

## MENDON BOARD OF SELECTMEN

MINUTES OF MEETING----- January 7, 2013  
APPROVED-----January 22, 2013  
AMENDED-----December 16, 2013

Chairman Ammendolia, Selectmen Goddard and Interim Town Coordinator Horn are present.

Chairman Ammendolia called the meeting to order at 7:32 p.m., led the pledge and explained that there will be a short executive session. **Selectman Goddard made and Selectman Tinio seconded a motion to enter into Executive Session (M.G.L.c30A, Sec.21(2)) to conduct a collective bargaining session with Joan Gaulin in regards to Town Hall Employees Union Contract. We will reconvene into open session. Roll call vote is needed. Goddard aye, Ammendolia aye, Tinio aye. The motion carried unanimously.**

Chairman Ammendolia re-opened the regular session at 7:53 p.m.

**Selectman Tinio made and Selectman Goddard seconded a motion to open the 16 Cape Road Dwelling & Shed Hearing to determine if they are a nuisance to the neighborhood or dangerous per M.G.L. c. 139,S1. The motion carried unanimously.** Timothy Aicardi, Building Commissioner, described the condition of building. Brandon Moss, Town Counsel, and Eric Hollander, building owner, are present. The previous building inspector sent notices to the homeowner asking to make the property safe and put fencing up. This has not been done. The side wall is off the building. There is no evidence that anyone is living there. Attorney Moss and Mr. Aicardi visited the site together. Brandon suggested asking building owner about what he plans to do with the building. Brandon presented pictures for the owner and board to view. Garage is stable and locked up. The dwelling and shed are dangerous. Mr. Aicardi said the building cannot be boarded up because a wall has collapsed. Mr. Hollander asked whether a controlled burn can be done. Demolition was recommended. Brandon said an order needs to be given and explained the procedure. Remedies can be taken by the town to recover their costs from the owner if the owner does not comply. Mr. Hollander said he had only received one notice from the town. Tim mentioned that a demolition permit needs to be pulled. He suggested not letting it go more than 30 days as kids have been seen around the building and it has been empty for a while. Selectman Ammendolia said the owner must pull demolition permit within one week and has 30 days to comply. A four-foot high fence must surround the hole after demolition. Brandon recommended issuing an order with a time line. The order should be recorded with Registry of Deeds. Attorney Moss will draft up the order. **Selectman Tinio made and Selectman Goddard seconded a motion that the dwelling and shed on 16 Cape Road, owned by Eric Hollander, are a nuisance to the neighborhood, dilapidated and dangerous. I order their demolition. Mr. Hollander may remove the structures at his own expense no later than 30 days after the approval of a demolition permit from the Building Department. Mr. Hollander has to apply for the demolition permit by January 15. The motion carried unanimously. Selectman Tinio made and Selectman Goddard seconded a motion to close**

**the 16 Cape Road Dwelling & Shed Hearing to determine if they are a nuisance to the neighborhood or dangerous per M.G.L. c. 139,S1. The motion carried unanimously.**

MA clarified the residency requirement in Section 11 of town bylaw which says that committee member must be a resident of the town to serve on a board.

**Selectman Tinio made and Selectman Goddard seconded a motion to appoint the following individuals as members of the New Taft Library Building Committee with terms to expire June 30, 2013: Joe Cronin, 17 Vincent Road; Don Morin, 36 Crestview Road; Dan Labastie, 12 Vincent Road; Moritz Schmid, 16 Quissett Road; Jay Washburn, 35 Bates Street; Kevin Rudden, 9 A George Street; Paul Fitzgerald, 4 Blueberry Drive; Amy Fahey, 25 Crestview Road; Chuck Noel, 20 Emerson Street; and Susan Darnell, 29 Asylum Street.** Resident, Mike Watson said he sent a memo to the board expressing his opposition to Don Morin being on the committee because he was in favor of going to a joint town meeting for an override jeopardizing town funds and covering up actions regarding snow removal on the school roof. Mike also wanted to know if members were handpicked. Mike would like positions publicly posted before members are picked. Bob Carlson believes library committee member posting was made in Town Crier. Don Morin said he has supporting documents showing he never supported a joint town meeting. Don was the School Committee representative for the Library.

**Selectman Tinio rescinded his motion.** Mr. Morin offered to take his name off the list as he does not want to be a distraction. Mr. Carlson confirmed a notice was placed in the Town Crier on November 30, 2012. **Selectman Tinio made and Selectman Goddard seconded a motion to appoint the following individuals as members of the New Taft Library Building Committee with terms to expire June 30, 2013: Joe Cronin, 17 Vincent Road; Don Morin, 36 Crestview Road; Dan Labastie, 12 Vincent Road; Moritz Schmid, 16 Quissett Road; Jay Washburn, 35 Bates Street; Kevin Rudden, 9 A George Street; Paul Fitzgerald, 4 Blueberry Drive; Amy Fahey, 25 Crestview Road; Chuck Noel, 20 Emerson Street; and Susan Darnell, 29 Asylum Street. The motion carried unanimously.**

Tim Aicardi, Building Inspector, Amy Wilson-Kent, COA Director, Earl Pearlman, Ann Vandersluis, Bob Carlson, Jim Negri and Robin Fletcher, Veterans Agent joined the Selectman to discuss sharing services with Millville. Alan noted that Millville contracts out their Highway Dept. Services. Mr. Aicardi noted that the Building Department is responsible for more than building inspections for additions and construction. They are also responsible for fire inspections. He believes it would involve a full-time building inspector depending on how many inspections Millville has. Records need to be maintained that the State requires. Inspections are up 30 percent from this time last year. Mr. Fletcher said he spoke with a Veteran's agent that covers several towns. He doesn't have sufficient support to handle tasks. He works with Hopedale. Combined they have 12,000 people. State law states that a full-time agent is required for a town with 12,000 people.

