

**TOWN OF BELCHERTOWN
BOARD OF SELECTMEN'S MEETING MINUTES
MONDAY, OCTOBER 9, 2018
Selectmen's Meeting Room, Lawrence Memorial Hall**



Present: Nicholas O'Connor, George D. Archible, Gail Gramarossa, Brenda Q. Aldrich, Ed Boscher

Call to Order: Chairman O'Connor called the meeting to order at 7:30 p.m. with the Pledge of Allegiance.

2) Sign Documents:

- a) Warrant #1915 was signed for \$643,799.87.
- b) Routine documents
- c) Approval of Minutes: Ms. Aldrich moved the Board accept the minutes of September 24, 2018. Motion seconded by Mr. Archible. Motion passes 5 – 0.

3) Additions to the Agenda: None.

4) Appearances Before the Board: None.

5) Discussion/Action Items:

- a. Accept Home Delivered Meals Driver's Retirement: Mr. Boscher presented the details to the Board. After 26 years of delivering Meals on Wheels Alice Przybyla will be retiring on October 31, 2018. A letter will be sent to Ms. Przybyla thanking her for her service to the Town.
- b. Appoint Fill-In Home Delivered Meals Drivers: Mr. Boscher presented the details to the Board. Per the recommendation of Jessica Langlois, Executive Director of the Belchertown Council on Aging, Mr. Boscher moved to appoint MaryAnn Durepo as a Fill-In Home Delivered Meals Driver, effective immediately, subject to CORI approval. Motion seconded by Mr. Archible. Motion passes 5 – 0.
- c. Appoint Part-Time/Fill-In Senior Center Van Driver: Mr. Boscher presented the details to the Board. Per the recommendation of Jessica Langlois, Executive Director of the Council on Aging, Mr. Boscher moved to appoint Douglas Sanford as a part-time/fill-in Senior Center Van Driver, effective immediately and subject to CORI outcome. Motion seconded by Ms. Aldrich. Motion passes 5 – 0.
- d. Award Bid #2019-01 – Winter Sand Bid: Mr. Archible presented the details to the Board. Per the recommendation of Steve Williams, Director of Public Works, Mr. Archible moved the Board award Winter Sand Bid #2019-01 as follows:
 - Ray Haluch, Inc., 1014 Center Street, Ludlow, MA in the amounts of \$11.70 per cubic yard delivered to the Highway Department's Salt Shed
 - \$9.70 per cubic yard loaded into town owned or hired trucks at the pit.Motion seconded by Ms. Aldrich. Motion passes 5 – 0.
- e. Award Bid #2019-02 – Appraisal and Review Appraisal Services – State Street/Maple Street: Mr. Archible presented the details to the Board. This is the massDOT State Street/Maple Street upcoming construction. Steve Williams, Director of Public Works has recommended two vendors to the Board. Mr. Archible moved to award bid #2019-02 as follows:

- Appraisal Services: \$26,860
 Simcox Appraisal
 110 Haverhill Road, Suite 372
 Amesbury, MA 01913
 Mr. Joseph E. Simcox

- Review Appraisal Services: \$19,142
 A. M. Appraisal Associates, Inc.
 405 Waltham Street, Suite 169
 Lexington, MA 02421
 Mr. Gregory C. Story, President

Motion seconded by Ms. Aldrich. Motion passes 5 – 0.

- f. Set Winter Parking Ban: Mr. Archible presented the details to the Board. Per the request of Steve Williams, Mr. Archible moved to set the Annual Winter Parking & Impediment Ban from November 1, 2018 through April 1, 2019. Motion seconded by Ms. Aldrich. Motion passes 5 – 0.
- g. Housing Authority's Requests – Sewer Abatements: Mr. Boscher presented the details to the Board. The Belchertown Housing Authority is seeking sewer abatement on two of their properties. The first one is for property on East Walnut Street with charges totaling \$2,789.70 and the second request is for property on George Hannum (unit #'s 5 & 6) with charges totaling \$2,183.74. Mr. Boscher then asked Gary Brougham, Town Administrator to discuss the request.

Mr. Brougham reviewed the abatement request. They are requesting the abatement because the tenants that had been in these properties at their departure left the Housing Authority properties in disrepair which prohibited them from renting them out until money could be identified to do repairs. They are seeking abatement for three quarters of sewer use.

