

Approved 2/25/13

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

February 19, 2013
6:00 pm

625 Main Street
Hampden, MA 01036

Board Members: Vincent J. Villamaino, John D. Flynn, Norman Charest
The meeting was called to order by Vinnie Villamaino at 6:00 pm.

Lorri McCool arrived at the meeting to discuss the drilling of a well on the highway garage lot to service three houses on Main Street. The board is seeking a variance due to the well being located a distance less than 100' from a septic system.

Lorri reviewed a plan drawn by Gary Weiner regarding the well location to these homes that have higher levels of sodium in their water probably due to the location of the town's salt shed.

John called Gary Weiner to explain about the need for a variance for this location which has to be reviewed by Lorri prior to her recommendation back to the Board of Health. Gary Weiner stated that the site was limited as to where the well could be located; due to an old abandoned well it would be difficult to get a well truck into any other location. Lorri stated that the board will need to be detailed in their request for a variance. She did state that site limitations may be used for the reason to grant a variance.

Lorri has no information on the site and has not been asked to view any plan. Vinnie asked that Lorri review the site, and get language to the board to allow for a variance.

It was agreed that Lorri would be available to look at the site on Thursday, the 21st at 9:00 am. Vinnie and John agreed to meet with her on site then.

A motion was made by Norm Charest to go into Executive Session for the purposes of contract negotiations with the Highway Department members at 6:35 pm with return to Open Session, seconded by John Flynn. VOTE: Norm Charest yes, John Flynn yes, Vinnie Villamaino yes.

A motion was made by Norm Charest to return to Open Session at 6:45 pm, seconded by John Flynn. VOTE: Norm Charest yes, John Flynn yes, Vinnie Villamaino yes.

Warrant Discussion: The board reviewed the warrant in its draft form, and will work to finalize at future meetings.

Transfer Request: A request was made to transfer \$300.00 from the Reserve Fund to pay for the maintenance agreement now due in the amount of \$1,800.00. A motion was made by Norm Charest to approve the transfer, seconded by John Flynn. VOTE: All in favor and so voted. The request will be forwarded to Advisory for their vote on Monday the 25th.

Sergeant's Exam: The board discussed the upcoming Sgt.'s exam. Norm recommended that a vote be taken on what the passing grade should be. A motion was made by Norm Charest to recommend the passing score at 70, seconded by John Flynn. VOTE: All in favor and so voted.

Chair Lift Acquisition: Pam Courtney is pursuing other suppliers for the new chair lift at the front of the town house to allow access to the library. An email has been sent to a State approved vendor and we are awaiting a response.

In House: Door closers for upstairs are in and will be installed by George Vermette.

Generator exhaust issue: We had an engineer from Robert Hall Engineering here on Thursday to get a quote for extension to exhaust the generator.

Broadband Installation: Status of town house installation. They are now looking to install a unit.

Academy Hall: There was a power outage at Academy Hall that was researched by Eddie Poulin and National Grid. The power is back on line. A motion was made by Norm Charest to ask for a quote for monthly monitoring in the event of future power outage. In such an event, Wel-Design would call our Police Department and let them know that the power was out. We will also seek a quote for the fiscal year next year and get that into the budget.

Highland Circle Request: Property owner, Mike Cimmino requested a quitclaim deed for a warrant article passed at our special town meeting in 2000. This will clean up the property ownership issue. The board reviewed and a motion was made to sign the deed contingent upon final sign off by Town Counsel, Dave Martel.

Request of Release of Right of First Refusal: The board was presented with a request for a release of A Right of First Refusal on property owned by Graduate Housing Services, Inc., formerly owned by Donald and Andrei Guidette and known as Chapter 61A property. This allows for a different rate for property taxes. After a review of the plan, a motion was made by John Flynn, to not exercise the Town's Right of First Refusal, seconded by Vinnie Villamaino. VOTE: All in favor and so voted.

Fire Station Floor Status: It had been noted by Fire Department members that there has been cracking within the newly poured fire station addition. Charlie Schmitt from town had helped with the specs for the project and did a site visit to see the extent of the damage. The board received a letter from Charlie that notes he has put the contractor; Evergreen Construction on notice and they have been notified of problem.

Board of Assessors: The board has changed the current assistant assessor to one with a certified assessor. This position would be named Principal Assessor. Advisory had recommended that

the assessors put a higher number into their salary line for budgeting purposes in the event it gets approved at Annual Town Meeting.

Minutes of February 4, 2013: The minutes were reviewed and a motion was made by Norm Charest to approve as presented, seconded by John Flynn. VOTE: All in favor and so voted.

Correspondence: Reviewed without comment.

Hampshire Electric purchasing: The board will meet with representatives regarding possible bulk purchasing power.

Water Issue in Park and Rec Office: There is a leak in the Park and Rec Office that needs to be fixed from the outside as it is a drainage issue. This will be done when the weather allows. Dana Pixley will be asked to check into it.

Water Delivery: Another neighbor on Main Street has requested water delivery to offset the ongoing issue with well water. The account will be set up.

Emergency Management Director: Norm Charest has been acting Director in this position but stated that with his current job responsibilities and hours he cannot continue to do so. He will hold onto the position until someone else can be appointed to replace him.

Thornton W. Burgess School: John mentioned a few capital expenses that need to be thought about in the near future; the parking lot and roof at TWB both need replacing.

Emergency Management: The board wants to add \$2,000 to the Emergency Management Account.

With no further business, a motion was made by Norm Charest to adjourn the meeting at 7:30 pm, seconded by John Flynn. VOTE: All in favor and so voted.

Respectfully submitted,

Pamela B. Courtney
Administrative Assistant

/pbc