Amy noted that the COA shared services several years ago. It was difficult to service the population when the town is spread out over a large area. Sharing transportation was difficult with down equipment and scheduling medical appointments. Amy provided Selectmen with documents showing ride statistics from 2008 to 2012 and aging population. The outreach

worker has been extremely helpful and doesn't think that scenario would work being spread out with another town. Selectman Tinio suggested hours could be increased or a second person could be obtained. He suggested looking at it as what it would take to make sharing services work. He suggested requesting additional hours be put in the budget for outreach work in the future. Chair of transportation suggested getting an outside committee look at possibility of sharing services.

Alan Tetreault reported that he received 15 applications for the Administrative Clerk for the Highway Department and Conservation Commission. He has narrowed the pool down to four candidates. He has interviewed three people. Two seem to be what they are looking for. The fourth is being interviewed in on Wednesday morning. He got the 2006 sweeper last week.

*Action: D. Willoughby will put the appointment of the Admin. Clerk on the agenda for the next meeting.*

**Selectman Tinio made and Selectman Goddard seconded a motion to allow the sale or disposal of the following town-owned surplus equipment in accordance with Mendon Bylaws, Chapter V, Section 4: 1999 Fisher 8.5' EZ V Plow, 1985 International 6 wheel cab and chassis, 1968 Bombadier Sidewalk Plow, 1997 Crown Vic Sedan, 1987 FMC Street Sweeper, 2002 Konica Copy Machine, 1971 Fire Engine, Ford Ambulance, and 1997 Ford Econoline Handicap Van. The motion carried unanimously. Alan will word the advertisement such that if bids come in lower than what they can get from scrap, equipment will be scrapped.**

Chairman Ammendolia announced that there is an open Cultural Council position. *Action: D. Willoughby will see that opening is announced and will send Dr. Arons a thank you letter from the board for serving on the committee.*

Selectman Tinio said that he became the point of contact for the town web site. He had a conference call with Bill Ambrosino and Sales Renewal and cleared up open issues. Things are progressing and will see if there are any open items. Nothing more has been done about e-commerce. Mr. Watson spoke with another company about streaming. Tony Willoughby is looking into putting meetings on Youtube which is free. Youtube doesn't allow live streaming but provides storage. They are still looking into how much space is available and for how long it will be available. Mr. Watson suggested Tony follow up with person he spoke with who had problems.

**Selectman Tinio made and Selectman Goddard seconded a motion to approve the Keno License for the Greenhouse Wood Fired Pub at 3 Cape Road. The motion carried unanimously. Action: D Willoughby to contact the State with decision.**

*Action: D. Willoughby to determine what litigation is pending for the Selectman to release the executive session minutes.*

**Selectman Tinio made and Selectman Goddard seconded a motion to approve the December 10 and December 17 regular session minutes. The motion carried unanimously.**

Linda Hawkes reported that the Treasurer/Collector's office is working smoothly. Linda asked if board has considered increasing her hours between now and when her contract is finalized. She is currently working 20 hours in the Highway Department and 20 hours in the Treasurer/Collector's Office. Subject will be discussed during executive session.

Mr. Schofield asked Selectman Tinio to step down during the discussion about the Fire Station phone system. He is requesting a vote to use the Finance Committee Reserve Account to replace the phone system at the Fire Department. Mr. Tinio explained that the voice mail system stopped working and a temporary repair was able to be made by Fire Department staff. Worldband is looking into replacing Town Hall and Fire Department phones. Town-wide replacement will be \$25,000. The Fire Department cost would be \$6,000 to get them up and running in time for burning permit season. The Finance Committee Reserve Account has \$50,000 in it. There was no dissent.

**Selectman Tinio made and Selectman Goddard seconded a motion to enter into Executive Session (M.G.L.c30A, Sec.21(3)) to discuss strategy relating to the collective bargaining with the Town Hall Employees Union and the Fire Department and (M.G.L.c30A, Sec.21(2)) to conduct contract negotiations with Linda Hawkes, Treasurer/Collector and Christine Kupstas. We will reconvene only to adjourn a roll call vote is needed. Selectman Tinio aye; Chairman Ammendolia aye; Selectman Goddard aye.**

Respectfully submitted,

Diane Willoughby  
Administrative Assistant

Documents Discussed Located in Administrative Secretary's Office:  
Memorandum from Brandon H. Moss, Esquire dated December 12, 2012  
24 Photographs (8.5X11) of 16 Cape Road Property/Dwelling & Shed  
Letter dated December 17, 2012 from Mass. State Lottery Commission  
Town of Mendon Massachusetts By-laws as amended through November 15, 2011  
Mendon's Aging Population, 2010 U.S. Census Data (Projected Forward to 2040)  
Mendon Senior Center Ride Chart