In the past when the Board of Selectmen has been asked to consider a request for sewer abatement it was usually granted based on there being a demolition permit in place. The Wastewater Treatment Plant runs on an enterprise system which means it is supposed to self-fund. In the past the requests for abatement have been denied for those who for example winter in Florida and come back here in the summer, or for vacant businesses. The Board has been very limited in granting them in absence of a demolition permit. The building inspector's office did confirm a building permit was issued for the East Walnut Street property with no permit for the other property. He is concerned that where these requests have been denied in the past and if we give unjustifiable consideration for this we could set a precedent going forward.

Mr. Archible feels for the Housing Authority; however, if we allow the abatement the precedent it sets will not be a good thing. An example is Christopher Heights that is supposed to house 80+ people and currently is not full so if we allow the Housing Authority then Christopher Heights could also request an abatement. He gave other examples. We will be taking on the McDuffie School. They could also request an abatement if their class size goes down.

Ms. Gramarossa questioned if this is the first time the Housing Authority has requested an abatement. It was confirmed that this is the first time.

Mr. O'Connor indicated there are guidelines for the abatements. He shares Mr. Archible's concerns agreeing that it sets a dangerous precedent.

Mr. Boscher agreed that Mr. Archible raised some good points. Ms. Aldrich agreed that when people are renovating or building their home we don't stop the billing for these services.

Mr. O'Connor commented that one of the properties had a permit issued for work and would the Board consider approving the abatement for that period of time while work was being done. It would not cover the total abatement, only a portion of it. Is there consideration for a partial abatement as they followed the process for abatement? Mr. Brougham read the permit that had been pulled and commented that it would only cover one quarter. Mr. Archible commented that it goes back to McDuffie School and Christopher Heights. Will we abate their bills if they are not filled to capacity?

Mr. Archible moved the Board deny the abatement requests for the Housing Authority. Motion seconded by Ms. Aldrich. Motion passes 5 – 0.

- h. Request to Close for Annual Holiday Luncheon: Mr. O'Connor presented the details to the Board. The non-essential town departments/offices are asking to close for the Annual Holiday Employee Luncheon from 12:30 – 3:00 p.m. on Thursday, December 13, 2018. Mr. O'Connor moved the Board approve the Annual Holiday Employee Luncheon. Motion seconded by Mr. Boscher. Motion passes 4 – yes, 1 abstain(Archible – because of location).
- i. Miscellaneous Matters: None.

6) Town Administrator's Report:

- Received an email from Senator Lesser announcing that he is going to be holding a legislative discussion at the Longmeadow High School on Monday, October 22nd.
- If everything comes together the Board will have a pinning ceremony for the new Police Sergeant at the Board's next meeting.
- This Thursday Mass Development is meeting with an interested business owner at the Belchertown State School. We will be getting together at the Recreation Building at 10:00 a.m. (town planner, dpw director, conservation, Claire O'Neill and himself).
- He understands that Belchertown Day School has signed the purchase and sale agreement for the lot they were interested in.
- ARC Point is interested in building a lot and will be talking about infrastructure.
- Notices will be going out for license renewals.

7) Review of Weekly Mail: Reviewed, no discussion held.

8) Individual Board Members' Reports:

Ms. Gramarossa:

- This is the week of the Friends of the Library Book Sale. Thank you to all the volunteers for the book sale.
- She has volunteered to be part of the strategic planning process for the School Committee. This will take place over the next several months.
- She did a mini walking tour with the Friends of Lamson Brook. It is a new group that is looking to make walking and trails a little more accessible on the property by NESFI. She feels it would make sense for Planning and Conservation to be a part of this group as well as citizens who are interested. Mr. O'Connor added his efforts on NESFI and will forward his info to Ms. Gramarossa.

Mr. Boscher: The Police Department will be providing ID badges for the Senior Center.

Ms. Aldrich: The Holiday Lights are going out to be sandblasted and painted.

9) **Questions from the Press:** Steve Hill from *The Sentinel* had questions about the appraisal of Main and Maple Streets. Mr. Brougham provided the information to Mr. Hill.

10) **Adjournment:** Meeting adjourned at 7:27 p.m.

Minutes submitted by Gary L. Brougham, Town Administrator


Board approved/endorsed: November 13, 2018

Board of Selectmen - Town of Belchertown

Endorsed by a majority:




Nicholas O'Connor, Chairman




Gail Gramarossa



Ed Boscher



George D. Archib



Brenda Q. Aldrich