



TOWN OF MENDON

BOARD OF SELECTMEN
20 Main Street, Mendon, MA 01756
Tel: 508-478-8863 Fax: 508-478-8241

Notice of Meeting
October 9, 2018
Mendon Town Hall
6:00 PM

Board Members
Mark W. Reil, Jr., Chairman
Richard W. Schofield Jr.
Chris Burke

Agenda
Meeting Minutes

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

Mr. Reil led the Pledge of Allegiance.

Correspondence to the Board

a) Discuss and Consider Police Station Building Committee Items:

- 1. Signature on AIA G802 Amendments**
- 2. Signature on ZBA Application**
- 3. Signature on Planning Application**
- 4. Documented MOA for an easement on abutter's land**
- 5. Reminder to move the electric car charging station before construction begins.**

Mr. Don Morin, Secretary of the Police Station Building Committee addressed the Board, asking for signature for several documents.

- Item 1 AIA G802 Amendments that were send out by OPB- Mary Bulso
- Item 2 & 3 is needed to ensure zoning variance are documented and approved. The Planning Board will be posting an open hearing on 10/22/18.
- Item 4: MOA for the easement on the abutters land needs the Boards signature.

Mr. Morin also asked the Board to relocate the electric charging station prior to the commencement of construction.

Consider Havco II Inc., DBA Greenhouse Pub- Alcohol License Fee Abatement Request

Consider Appointment -Nicole Vandervalk, Communication Officer Position- Mendon Police Department

Discuss Kim's Way

Mr. Philbrick of Kim's Way addressed the Board stating that Kim's Way is a public way.

Mr. Reil stated that as of now Kim's Way is a public way.

Mr. Tetreault, Highway Superintendent addressed the Board stating that in terms of maintenance, the Town plows Kim's way and has been doing what they are supposed to according to the Board of Selectmen's wishes. Mr. Tetreault stated this was always an accepted road, but the problem is the space to turn vehicles around.

Mr. Philbrick stated that he would like the Board to state that Mr. Philbrick has satisfied his obligations from 2012. He would like this to be on record.

Mr. Burke stated that when Philbrick petitioned the Town to build his house, the order of conditions was that Mr. Philbrick had agreed that the road would be discontinued.

Mr. Philbrick stated that he does not want the liability.

Mr. Reil believes this is a public way and that the Board can discontinue the road if they chose to.

Mr. Schofield stated that short of discontinuing the Road, the Town is responsible to plow and maintain it.

Kevin wants to acknowledge I have satisfied my 2012 requirements. Mr. Reil stated that the Board does not know what the requirements are.

Mr. Schofield stated that if there is a big pothole in that on Kim's way. Mr. Tetreault will fill it like any other road in Mendon.

Interview Potential Candidate for Fire Chief -William Kessler

Ms. Newman stated that BOS used MRI out of NH to conduct a search for a Fire Chief. We received 50 resumes, narrowed them down to 25. MRI screened the 25 and came down to 5 candidates. An assessment was held and there were a number of Fire Officials and Town Managers that took part in the assessment.

Ms. Newman introduced finalist Mr. William Kessler; Mr. Kessler stated he has a degree in Business Administration. After working in the corporate world, he decided to pursue a career in fire service and received his Associate Degree. In 2011 took over as Chief in the Uxbridge Fire Dept.

Mr. Reil read the letter from MRI stating Chief Kessler is uniquely suited for this position.

Mr. Reil asked Mr. Kessler what his thoughts were about the Management letter that MRI provided to the Town regarding the Fire Department.

Mr. Kessler that that some improvements and changes need to be made. Many items stood out. His viewpoint as a neighboring chief, there is a good core group of people who can redevelop the Fire Department from where it was.

And Mr. Kessler further stated, that if he were to be selected, he would like to sit with members of the Fire Department and other Departments to get a feel about the culture of Mendon. From there we need to develop the training and develop the future of the department and he would like the ability to possibly promote from within when he retires.

Mr. Reil asked what some of the roadblocks are you expect to run into.

Mr. Kessler stated that anytime there is change there is resistance, he would need to sit down with the staff and get their point of view of the department and where they think it could possibly go. There are some challenges with equipment, and He would like to establish a Capital Plan to replace some of the equipment. We need to get there quicker and have the tools there. Mr. Kessler feels there is some opportunity to make some changes. There are budgetary challenges with the Town.

Mr. Burke stated that Mr. Kessler spoke about the On-Call Department. He asked what his strategy would be. Mr. Kessler stated that about 1 year or so ago, we started a campaign in Uxbridge, we need the applicants to understand what we were looking for. We held informational sessions to discuss the career of an On-Call Fireman and have people recognize we need help and be upfront on the commitment to go through the training which is a big commitment. We also need to work on retaining personnel. Also, there are residents of Mendon who work for other towns, I would reach out to them selfishly to see if they would like to serve their community.

Mr. Burke asked Mr. Kessler if he could give an example of something wanted to do that the BOS in Uxbridge did not look at favorably. Mr. Kessler stated that he had proposed a bylaw regarding solicitation to the residents. We took some language from other communities, but it didn't pass on Town Meeting floor. I am going to present what I feel is right and when the decision is made, we have to accept it and move on.

