

Approved 5/2/16

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

April 11, 2016
6:00 pm

625 Main Street
Hampden, MA 01036

Board Members: Vincent J. Villamaino John D. Flynn, Norman Charest
Guests: Tyler Witkop, The Wilbraham Hampden Times, Nancy Zebert, John Niemi
The meeting was called to order at 6:00 pm by Vinnie Villamaino.

Receivership Issue: Julie Datre, Representative from the Attorney General's office came before the board to explain the process of receivership as there is a home in town that needs the town's attention. The process is typically used as an initiative for abandoned houses, but the AG's office will work with municipalities to assist them with properties not in compliance with sanitary requirements. This program offers help to municipalities that don't have town counsel on staff to take care of this sometimes costly process. They collaborate with the local Health Agent. Ms. Datre works for a number of Western Ma counties and usually focuses on vacant, unoccupied properties. Typically, the title gets reviewed, the potential receiver has to calculate what they might get out of taking over the property, as the municipality gets taxes paid first, and only the receiver's position trumps all liens. A background check is done on the potential receiver who is usually in the trades or construction business. The receiver is chosen in the best interest of occupants, residents, public health, etc. Once receiver is chosen, the time line begins. Once started, the receiver checks in every 60 days to ensure they are adhering to code compliance, etc. Should the board decide to take advantage of this resource, they need to vote and Ms. Datre will meet with BOH Agent, Lorri McCool to start the process. The AG's provides services at no charge to the town. A letter of demand will be sent and will look to get into Housing Court in the next 7 to 10 days. Lorri reported that the house is not in bad enough shape to condemn due to health reasons; it is no uninhabitable.

After a brief discussion, a motion was made by Norman Charest to accept the assistance offered by the Attorney General's office to begin the receivership process, seconded by John Flynn.
VOTE: All in favor and so voted.

Resident Nancy Zebert: Nancy became aware of a problem that exists at TWB involving the computer lab. She stated that the computers shut down at times creating lags in classes. John will follow up with TWB and speak with Bart Gilly from Wilbraham.

Zoning Board: Jed Berliner came to the meeting to introduce a candidate interested in serving on the Zoning Board of Appeals. Tom Addicks expressed interest some time ago but there was not a need at that time. Chris Cesan has retired and Jed would like Tom appointed as an alternate at this time. The board is pleased to appoint him and suggested that he go to Planning Board

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meetings as an introduction to the process. A motion was made by John Flynn to appoint Tom Addicks to the ZBA as an Alternate, seconded by Norman Charest. VOTE: All in favor and so voted.

The research of their terms will be investigated.

At 7:00 pm the board convened in the Auditorium to attend the Public Hearing held by the Advisory Board to discuss warrant articles and budgets for upcoming Annual Town Meeting.

Highway Contract Negotiations: The board discussed in brief where they stand with the negotiations and Norm is waiting for additional information from the highway members before proceeding any further.

Resumes for Highway Superintendent: The board reviewed the file of resumes for the Highway Superintendent's position. Three candidates will be contacted and scheduled for an interview on April 26th. Carol Fitzgerald will be contacted for her assistance with the interview process.

Transfer Requests: There are two requests the board needs to vote on for transfers from the Reserve Fund. One is for \$900 into Legal Advertising and the other is for \$1,000 for Academy Hall Maintenance. A motion was made by John Flynn to approve as presented, seconded by Norman Charest. VOTE: All in favor and so voted. The requests will be forwarded to the Advisory for their approval.

The board asked that the budget number for Animal Control be reviewed for accuracy.

Town House Repair Work: An estimate submitted by David Markham for the repair of the Town House front stairs was reviewed by the board. The proposal is at a cost of \$3,600. A motion was made by Norman Charest to approve as submitted, seconded by John Flynn. VOTE: All in favor and so voted.

Vacation Request: Becky Moriarty, Director of the Senior Center submitted a request for vacation time. The board approved the request and Becky will be notified.

Resident's Request: Paint Sip Fun, owned by resident, Erin, request to use space in town house for profit art classes: go through Park and Rec, see what they can do.

Correspondence: Reviewed without discussion.

Minutes of March 7, 2016: 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.

Minutes of March 14, 2016 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. Vinnie Villamaino abstained as he was not present at the meeting.

Minutes of March 24, 2016 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.

Vinnie Villamaino abstained from the vote as he was not present at the meeting.

Minutes of March 28, 2016 were reviewed and a motion was made by John Flynn to approve the minutes as presented, after checking figure stated by Paul Gagliarducci.

Planning Board Minutes: Will be reviewed by the board.

Water Update: John informed the board that the monitoring wells have been drilled on town property as directed by the DEP to allow the GreatHorse water permit to proceed.

John also spoke with Joe Dilk from CT Valley regarding alternatives for a water treatment system for manganese levels for the well at 589 Main Street.

Building Department: Wendel Hulbert is working to determine how much money can be released from the building revolving fund and go back into the General Fund before Annual Town Meeting on April 25th.

Regional 911 Dispatch: A formal appointment has to be made for representatives from town to be on the Planning Committee for the proposed Regional 911 center. To that end, Vinnie Villamaino made a motion to appoint Jeff Farnsworth, Police Chief, Mike Gorski, Fire Chief and John Flynn, Selectman as members of the Planning Committee for the Regional 911 Dispatch Center, seconded by Norman Charest. VOTE: All in favor and so voted.

A letter will be forwarded to the Regional Group for their files.

With no further business, a motion was made by Norman Charest to adjourn the meeting at 7:40 pm, seconded by John Flynn. VOTE: All in favor and so voted.

Respectfully submitted,

Pamela B. Courtney
Administrative Assistant

/pbc