Town of Brimfield

Board of Selectmen

Town Hall, 21 Main Street

Meeting Minutes – September 18, 2017

Present: Chair; Michael Miller, Vice Chair; Harold Leaming, member; Paul McCarthy, member; Paul Vandal, member; Michele-Lee Shea, absent; Carol Camerota

Others: Police Chief Kuss, Fire Chief; McCarthy; Mark Connors; Bob Corry, Joe Doldoorian, ZBA; Mike MacFadden

Cable recording: Bob Datz, Josh Bolte

(Miller) called to order at 7:01 p.m.

Fire Department Appointment:

Chief McCarthy would like to appoint Joe Doldoorian to the position of Fire Department Lieutenant. The Chief spoke highly of Mr. Doldoorian and his past year as senior man and making command decisions. (Leaming) gave his support.

**Motion #18-042:** by (Leaming) move to appoint Joseph Doldoorian to the position of Fire Department Lieutenant, seconded by (McCarthy), all in favor.

Chief McCarthy gave a thank you to the Highway Department for installing a 2nd hydrant at the bridge on East Hill road. More hydrants will be added in the future. These dry hydrants allows the fire department to access water for their tankers.

During the September flea market the Chief spent time with the new EM director and met with field owners to help develop emergency and evacuation plans. For the many hours she volunteered the question was asked if he can submit hours for her to be paid. The Chief is recommending to the board compensation for that position considering the amount of responsibility involved. (Miller) asked what the history was for when pay rates were created for regular wages vs flea market for Fire and Police. Chief Kuss explained that years ago the rates were the same. As work increased in the flea market a separate rate was created. (Leaming) would like to table until the Oct. 2nd meeting.

(Leaming) also asked about the showers available for the fire fighters and addressing the issue in the future.

**Payroll & Warrants:**

(Miller) would like to discuss signing of the payroll and warrants at the next meeting.

**Minutes:**

Review and sign open minutes of September 5, 2017. (Leaming) questioned Sr. Center use of town hall. Minutes showed there was no objection and does not feel the minutes reflected that. Minutes will be amended.

**Motion #18-043:** by (Leaming) move to accept minutes of September 5, 2017 as amended, seconded by (McCarthy), all in favor.

**Review & Action:**

ZBA-Mike MacFadden:

Came before the board with some housekeeping issues. ZBA now has a computer and needs to have their email and voicemail activated. (Miller) will contact IT to activate this. The board still needs an associate member.

(Miller) thanked ZBA clerk for handling the remaining file cabinet in the pod.

MacFadden’s main reason for coming before the board was to express his concern as well as abutters to Cumberland Farms regarding lights and sound emanating from the future redesign of the property. The property will double in size and the pull through for gas will face cars to the common. During the special permit hearing. Cumberland offered $10,000 to be used for plantings to help buffer lights and noise. MacFadden would like the board’s feedback on how to proceed with the complaints and whether a special permit would be required. (Leaming) asked if the Planning Board was involved. Mark Connors responded that the only approval needed for the War Monument on the common was from the Selectmen. MacFadden was more concerned with accepting the funds. (Vandall) thought the plantings would be better served on Cumberland’s property and not the towns, obligating the town to maintain them.

MacFadden said Cumberlands chose to have their site plan review and special permit hearings separate rather than joint. ZBA would provide the special permit and perhaps a variance that could be contingent on the special plantings. Joint hearings make more sense in order for Planning Board to see and understand what ZBA is approving and vice versa.

(Leaming) would like to see both boards working together on this project and would like MacFadden to contact Planning Board and make them aware that they are the approving authority when it comes to the plantings and site plan approval. Abutters can bring their complaints to the Planning Board.

Mark Connors spoke as a Historical Committee member mentioning putting a gazebo on the town common and how that project would also effect the abutters. He wanted to just set a preview for how this might work into the whole landscape of the common and use of funds.

(Shea) gave an account of another applicant who wanted money to be set aside in an architect/planning account for plantings. This was handled through an architect the Planning Board hired as an Order of Conditions.

The board was not willing to vote on anything but were pleased to see what options were out there.

MacFadden is also looking for keys to the town hall and will ask the BOS assistant when she returns.

Right of first refusal-Stuart:

The Assessors have met and do not have any interest in the Stuart property on Tower Hill Road 2A-E-8. The Planning Board and Conservation still need to vote. Table until Oct. 2nd meeting.

**Old Business:**

Green Communities:

(McCarthy) briefed the board on the process and its status. A word has been omitted in the solar by law that will need to be changed. Possibly from cutting and pasting the State’s definition for use in the Warrant Article that was approved at Town meeting. With the one word missing in the By Law, Legal Counsel said this would be considered a clerical error and can just be fixed. PVPC just needs a copy of the new Zoning bylaws.

Lake Sherman dam:

Leaming is working on a plan to mitigate the dam on Cubles Drive. As soon as the plan comes in he will bring it to the board. Milfoil mitigation results should also be in soon.

Annex barn and connector:

(Miller) informed the board of the barn dismantling and condition of the connector. The Building Commissioner has written a letter stating the connector should also be removed because it is not structurally sound

**Motion #18-044:** by (Leaming) move to approve Building Commissioner’s recommendation to remove the connector, seconded by (Shea), all in favor.

**Motion #18-045:** by (Leaming) move to approve removal of the connector, seconded by (McCarthy), all in favor.

(Miller) made mention that Dymon Building would also be doing the removal well within the procurement laws as well as securing and taping off the Annex for safety. A written estimate to take the building down and finish off the back wall was submitted. (Miller) thanked Chief Kuss for also cording off the surrounding yard over the weekend for safety.

**Motion #18-046:** by (Miller) move to accept written estimate to remove connector and finish up back wall for $4,350, not to include painting or electrical work, seconded by (McCarthy), all in favor.

**Public Access:**

None

**New Business:**

Chapter 90 funds:

**Motion # 18-047:** by (Leaming) move to approve Chapter 90 reimbursement request for crack seal in the amount of $50,546.393, seconded by (Shea), all in favor.

(Miller) thanked (Shea) for covering the office while the Administrative Assistant was on vacation.

Chief Kuss approached the board regarding a new hire to the Police Department and would like to bring him in to the Oct. 2nd meeting.

**Motion #18-048:** by (Miller) move to adjourn at 7:57 p.m., seconded by (Leaming), all in favor.

Upcoming Meetings:

Board of Selectmen

October 2, 2017 @ 7:00 p.m.

Respectfully Submitted:

Recording: Carol Camerota

ACCEPTED: \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_DATE:\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_

Documents Utilized for this meeting

MATERIALS FOR BACKGROUND AND REFERENCE

1. Meeting minutes of September 5, 2017
2. Right of first refusal - Assessors
3. Dymon Building estimate for additional work done.
4. Town Counsel – Green Communities
5. Chapter 90 reimbursement request