

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

MINUTES

November 4, 2013
6:00 pm

625 Main Street
Hampden, MA 01036

Board Members: John D. Flynn, Norman Charest, Vincent J. Villamaino

The meeting was called to order by John Flynn at 6:00 pm.

Pioneer Valley Planning Commission: Tim Brennan, Executive Director from PVPC came before the board to discuss the town's concerns about possible casino construction. The PVPC is working to assist a number of communities to ensure that their needs are addressed before the construction of a casino can take place. Tim noted that time is of the essence, that a number of meetings have already taken place and now is the time to enlist the aid of PVPC and their review process. The casino developer will meet with communities to address transportation and traffic issues. Given the number of communities affected, PVPC will act as our review board and will be paid by the gaming commission for the work they do. In August the gaming commission talked about transportation issues and discussed working together with communities. PVPC will work with communities to determine the level of impacts from the casino construction. The time is very compressed now and December 31st is the next filing date for the casino.

There are some agreements in place in which the casinos have paid 15k for the town coffers.

Gaming commission pays PVPC fees for planning review, etc.

John asked the question if Tim saw an impact for us. Tim responded that he thinks it would be a modest impact.

The traffic issue might be our impact, an intersection that might be affected. Casino would have to remediate the problem.

If the vote in Palmer is denied, the project stops here.

The MGM project may affect us, and we might be able to argue the impact. We would need to petition them; the sooner the better, given the time frame.

Norm mentioned that even if we miss the deadline, we could still go back and press the issue.

A motion was made by Norm Charest to allow PVPC to represent the town to show cause regarding the impact of a casino development, seconded by Vinnie Villamaino. VOTE: All in favor and so voted.

Tim Brennan will forward a letter to the board to serve as a sample to go to MGM and asking PVPC for their assistance.

Raymond Drive Residents: The Planning Board has done a site plan review and a number of residents are here to complain about the decision. They are: Janis DeGrandpre, George Quinlivan, Marion DeLapa (sp), F.X Simonds, Dorothy Simonds, Terry Dangleis, and Stuart Fuller. John explained that their petition must be heard by the Zoning Board of Appeals; that the

Board of Selectmen has no authority over an elected board. John Flynn did say that the board supported the residents in their position.

Financial Discussion: Town Treasurer, Dick Patullo and Town Accountant, Cliff Bombard came before the board to discuss an early estimate for the tax rate. There is money we borrowed for storm damage clean up, and \$187,294 is coming due. We expect to get approximately \$120,000 in reimbursement from FEMA/MEMA. It was agreed that the treasurer would borrow to pay this. The backup documentation from MEMA and FEMA will be provided to Dick Patullo. Cliff Bombard suggested that the state will allow us to put \$20,000 on the tax rate for 3 to 5 years. Cliff said adjustments can be made with the overlay surplus, estimated receipts, etc. Norm asked if there was money in the overlay account that was available to put towards the tax rate. . Representative Brian Ashe was asked to follow up on the reimbursement issue and has brought it forward in the state house and we await a status update. We are also trying to renegotiate the number from MEMA as they had a different cut-off date for reimbursement than the one originally known by the Highway Superintendent.

Residents from Main Street: Jeanne Broderick and Paul McNaughton both from Main Street came before the board to discuss the ongoing water issue so final connections can be made to their homes. The other homeowner, Mark Ogoley was not present. In addition, Jeanne has hired Paul Huijing, Builder/Professional Engineer to act on her behalf. Paul Huijing did a power point presentation for the board showing particular problem areas within the home, maintaining that the water has corroded these particular areas. It was stated that the well pressure tank was replaced in 2013 after having failed only after four years. He noted that metal is corroding, there is rust on shower fixtures and the personal shower just installed on August 5, 2013 has already started to corrode, the tub spout is green and kitchen faucet shows signs of corrosion.

In summary, Jeanne Broderick is looking for the following: Move belongings out of the house, demolish for lead and mold, replace fixtures and supply new plumbing, repairs walls and trim where needed, paint, clean, and move the residents back into the home. Paul Huijing estimates that the work would take approximately a month's time.

Water testing will have to be done, with a retest, and the cost to plug an abandoned well was discussed as well. Also mentioned was a check of the septic system.

Tom Couture suggested that a retesting be done and given to two different labs. That work will be scheduled as soon as possible.

The landscape at the rear of the house was also brought up, trees have died, is the property devalued as a result?

What is the timing of the hook up to the house? The water is ready to be hooked up once the property owner agrees to it. Tom Couture suggested that the pipes could be snaked with a smaller pipe/plastic to avoid re-plumbing the entire home.

Paul Huijing asked about the payment procedure for the project as he would be acting as General Contractor for the project for Jeanne.

Reuse water line from house to current house well location

The question of the long term potential of salt contamination to the home was discussed as was the generator back up. The generator has been approved at town meeting to work for both the

highway garage and to service the homes getting water from the town, to keep their wells working during a power failure. That would be the extent of the power to their homes. The test results from the new well drilled at the Highway Garage will be provided to the homeowners.

The salt shed has been remediated; Jeanne and Paul have done their due diligence, and now we don't have enough money to take care of all of their issues.

Tom Couture sked for a piece of pipe from Paul's house to determine the diameter of the pipe.

The town will hire an expert to examine the pipe and make some determinations of our own.

Tom again suggested just snaking some plastic piping through the existing pipes and connecting the water right away to even see if there is a problem. Any leaks can be taken care of in the future.

Paul will cut a piece of his pipe to analyze, both hot water and cold water pipe.

The town will speak with Dave Martel regarding an agreement for long term deal.

Additional samples will be taken by Test America and will be salt and chloride only.

We will schedule another meeting once some of these items have been completed to discuss our next steps.

Minutes of October 21 and October 28: The minutes of October 21 and October 28 were reviewed. A motion was made by Vinnie Villamaino to approve as presented, seconded by Norm Charest. VOTE: All approved and so voted.

DEP Correspondence: The town received notice from the DEP that has been forwarded to Mike Framarin as he is our Water Operator for public water supplies in town. We will wait to hear from him as to how to proceed.

Snow Plowing Contract: Billy Bond has been awarded the contract for the Senior Center plowing and sanding for the year.

Hampden Country Club: The tunnel work has been postponed until the spring when all proper permitting has been secured.

Tighe and Bond Chair Lift Proposal: Tom Couture and structural engineer, Craig French arrived at the start of the meeting and Craig discussed the various aspects of the job. A motion was made by Vinnie Villamaino to approve the proposal from Tighe and Bond in the amount of \$5,500, seconded by Norm Charest. VOTE: All in favor and so voted.

Holiday Opening Permits: Note for the Board from the state regarding holiday hours.

MIAA Police and Fire Accident Policy: Will be reviewed at the next meeting.

Correspondence

- PVPC – Hazard Mitigation Plan Review: Put notice in WH Times
- Chamber of Commerce Reception November 21
- Winter Parking Ban: No noted.
- Holiday Closing of Town Hall
- Jane's Request for Vacation/Comp Time: approved.

- Fairfield Manor Letter: Reviewed without comment.
- Transfer station close Xmas Eve, open on the 28th, what about NYE's eve?
- Building committee: Notice put in paper looking for volunteers.

Department Head Meeting

- Dental Insurance
- Town House Needs
- Heating System
- Library Windows

Seeing no further business, a motion was made by Vinnie Villamaino to adjourn the meeting at 9:00 pm, seconded by Norm Charest. VOTE: All in favor and so voted.

Respectfully submitted,

Pamela B. Courtney
Administrative Assistant

/pbc