

SELECTMEN'S MEETING

April 17, 2012

Executive Board Attending: Warren Hammack, Maury Collins, David Upton, Edie Drinkwater, Admin. Assist.

Others Attending Dennis Dellagrecia , Sara Sandberg, Susan Hansel, Edith Notman, Russ Thomas, Bob Jones, Bud French, Julio Razquin, Harvey Tolman, .

Upon a motion to open the meeting made by Maury, seconded by David and a unanimous vote of approval the meeting was opened at 7:00 PM.

First on the agenda was Harvey Tolman to review the progress of corrections to the assessment of properties he owns along with Ethan and Pamela Tolman. Edie reported that a representative from Cross Country did come out to look over the paperwork and visit the site on Monday, April 16th, (yesterday). He called back today and indicated that one particular property in question had been look at for assessment as common area as would be with a condo. Edie argued that the property always had its own value in the past and that the owners of record for the abutting properties were different entities and should not have the value of this property levied to their property. Edie indicated that the conversation with the Cross Country Rep. was non-productive and not contributing to a resolution so a request was made for the company owner to call the Town Office to set up an appointment to meet with the Selectmen and the land owners to clear this matter. Further, Edie said that she will report this case to the Department of Revenue for their review of its handling.

Next John Shea reported on the status of available funds to meet all obligations before the next tax bills are sent. While there is presently approximately \$105,248.00 available it was noted that the school payment for May 1st is \$148,084.00 although this could be split into two payments. John reported that last year from this date to June 1st just over \$131,000.00 was expended. With remaining revenues uncertain John requested approval to contact the Walpole Savings Bank as a precaution in case there is a need to borrow until the second billing tax revenues come in. The Board approved. John also mentioned that more money has been coming in from the Administrative Assistant than in the past.

Next on the Agenda was a discussion of a letter sent from the Governor's Commission on Disability. The letter references a citizen's complaint regarding the location of meetings of the Municipal Records Board. The letter also outlines the general requirements of the Disabilities Act regarding the activities of a public entity which could discriminate against a person with disabilities by preventing them from taking part in the normal function of the entity. There was much discussion over this matter in defense of the Municipal Records Board but no clear resolve to the issue. While much of the information provided in the letter is open to interpretation it is clear that if a discrimination law suit should ever be filed it would cause great fiscal harm to the town. For several minutes audience members weighed in on the topic with questions, opinions and suggestions. The current health and safety issues were also revisited within their discussion.

Many options were discussed for modifying the use of the upstairs by the MRB but several members of the Board expressed the importance of being able to work in the area where the records are available. They feel that bringing one or two boxes down at a time would cause confusion and delay the progress of the MRB. Terri Upton noted that there must be a table to work on even if some items were brought downstairs.

Terri then requested that another space for the Town records be found as soon as possible.

Terri went on to praise the great work of the Municipal Records Board. Warren mentioned his own love of history and also acknowledged the Boards hard work and said that Terri's idea is a good one and encouraged everyone to move forward.

Maury suggested a letter to the Library Trustees. The building owned by Wally Francis was also mentioned. It was noted that this building is also not handicap accessible.

David said he will investigate the entire complaint from the Governor's Commission.

It was reported that the official extension for completion of the health and safety renovations has been approved by the Department of Labor.

Maury reported that Dennis Dellegreca helped with research of a mobile Office Trailer. In general this would run approximately \$3000.00 for the duration of the Town Office renovations. Dennis said the stock inventory is vast and this may also work for the archives and other town records. He said this could be short term during construction or long term for the MRB. Bob Jones mentioned his experience with these units and that many options were available. David remarked that the board must act very soon to get a location for the Town Office as there is a lot of work to do just to get ready. David noted that the time has already passed for making this decision if construction is to begin by mid-June.

Several job applications have arrived for the sexton's position. The Board will review all of the applications and narrow the field. Then the Board will decide if a public interview will take place prior to the final selection process. Edith Notman noted that in this instance a public interview may not be the best use of the Board's time.

The health and safety issues on the second floor were reviewed again and it was agreed that no matter what function continues on the second floor several items need to be addressed right away. The list includes broken items such as stair treads, electrical wiring inspection, signage. David made a motion to hire Rob Gemeroth to repair three stair treads leading to the second floor. He indicated he was given an estimate of \$100.00 from Rob. Maury seconded the motion and a unanimous vote carried the motion.

