



TOWN OF MENDON

BOARD OF SELECTMEN

20 Main Street, Mendon, MA 01756

Tel: 508-478-8863 Fax: 508-478-8241

Notice of Meeting

April 23, 2018

Mendon Town Hall

6:30 PM

Board Members

Christopher Burke, Chairman

Mark W. Reil, Jr.

Richard W. Schofield Jr.

Board of Selectmen

Meeting Minutes

April 23, 2018

Open Meeting & Pledge

At 6:35 PM a regular Board of Selectmen was called to order. Present: Chris Burke, Mark Reil, Rich Schofield, Kim Newman and Laura St.John-Dupuis.

Mr. Burke led the Pledge of Allegiance.

Citizen Statements and Petitions

Mr. Dan Byer addressed the Board asking about a process to rename the Old Taft Library. Mr. Byer suggested "The Rosa Taft Municipal Building". Mr. Reil stated that he is concerned that people will shorten the "Rosa Taft Municipal Building" to the "Taft Building" as it could get confusing. Mr. Reil stated that the building was called the "Union Chapel" prior to "Taft Library". Mr. Schofield stated that the Taft family donated the building. Ms. Newman suggested that the Town Crier write an article about it and Mr. Byer could post a poll on line.

Adoption of Previous Meeting Minutes

- 8/23/17
- 11/20/17
- 2/26/18
- 3/12/18

Mr. Reil made a motion to adopt the meeting minutes of, 8/23/17, 11/20/17, 2/26/18, & 3/12/18. Second by Mr. Schofield. The motion passed unanimously.

Discuss Trask Property

Ms. Anne Mazar, Attorney-Bob Mangiaratti, Mr. Dan Byer and Ms. Patrice Murphy addressed the Board.

Ms. Mazar stated that the Trask property approximately 65 acres has been donated to the Town by the estate of Mr. Harvey Trask. Mr. Byer, Ms. Murphy and Ms. Mazar walked the property and stated that it is a nice open space, thousands of feet of stone walls and it has good potential for sports fields and it could be good for a school. Ms. Mazar stated that she feels the Town should accept this donation. If the Town does not accept this property it will go to The Trustees of Reservation, a non-profit organization would who would not be paying taxes on this property as they are tax exempt.

Mr. Mangiaratti stated that ordinarily the property owner pays taxes. The life estate owner has the right to occupy and possess the entire 50 or 60 acres. According to the trust agreement nobody is going to pay taxes as long as the life tenant lives. However, the Town is unable to authorize the non-payment of taxes. Mr. Mangiaratti is trying to work something out with the life tenant. If the Board and the life tenant enter into a side agreement, the life tenant would waive his rights to the bulk of the 50 and that would become Town owned property. The life tenant would own the 5 acres pertinent to the house and pay taxes on that. This could work as long as the trustee agrees.

Mr. Schofield asked, if the Town accepts the gift and the life tenant pays the taxes until they die. Mr. Mangiaratti stated that would be in violation of the gift. The options are: reject the gift because we can't accept the life tenant living there tax free or, we have to work out a side deal with life tenant saying that the life tenant can have the house and barn outright and the Town owns the rest of the property and taxes will be paid on the house and several acres around the house and barn.

Ms. Mazar stated there is another option that we accept the gift and the life tenant stays on the property pays the taxes, we don't do a land swap and when he dies the Town gets the entire property.

Mr. Mangiaratti stated that there is an article on the Annual Town Meeting warrant to vote to accept the gift. Once the article passes the decision will be made by the BOS.

Mr. Reil stated that he feels we should accept the gift and make a deal with the life tenant and sees this as a good opportunity.

Mr. Schofield stated that he is ok with going to Town Meeting with this article.

Mr. Burke stated that he is fine with the direction we are going in moving forward and the voters will have a say of the upcoming Annual Town Meeting. Attorney Mangiaratti stated that they will see if they can make some progress and report back to the BOS either way.

Discuss Inman Hill Road Property

Ms. Mazar addressed the Board stating that the Town purchased this property in the early 2000's. The Town tried to sell it in 2004 but for various reasons was unable to.

