

## MENDON BOARD OF SELECTMEN

MINUTES OF MEETING----- September 23, 2013  
APPROVED-----October 21, 2013

Selectmen Goddard and Reil are present.

Selectman Reil called the meeting to order at 7:12 p.m. and led the pledge.

Mike Watson and Roland Boulanger, residents, Amy Wilson-Kent, COA Director, Lt. Mark Bucchino and Officer Christopher Dumas joined the selectmen. Mr. Watson explained the need for an Automatic Electronic Defibrillators (AED) for the Senior Center and Senior van. The Police (\$500) and Fire Fighters Unions (\$250) and Mr. Boulanger (\$250) made donations to go towards the purchases.

**Selectman Reil made and Selectman Goddard stepped down to second a motion to establish a gift account under M.G.L. 44 Ch. 53A for the purchase of two Automatic Electronic Defibrillators. The motion carried unanimously.**

Mr. Morin joined Selectmen and explained the need to adopt Designer Selection Procedures in order to solicit design quotes for the new Taft Library Renovation. **Selectman Reil made and Selectman Goddard stepped down to second a motion to adopt the Designer Selection Procedures in accordance with M.G.L. c.7C, subsection 44. The motion carried unanimously.**

Ms. Wilson-Kent explained the need for a second substitute COA driver. There have been times when existing drivers are not available. **Selectman Reil made and Selectman Goddard stepped down to second a motion to appoint Russell Dudley, 26 Maple Street, as a second Substitute Senior Van Driver at the rate of \$13.79 per hour. The motion carried unanimously.**

Linda Hawkes, Treasurer/Collector, explained that due to the resignation of the clerk in her office she would like to offer the position to her second choice from the original applicant pool. The person who resigned was within the probationary period. The position was originally advertised in May/June. She would like the selectmen to consider appointing her recommended candidate at their next meeting. Members agreed.

**Selectman Reil made and Selectman Goddard stepped down to second a motion to go into executive session under M.G.L. c30A § 21 to discuss real estate transactions. We will return to reconvene in regular session. Roll call vote is needed. Goddard- aye, Reil-aye.**

Regular session reconvened at 8:04 p.m.

Bill Ambrosino and Barry Iadarola, Planning Board, Attorney Mangiaratti, Town Counsel, and Attorney Phil Lombardo, and Luke DiStefano, Project Engineer, for Cumberland Farms approached the board. Attorney Lombardo explained that the applicant needs to put their well in back of property at 1 and 7 North Avenue to obtain the 100-foot required radius. They would like to gain 8450 square feet of easement on 3 North Avenue, town property, to attain that radius. Mr. DiStefano explained that the Zone 1 well can have no structures, no rights of way and cannot extend into a public or private way. *Action: He also believes utilities cannot be put on easement but will confirm with the DEP.* The land on which they are looking for the easement was dedicated for municipal purposes through a town meeting vote. Attorney Mangiaratti said one way to accommodate their request is to get an appraisal for the area and ask for payment or something in return. This land is currently used by Clough for parking and is the town's only access to the municipal property. A town meeting vote would be required to change the use

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from municipal purposes to disposition. Attorney Mangiaratti suggested they provide a sketch plan showing the parking area. They may need to allow more than 8450 square feet to keep cars off that easement. We need to consider the Uniform Procurement Act, as well. Linda Hawkes, Treasurer/Collector, reminded everyone that the bond that purchased the property has restrictions as to what we can be done with the property. *Action: Attorney Mangiaratti doesn't think that would invalidate the bond but he will check. Ms. Willoughby and Ms. Hawkes will confirm with bond counsel.* Mr. Lombardo gave brief overview of the site plans.

Miscoe Springs discussion is on hold until more information is obtained. Jayne Knott, Riverdale Water Company, Quaker Street, Northbridge informed the board that a permitted water source is three miles away. It pumps 528 gallons per minute.

Shirley Smith and Paul Doucette from the Town Forest Committee joined Selectmen to give an update. They are applying for a \$50,000 Department of Conservation and Recreation grant with 20% matching funds, some of which would be covered by the Community Preservation Account. The money will be used to add parking, locked gates at three entrances and trail markers for the Town Forest. They would also like to build kiosks with brochures showing historical sites on the property. Peter Brewer will give legal easements through the zoo that connects to Cormier Woods, Uxbridge and Meadow Brook Woods. Shirley will also talk to the schools about educational opportunities. *Action: Shirley & Paul to give a bullet list of plans and things discussed tonight to the BOS office.* Selectman Goddard suggested putting this information on the town web site. Dan Malloy has some photos on the Hopedale web site.

**Selectman Reil made and Selectman Goddard stepped down to second a motion to allow the Mendon Lion's Club to use 36 Milford Street for parking during the Mendon Country Fair on Saturday, October 12, 2013 or the rain date of Sunday, October 13, 2013 from 9:00 a.m. to 5:00 p.m. pending an adequate Certificate of Liability Insurance. The motion carried unanimously.**

Consideration for signing Amended and Restated Electricity Aggregation Agreement will be put on September 30 agenda.

**Selectman Reil made and Selectman Goddard stepped down to second a motion to appoint Courtney Ann Motuzas as a part-time police Matron at the current rate of \$16.00 per hour. The motion carried unanimously.**

*Actions: Diane Willoughby to place discussion on September 30 agenda to move forward with choosing a recruiting firm. Selectman Goddard will give Diane thoughts for discussion at that meeting. Put a placeholder on the November STM warrant for \$16,000 for the Town Administrator/Coordinator recruiting firm. Put discussion of Municipal Clerk on future agendas as opposed to a Public Safety Clerk.*

**Selectman Reil made and Selectman Goddard stepped down to second a motion that the Mendon Board of Selectmen do not object to Imperial Gas, 1 Millville Road, selling KENO To Go. The motion carried unanimously.**

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**Selectman Reil made and Selectman Goddard stepped down to second a motion to approve the regular session meeting minutes and executive session meeting minutes not to be released of September 9, 2013 as written. The motion carried unanimously.**

Selectman Goddard announced Fire Department open house.

Members agreed to upcoming meeting dates of October 7, 21 and 28.

Rich Schofield, Finance Committee Chairman, reported that he sent Chairman Tinio the FY15 budget process flow chart and responsibility assignments. Departmental budgets need to be entered into KVS by November 1. Rich asked that it be sent to those responsible by the end of this week. *Action: Mr. Schofield will send Diane suggested wording to send out email to responsible individuals so budgets will be entered into KVS on time.*

Mr. Watson reported that another donation will be coming for \$4,000 to purchase the AED's.

**Selectman Reil made and Selectman Goddard stepped down to second a motion to adjourn the meeting at 9:02 p.m. The motion carried unanimously.**

Respectfully submitted,

Diane Willoughby  
Administrative Assistant

Documents Discussed Located in the 'Administrative Secretary's' Office:

Letter dated September 6, 2013 from Mass. State Lottery Commission  
BOS Meeting Regular Session and Executive Session Minutes of September 9, 2013  
Town of Mendon, Massachusetts ("Awarding Authority") Designer Selection Procedures (Adopted September 23, 2013  
Site Development Plans for Cumberland Farms, Site Plan CFG4.0, Bohler Engineering, Revised 8/19/13  
Mendon Town Forest  
FY15 Budget Process