restriction. **Selectman Reil made and Selectman Goddard stepped down to second a motion to sign the Meadow Brook Woods Conservation Restriction. The motion carried unanimously.** Chairman Tinio rejoined meeting.

Steve Hinton joined the Selectmen and Attorney Mangiaratti. Mr. Hinton explained he needs to find exactly where the pipe is for the drainage easement on his property at Lot 1 Ashkins Drive. The potential buyer is concerned that it is going across where the driveway is supposed to be located and it may need to be dug up in the future. Mr. Hinton wants a plan that shows where the easement is located. Mr. Tinio said the pipe is not supposed to be where it is located and if he was the owner he would want it move. The developer put the pipe in the wrong place. Chairman Tinio said the Town needs to determine exactly where it is located and have it shown properly on a plan. He estimates it would cost \$700-800 to locate the pipe. Selectman agreed that by the next meeting they will have it surveyed.

Ken O'Brien, Assessor and Jean Berthold, Principal Assessor joined the Selectmen. Chairman Tinio reported he met with the Ghellis who are the only directly-affected abutters to the proposed solar farm. He would like to know from SunDurance whether they cut and fill or roll with the land when developing the site. He recommends making sure the Ghellis are not visually impaired by view. Plans show access from Rt. 16. He suggested access be closer to the transmission lines or near the Conservation Restriction near the pine grove. *Action: Chairman Tinio will walk the site with Kim Newman, Town Administrator and the Ghellis.* Mr. O'Brien said the Selectmen set the value of the lease. The whole amount received from the lease will be considered property tax. The DOR recommends front-loading the agreement. Selectmen agreed to have it the same over the 25-year term of lease but want to check with DOR before it is set. Ms. Berthold said the DOR will consider it new growth revenue.

Chairman Tinio made and Selectman Reil seconded a motion to enter into Executive Session M.G.L. c.30A Sec.21 (6) to consider the lease and/or value of 36 Milford Street as an open meeting may have a detrimental effect on the negotiating position of the Town and I so declare and to enter into Executive Session M.G.L. c.30A Sect. 21 (7) to comply with or act under the authority of exemption (c) to the Public Records Law. We will reconvene into regular session. A roll call vote is needed. Goddard-aye, Reil-aye, Tinio-aye.

Chairman Tinio resumed the regular session at 8:42 p.m.

Duncan Stewart, Tim Aicardi, Building Inspector and Attorney Mangiaratti joined the Selectmen. Chairman Tinio explained that there are multiple dwellings on Mr. Stewart's property at 31 Hartford Avenue East. He has a temporary structure while he is building another house. Chairman Tinio has

renewed the permits for the nine years he has been on the Board. It was supposed to be temporary during hard economic times. We need to come to an end date. Mr. Stewart said he is looking for a one-year extension. Chairman Tinio recommended a six-month extension and that Mr. Stewart would need to come in to the Selectmen with a progress report. Mr. Stewart explained that it is framed in, is weather tight and is missing the interior. He is living in the existing house. Mr. Aicardi explained that he spoke with Mr. Stewart in the hallway before the meeting and learned that construction was delayed due to health issues in the family. Attorney Mangiaratti recommended a six-month extension. He must then come in with a progress report with the possibility of another six-month extension. The Town reserves the right to take enforcement action. Attorney Mangiaratti can work with the Building Inspector to come write a letter of agreement. Selectman Goddard suggested approving an extension for 12 months. **Selectman Goddard made and Selectman Reil seconded a motion to extend the 'Temporary Trailer' Permit until June 1, 2015 for 31 Hartford Avenue East. The motion carried unanimously.**

Selectman Goddard explained that the ramp on the side of Town Hall needs to be repaired. Mr. Aicardi stated he doesn't think the side door that leads to the ramp is required for egress. *Action: Diane Willoughby will inform Kevin Rudden, ADA Coordinator, and see if he can bring the proposals he has to the Community Preservation Committee. We need to determine whether it is worth removing it.*

Chairman Tinio reported that he still waiting to hear from National Grid regarding the solar farm crossing their lines.