Mr. Burke asked what your strongest qualities are. Mr. Kessler stated that the analytical side of him gives him the ability to pull in information.

Mr. Schofield stated that he had only one question. One of the concerns in attempting to regionalize with Uxbridge was to address all of the items in the Management letter from MRI. In your view short of regionalizing with Uxbridge. How impactful do you think we can be on the service levels.

Mr. Kessler stated that we can partially improve, but to get there and to be on budget and where you want, we would have to put additional firefighters on for 24/7 coverage.

Mr. Schofield asked if Mr. Kessler would consider regionalization. Mr. Kessler stated that he is a proponent to some extent with some degree of regionalization, in a decade or 2 we are just going to have to do it. We rely on our mutual aid folks a lot more than we have. We are not taking advantages of financial benefits. There are many ways and levels of

doing it. I am going to give you the best that I can and what I think is best for the Town and some alternatives.

KN ask Mr. Kessler to hang around until exec session

Discuss Status of Morrison Drive Building

Ms. Newman stated that there has been discussion regarding this building. The BOS needs to provide some direction with what it would like to do with this building and possibility in listing it for sale. Mr. Reil stated that we have had the Parks Department inquire about and the Sr. Center heard about selling of the property. We are in the dark without knowing the value of it. Ms. Newman stated that she has spoken to Mr. Morin about it as well. This building is an incredible value to the Town and it an opportune time to consider selling this property. Mr. Reil stated that he would like to explore that option.

Mr. Burke stated that he is in favor of selling it.

Mr. Schofield stated that he feels that the Town ought to talk to the people to put in their own money into the building of it. Mr. Burke also agreed.

The BOS asked Ms. Newman to get the property valued.

Consider Signing STM Warrant

Ms. Neman addressed the BOS with the articles on the STM Warrant.

Article 30 Class II Vehicle Dealer License= Amend the bylaw to allow

Closest point from the frontage of one lot to the other lot. MR

Bylaw give the ability of the BOS to grant exceptions. Cindy you need to focus on a couple of things. There are 2 legitimate ways of calculating, need to sit down. I do think waivers are dangerous. KN I feel the 1,000 ft, what should it be, it's a question of limiting a certain amount of businesses.

Rich is ok by measuring it by frontage. KN we should probably take a survey on other towns. This will need to be researched and decided upon.

KN recommends we Table article for shares services to ATM.

Mr. Bill Ambrosino addressed the BOS. Stating that the public hearing for the marijuana article will be held on 11/13/18. States this is pretty straight forward. Established going forward, he has looked at towns that were approved by attorney general. The party would have to come and work out a host agreement with BOS if neither one goes through, you could extend moratorium

Mr. Burke suggested moving moratorium to June. So that this can be addressed at the May Town Meeting.

We include and alternate article which prohibits any marijuana establishment if the bylaw does not pass.

Housing Production Plan-Update- This item was passed over.

Discuss Miscoe Springs

Mr. Schofield stated that he spoke with the CEO Mr. Wheeler's company and is waiting for a response. We will revisit this at an upcoming BOS meeting.

Consider Appointment -Rich Schofield, Historic District Commission

Mr. Burke made a motion to appoint Rich Schofield to the Historic District Commission as a member at large for a term to expire June 30, 2019. Step down second by Mr. Reil. The motion passed.

Consider Signing State Election Warrant

Mr. Schofield made a motion to sign the State Election Warrant. Second by Mr. Burke. The motion passed unanimously.

Consider Signing Agreement to Extend Date for Recording of Conservation Restriction- Lot 31 North Avenue

Mr. Schofield made a motion to sign the Agreement to Extend Date for Recording of Conservation Restriction- Lot 31 North Avenue. Second by Mr. Burke. The motion passed unanimously.

Consider Possible Appointment of Fire Chief

Mr. Schofield made a motion to appoint William Kessler to the position of Fire Chief. Pending successful contract negotiations. Second by Mr. Burke. The motion passed unanimously.

Consider Signing Union Contracts- Tabled.

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. Mendon Permanent Firefighters Association, Mendon Police Association Local 188, Mendon Highway LIUNA Local 272, Mendon Town Hall Employees LIUNA Local 272, Mendon Police Civilian Dispatch and Fire Chief.

Executive Session -Purpose 3, M.G.L. c.30A, § 21(a)(3) to discuss strategy with respect to litigation.- Litigation Update.

Mr. Schofield made a motion to enter into Executive Session under 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. Mendon Permanent Firefighters Association, Mendon Police Association Local 188, Mendon Highway LIUNA Local 272, Mendon Town Hall Employees LIUNA Local 272, Mendon Police Civilian Dispatch and Fire Chief

and purpose 3, M.G.L. c.30A, § 21(a)(3) to discuss strategy with respect to litigation.-
Litigation Update. Second by Mr. Burke. The motion passed unanimously.

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

Adjourn

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

Submitted by Laura St Joh Dupuis

Approved