

Approved 11/7/11

**TOWN OF HAMPDEN, MASSACHUSETTS**  
**BOARD OF SELECTMEN/BOARD OF HEALTH**  
**MINUTES**

October 11, 2011  
6:30 pm

625 Main Street  
Town House

Board Members: Richard R. Green, Vincent J. Villamaino, John D. Flynn  
John D. Flynn had a conflict with tonight's meeting and could not attend.

Board of Health: Lorri McCool, Board of Health Agent came before the board to discuss a give a status report on a number of households and to determine what next steps to take.

The first residence involved a variance required at 252 East Longmeadow Road. The variance is necessary because of the high water table and the inability to do a percolation test for the septic system. A soil sample was done instead and proved that the sampling was adequate for the installation. A motion was made by Rick Green to approve the variance for the installation of a new septic system, as a result of a driveway being relocated and recommended by Lorri McCool, seconded by Vinnie Villamaino. VOTE: All in favor and so voted.

162 Rock-A-Dundee Road: This property was brought to the attention of the Board of Health due to the large amounts of trash and debris in the yard. Lorri sent a letter requiring clean-up of the debris, and there has been some clean up done. Given that it has not been cleaned to the necessary extent in a two month time span, Lorri has sent a letter to housing court to get the problem rectified there. She is hopeful that the property owner will respond prior to that court date.

14 Brookside Drive: Residents from the street have called the Board of Health a number of times alerting them to the status of the house that appears to be abandoned. Lorri McCool has gone to the property to investigate and found large amounts of trash in the yard and the Police performed a "well check" for the resident. They took photos which show the exterior of the property as well as the inside of the home which is clearly abandoned. The property taxes are current, there is no mortgage on the property and Lorri sent a letter requiring clean-up of the property. The letter was returned undeliverable and Lorri posted the letter on the home.  
Lorri will investigate with our Tax Title attorney as to how to proceed with the hazards at this home.

Main Street Well: There was discussion about the best way to proceed with a local well that has a high chloride content. Lorri McCool has consulted with CT Well Company to determine if digging a deeper well would solve the problem. It appears that it would and

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Lorri will now work on getting specs so the job can be put out to bid. It was determined that the process of reverse osmosis is very costly to maintain for a whole house system so a deeper well will be the best solution. We have an approximate cost of \$8,600 to complete.

Minutes of September 19: The minutes were reviewed again to be certain they were accurate relative to the grant money the Fire Department had secured for a radio upgrade. The motion for the warrant question is attached to the meeting minutes, which allows the Fire Department to spend the local share of money left from matching grant on fire equipment. A motion was made by Vinnie Villamaino to approve the minutes as amended, seconded by Rick Green. VOTE: All in favor and so voted.

Minutes of October 3: The board reviewed the minutes from October 3, 2011 and a motion was made by Vinnie Villamaino to approve as presented, seconded by Rick Green. VOTE: All in favor and so voted.

The Executive Session Minutes from October 3, 211 were reviewed and a motion was made by Vinnie Villamaino to approve as presented, seconded by Rick Green. VOTE: All in favor and so voted.

1. GASB 43 & 45 Proposal: The board reviewed the proposal for our 3 year GASB report and a motion was made by Vinnie Villamaino to approve the proposal from USI Consulting Group in the amount of \$3,900, seconded by Rick Green. VOTE: All in favor and so voted.
2. Town House Repair Proposal: The board reviewed the bid submitted for town house improvements and a motion was made by Vinnie Villamaino to approve the proposal from Erik Blake in the amount of \$875.00 for various improvements, second by Rick Green. VOTE: All in favor and so voted.
3. Senior Center Request: The Senior Center Director has requested that Marq Culhane be hired as temporary help to take the place of an employee during her leave of absence. The board approved the hiring, but wants a letter sent to the Director stating the following: "that there is a written understanding with whomever is hired during the leave of absence that the position is a temporary one and when the staff member comes back from leave of absence, the job is returned to her. Should the staff member decline the position at the end of six months absence, the Senior Center Director will perform her normal process in seeking a replacement and no guarantee will be given to who is hired in the interim".
4. Vacation Notice from Dog Officer: So noted.
5. Vote on McLadden's Irish Publick House Liquor License: The board reviewed the liquor license transfer for McLadden's Irish Publick House and a motion was made by Vinnie Villamaino to approve the permit as all requirements have been met, seconded by Rick Green. VOTE: All in favor and so voted.
6. Review Letter to Attorney Saia for Moran at 5 Mountain Road: The board reviewed the letter that will be sent to Attorney Saia in response to the complaint brought forward by Mr. and Mrs. Moran at 5 Mountain Road, seeking relief for their unapproved driveway.

With no further business, a motion was made by Vinnie Villamaino to adjourn the meeting at 7:22 pm, second by Rick Green. VOTE: All in favor and so voted.

Respectfully submitted,

Pamela B. Courtney  
Administrative Assistant

/pbc