The lot is buildable and there is a septic plan. Ms. Mazar has put together an RFP to go into the Central Register to sell the property with a minimum bid of \$150k. Ms. Mazar stated that she was seeking approval from the Board to pay for the septic plan that was updated by Shea Engineering. Ms. Mazar provided a time line with anticipated date of award. Ms. Newman stated that she would like to have competitive bidding to get the most money for the property.

Ms. Newman suggested that the bids come in as of July 12th and the award date at the BOS meeting on July 16th.

Mr. Reil made a motion to approve payment of the septic plan for the Inman Hill Road property in the amount of \$450.00. Second by Mr. Schofield. The motion passed unanimously.

Mr. Reil made a motion to approve the RFP for the sale of the property at 15 Inman Hill Rd. Second by Mr. Schofield. The motion passed unanimously.

Interview Candidates & Consider Appointments to the Capital Planning Committee

- a) Jay Byer
- b) Matthew O'Brien

The Board of Selectmen interviewed both candidates.

Mr. Reil made a motion to appoint Jay Byer to the Capital Planning Committee for a term to expire on June 30, 2019. Second by Mr. Schofield. The motion passed unanimously.

Mr. Reil made a motion to appoint Matthew O'Brien to the Capital Planning Committee for a term to expire on June 30, 2019. Second by Mr. Schofield. The motion passed unanimously.

Discuss Historic District Commission

Ms. Newman stated that she would like to set a date to meet with the Historic District Commission. The Board agreed on a date of May 8, 2018.

Other Topics Not Reasonably Anticipated 48 hours prior to meeting Lake Nipmuc- Clear Cutting Discussion

Mr. Reil stated that over the weekend there was some significant and extensive tree cutting where Park Street meets Route 16. Mr. Reil stated, this has drastically changed the landscape up to the shore line. Mr. Reil reached out to the Conservation Commission to see what was done as well as the DEP. Mr. Reil stated that the Board and the Conservation Commission need to discuss this.

Mr. Burke stated that there is some concern about the work and the oversight from the Conservation Commission and that we need some clarification from them. Ms. St.John-Dupuis to send a letter to the Conservation Commission Chair inviting the commission to an upcoming Board of Selectmen meeting to address the Board's concerns.

Executive Session - Purpose 3 for Executive Session, M.G.L. c. 30A, § 21(a)(3) to discuss strategy with respect to collective bargaining or litigation if an open meeting may have a detrimental effect on the bargaining or litigating position of the public body and the chair so declares- Mendon Town Hall Union Local 272, Mendon Highway Department Union Local 272, Mass. Coalition of Police Union AFL-CIO Local 188, Mendon Police Civilian Dispatch Union Local 188A and Mendon Permanent Firefighters Union Local 4936 I.A.F.F.

Executive Session- Purpose 2 for Executive Session, M.G.L. c. 30A, § 21(a) (2) to conduct strategy sessions in preparation for negotiations with non-union personnel or to conduct collective bargaining sessions or contract negotiations with non-union personnel. Treasurer/Collector-contract, Library Director-contract, Town Administrator-Evaluation.

At 7:50 PM Mr. Burke made a motion to enter into Executive Session Purpose 3 M.G.L. c. 30A, § 21(a)(3) to discuss strategy with respect to collective bargaining or litigation if an open meeting may have a detrimental effect on the bargaining or litigation position of the public body and the chair so declares – Mendon Town Hall Union Local 272, Mendon Highway Department Union Local 272, Mass. Coalition of Police Union AFL-CIO Local 188, Mendon Police Civilian Dispatch Union Local 188A and Mendon Permanent Firefighters Union Local 4936 I.A.F.F. And purpose 2 Executive Session Purpose 2 M.G.L. C.30A 21 § (a) (2) to conduct strategy sessions in preparation for negotiations with nonunion personnel or to conduct collective bargaining sessions or contract negotiations with nonunion personnel– Treasurer/Collector and Library Director Contract and Town Administrator evaluation. We will only reconvene to adjourn. Second by Mr. Reil. The motion passed unanimously.

Roll Call Vote: Reil-Aye, Schofield-Aye, Burke-Aye

Adjournment

Mr. Riel made a motion to adjourn. Second by Mr. Schofield. The motion passed unanimously.

Submitted by: Laura St.John-Dupuis

Date Approved: 8/20/18