Members agreed to defer reviewing the ADA Grievance Procedure until the next meeting in order for Kim Newman, Town Administrator, to review it.

Selectman Goddard made and Selectman Reil seconded a motion to grant a Hawkers, Peddlers, Transient Vendors License to Dawn Phaneuf for a trailer to sell food at 37 Hastings Street pending a positive return of routing slips. The motion carried unanimously.

Selectman Goddard made and Selectman Reil seconded a motion to authorize the sale of the surplus 1970 fire engine for \$2,100 to Wayne Kimball. The motion carried unanimously.

Kim emailed the Selectmen a Process for Disposition of Surplus Property she drafted. Selectmen will review it and discuss at a future meeting.

Chairman Tinio stepped down to provide an update of Town computers and server. Two PC's were installed at the COA. The remote server was installed and now works. It doesn't, however, work with Windows XP. This applies to one computer in Town which is at the Highway Department. The inventory and replacement plan needs to be discussed after his term of selectmen is over. He is working to fix the wireless problem.

Selectman Goddard made and Selectman Reil seconded a motion to appoint Cheryl Spindel, 91 Providence Street, as Registrar on the Board of Registrars for a term to expire March 31, 2016. The motion carried unanimously.

Selectman Goddard made and Selectman Reil seconded a motion to extend the term expiration date to June 30, 2017 for Don Colanton, 112 Northbridge Road on the Historical Commission. Motion carried unanimously.

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Selectmen agreed to award the ANP \$500 Scholarships to the recipients chosen by Ms. Newman.

Selectman Goddard made and Selectman Reil seconded a motion to waive the \$5.00 permit fee for the Mendon Boy Scout Troop 44 for their Yard Sale in the parking lot area at 28 Hastings Street (Route 16) next to Visual Magnetics on Saturday, June 14, 2014. The motion carried unanimously.

Selectman Goddard made and Selectman Reil seconded a motion to grant permission for the braking AIDS® ride to travel through the Town of Mendon on Friday, September 12, 2014 at approximately 8:15 a.m. to 10:30 a.m. The motion carried unanimously.

Selectmen agreed to postpone announcement of the Girl Scout Silver Award recipients. They would like to create proclamations for each recipient. This item will be placed on next week's agenda. *Action: Diane will contact appropriate individual to get specific achievements for proclamations.*

Selectman Goddard made and Selectman Reil seconded a motion to allow the Mendon Girl Scouts to use the Inman Hill property for camping on May 31 and June 1, 2014 pending an adequate Certificate of Liability Insurance. The motion carried unanimously.

Selectman Goddard made and Selectman Reil seconded a motion to approve the regular session meeting minutes of May 2, 2014 and the executive session minutes of May 2, 2014 not to be released. The motion carried unanimously.

Selectmen agreed to schedule a meeting on Wed, May28 and include the Quarterly Financial meeting and on June 2, 16, and June 25 at 6:30 p.m. prior to the Special Town Meeting. They also agreed to meet every other week in July. They would like to post for future multi board meetings in case two Selectmen wish to attend.

Chairman Tinio offered to continue to help with anything he can after his term as Selectman expires.

Selectman Reil did not have anything to discuss for a scheduled executive session collective bargaining strategy session with the Mendon Permanent Firefighters Union.

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Selectman Goddard made and Selectman Reil seconded a motion to adjourn at 8:42 p.m. The motion carried unanimously.

Respectfully submitted,

A handwritten signature in cursive script, reading "Diane Willoughby". The signature is written in dark ink and is positioned above the printed name and title.

Diane Willoughby
Administrative Assistant

Documents Discussed located in 'Administrative Secretary's' Office:

Muddy Brook South Conservation Area Conservation Restriction Signature Pages (3)

Scholarship Winner Choices by Kimberly Newman dated May 8, 2014

Draft Process for Disposition of Surplus Property