

Approved 8/24/15

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

July 27, 2015
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.

Hazardous Mitigation Meeting: Catherine Ratte, representative from Pioneer Valley Planning Commission came before the board to wrap up the revised Hazardous Mitigation Plan. Two interested residents, Ted and Nancy Zebert were in attendance as well with a list of comments they had relative to information contained in the old report. These comments will be incorporated into the revised plan; such as a few mapping issues, add that may people work in metropolitan areas, dry hydrant installations are new, are solar fields considered hazard?, problem with the cul-de-sac on Sessions Road that services 44 homes in that area, if that was damaged residents would not be able to get out. Wilbraham Road drainage is a major issue and would require funding from the state. Catherine took notes, will make the revisions to the plan and get it back to the board for final review.

Veterans' Agent: John asked about a projection from the agent for the coming year. John Comerford will be contacted.

Building Inspector: New Building Inspector, Wendel Hulbert came before the board to discuss the work load he has experienced over the last few months. Wendel did say that the clerical part of the job is taking far more of his time than anticipated. The board suggested that clerical funds could be paid out of the revolving fund. Wendel thinks that clerical help for 2 to 4 hours, 3 days a week would allow enough time for the paperwork to be accomplished. He did mention that the zoning issues he is called to deal with take up an inordinate amount of time; and that he is chasing people to properly notify them of violations.

Water Commissioners: George Bouchard, John Plaster and Jake Allaband came before the board to discuss the template they intend to use to invoice new property owners whose water is supplied by the Scantic Valley Water District. This was established years ago for people who live near the transfer station to have access to clean water. The plan was for homeowners to receive their water for free for as long as they lived there. When the property was sold out of the family, the new owner would be required to pay for their water. The rates charged in the SVWD Brochure show for 10,000 gallons or less a cost of \$100/year. The board suggested that the commissioners check on the rates in surrounding communities to see if our numbers are in line with other towns. They also suggested that a letter be drafted that would accompany the invoice when sent.

BOS 150727

Police Station Building Committee: Members of the PS Building Committee came before the board to update them on the project. The project was posted to the Central Register on July 22 and posted to the website, Project Dog on July 24th. Sub-bids will be due and opened on August 18th and September 1st all project bids are due at 2:00 to be opened and reviewed immediately. A recommendation will be made to the Selectmen on September 14th at the Board's meeting that night.

Academy Hall Maintenance: The members of the Historical Commission and Historical Society were invited in to discuss next steps in the repair/maintenance of Academy Hall. Connie Witt, Judy Jackson, Chris Cesan, Will D'Angelo and Linda Krawiec were in attendance. Connie started the conversation with notes from a site visit that she and Will had done in June. They discovered possible insect damage, some rot of clapboards, window sill concerns, and pump room issue (needs to be kept open for air circulation). Connie met with a hydrologist from town who confirmed that no sinkhole exists.

There is the issue of water in the basement that needs to be rectified. To resolve that issue will require all items from the basement being removed and stored in a safe place for what could be months. The discussion turned to where these items could be stored while work is being done. Connie suggested that the owners' of barns in town be contacted to see if they might help with the storage. There are a number of barn owners that have been identified, but they have yet to be contacted. John Flynn suggested that the group get in touch with Tyler Witkop, Editor of the Wilbraham-Hampden Times to do a story on the project so residents know there is a need. It may generate help from the community. Will and Linda will work on that. Linda expressed concern about the security of these barns and that certainly is an area that would be discussed with those willing to help.

The plan is to identify the issues requiring repair and to then write an application to seek CPA funding at Fall Town Meeting.

In summary we need a consultant with a budget by the end of August.

Connie agreed to get quotes for a complete extermination of the building and will contact a structural engineer. It was also mentioned that due to the septic and well work being done on the property that the tree on the front lawn will have to be taken down.

Resident's Letters: The board reviewed additional correspondence that was sent by a resident regarding water usage and pesticides that are used at GreatHorse.

Board of Health: The board reviewed the letter sent to the property owner at 594-596 Main Street that discussed violations that must be resolved.

Transfer Station: Jane Budynekiewicz and John Flynn have been working on selling old trailer truck bodies out of the transfer station and purchasing a barn building 12x18 for the workers at the recycling area. They currently have no place to get out of the weather. John has dealt with a local company and the total cost to the town, due to private donation will be about \$1600. The trailers will be sold for \$700. The windows will have to be protected somehow to prevent vandalism.