David followed with another motion to improve the fire escape exit, address signage, a handrail on the staircase to the second floor, crash bars on exit doors, lighted exit signs, and emergency lighting. David noted that he had received input from others regarding the window at the fire escape. The original thought was to replace the window with a door, but now thinks modifying the window to swing as a door may work to improve the exit. David also felt that the architects should address this along with the design work for downstairs.

Warren noted that, while all these items should be considered, it is of the utmost importance to get the downstairs started and everyone should be mindful not to overspend on other areas until some sense of cost can be determined.

David then made a motion to approve the wiring inspection on the second floor.

Discussion followed with Warren indicating that the evaluation of all the buildings is to include any wiring concerns as Rick Monahan moves forward with his work for the Town.

David referred to Inspector DiGangi's violation report mentioning concerns about wiring on the second floor.

In reviewing the report it was not made clear exactly what the concerns might be. Warren suggested getting clarification from Inspector DiGangi. Warren also indicated that the Dept. of Labor will indicate a problem or concern but they do not dictate how to make the correction. With David's motion still open Edie asked if the motion is going forward or be tabled. Maury then moved to table the motion.

Dennis then informed the Board that he and John Cucchi will attend the meetings at Apple Hill concerning conservation easements. John will be recording the meetings and make them

available to the public. Dennis is hoping for a better understanding of the ratios and values and how all of these factors can help or cause harm to the Town.

This was followed by discussion of assessment issues and the need for a better understanding of how the current process is working for the Town. If the process is flawed or in some way not fair a change in the assessment company may be considered. This lead into discussion of current use values and how they have been applied. There was a difference of interpretation between Susan Hansel and Dennis Dellegreca about a presentation made at a previous meeting.

The next item was a request from Rick Popovic to approve Julia Lennon as Clerk for the Planning Board and the Zoning Board of Adjustment. Warren made a motion to approve the appointment of Julia Lennon as clerk for the Planning Board and the Zoning Board. This was seconded by David and followed by a unanimous vote carrying the motion.

Next Maury suggested that a letter be sent to the Library Trustees to consider allowing use of the basement for use for the Municipal Records Board.

Dennis suggested that a phone call would be quicker given the urgent timeline.

Discussion continued for some time as many offered suggestions including renting space in Harrisville, using the small building on the hill just across from the Town Office owned by Wally Francis, Mobile office units, The Nelson School and more thoughts about the Library and how to make it handicapped accessible.

Terri Upton thought that the "Wally Francis" building could be used by the Municipal Records Board if is available and that Wheelchair access could be possible.

Discussion returned to the Library and the possibility of making a wheel chair entrance. And calling Chick Colony to see what is available or what would be needed to use the Nelson School, and back to mobile office units.

Discussion finally slowed with no decision on any location.

Bud came in to see if anyone from the Select Board would be attending the meetings at Apple Hill. He was told that the Board would not be attending but that Dennis and John Cucchi will attend and John will be recording the meetings and that would be available for anyone who wishes a copy.

Bud also showed the new conservation maps that have been printed. He indicated that some large maps will be available but there will also be smaller handout copies.

Next the Board reviewed a letter of resignation from Troy Tucker from his position on the Planning Board. David made a motion to accept the resignation with regret, Maury seconded the motion. A unanimous vote carried the motion to accept the resignation.

Maury mentioned his conversation with Mike Tarr concerning a problem with the radiator for the grader. He may need a new radiator but he is having it checked first.

There was quick discussion regarding sealing the ducts from the furnace in the Old Brick Schoolhouse. Rodents are getting in and traveling throughout the building. This will be addressed when the new sexton begins work.

Maury suggested a work crew of volunteers be organized to move the Town Office when the time comes. David felt that the liability might be an issue and this should have further review.

Finally all paperwork was presented for review and signing.

Maury made a motion to adjourn. David seconded. The motion to adjourn was carried by unanimous vote.

Meeting adjourned 9:32 PM

April 17, 2012

Warren Hammack

Maury Collins

David Upton