Academy Hall: Well installation has gone smoothly with a report of 25 to 28/gallons a minute. We are awaiting a formal report. John Flynn will meet with Dana Pixley on site to discuss

connecting and trenching down the north side of Riverside Drive, keeping the disturbance as narrow as possible. We will get a timeframe on completion and contact property owner's D'Angelo's and members of the Federated Church to see what fixtures need replacing in those respective buildings.

VFW One Day Permits:

- August 22, Going Away Party 12:00- 12:00. A motion was made to approve the one day permit as stated by John Flynn, seconded by Norman Charest. VOTE: All in favor and so voted.
- August 29, RAH Fundraiser 5:00-12:00: A motion was made by John Flynn to approve a one day permit as stated, with no charge for the permit, seconded by Norman Charest. VOTE: All in favor and so voted.
- September 5, 30th Birthday Party, 12:00-12:00. A motion was made by John Flynn to approve a one day permit as stated, seconded by Norman Charest. VOTE: All in favor and so voted.

Minutes: The minutes of June 8, 2015, Open Session were reviewed and a motion was made by Norman Charest to approve as presented, seconded by John Flynn. VOTE: All in favor and so voted. The Executive Session minutes of June 8, 2015 were reviewed and a motion was made by Norman Charest to approve as presented, seconded by John Flynn. VOTE: All in favor and so voted.

School Construction Projects: The board was made aware of a local business owner's concern about work being performed at Thornton Burgess School. He wondered why he hadn't been asked to bid on the job. The board then sent correspondence to the Director of Facilities and Operations, Ed Cenedella requesting that he open the bid process to as many local business owners and/or contractors as possible when work is being done in Hampden.

COA Board Member Request: The board received a request from board member, Ed Norman regarding increasing the size of the board by one member, over 60 years of age. This would be a temporary change only until Pat Clark retires in 2016. Martin Jacque and Monique Downey have met with COA board members and the board asks if they might be appointed to the board. A motion was made by John Flynn to appoint Martin Jacque and Monique Downey to the COA Board, seconded by Norman Charest. VOTE: All in favor and so voted.

The board also agreed to allow Council on Aging to increase their board by one additional member until June 20, 2016.

Fundraising Request for Green Meadows and TWB: The board was contacted by the PTO regarding a fundraiser idea. The board would like to meet to discuss this idea.

Solar Proposals: The Board reviewed clarifications made by Beth Greenblatt regarding the RFP which needed to be revised. Beth will then meet with the board on Monday, August 3rd, to discuss these new proposals. The Senate has passed the net metering increase, but it still has to go to the House for approval.

Personnel Audit Update: Peter Brunault has spent most of a day with various employees to get information on record keeping in departments in the town offices. Once he has a comprehensive understanding and can make recommendations to the Board a meeting will be scheduled.

AMR Ambulance: A resident called regarding a transport made by AMR and some concerns they had. There was follow up done with David Pelletier from AMR and that was relayed to the resident.

NOTE: GreatHorse: Planning Board continued hearing on 7/29.

DEP Response: The board will check on when a response should be expected from the DEP regarding the GreatHorse application.

Vacation: The Administrative Assistant requested the first week of August off for vacation. The board was good with this.

Veterinarian Building: The builder of the new building for Penny Peck wants to drain water into the town's system, but John's feeling is that this has never been a policy of the town and should not start now.

James McEwan, Attorney: The flags will be lowered in memory of Jim McEwan who served on the Conservation Commission for the town. Jim passed after a long illness.

Upcoming Heat Wave: The board suggested opening the Senior Center as a cooling center. The policy for doing so is prompted by a continuous 90 degree plus heat for 3 days. An announcement will go out via CTY to make residents aware.

GreatHorse Tax Bill: The board discussed the taxes that will be generated by the construction of GreatHorse (Hampden Country Club). Norm mentioned that the land is valued differently than the structures will be, and it is taxed as recreational property. The building will be taxed as a \$10 million dollar structure. The total value will be meshed between the course and the building, a value per hole. Assessors will need someone to come in and value the land and the building will stand on its own.

Fire House: Carlson Roofing will install a new roof on the Fire House, and will add protection further up the shingles to prevent the type of damage that was suffered this past winter. This work will be done in September.

With no further business, a motion was made by Norman Charest to adjourn the meeting at 8:10 pm, seconded by John Flynn. VOTE: All in favor and so voted.

Respectfully submitted,

Pamela B. Courtney
Administrative Assistant
/pbc