

Board of Selectmen Minutes  
Meeting  
September 24, 2014

Present: Selectmen – Mark Gilmore, Carolyn Shores Ness, David Wolfram  
Interim Town Administrator – Kayce Warren

The meeting was called to order by Ms. Ness at 6:30 pm in the Town Hall at 8 Conway Street.

**Minutes:** none

**Public Comments:** Zachary Schulman of Lake Street Development Partners, LLC stopped by to express his company's interest in siting a solar project on the Town's closed landfill. Now that he has had an opportunity to view the site he feels a 2 mg system can be developed on 7 or 8 acres of the site and looks forward to submitting a proposal when the RFP becomes available.

**Selectmen's Comments/Announcements:**

**Board of Health Comments/Announcements:**

West Nile virus is around; don't forget to use repellants. Enterovirus D68 is here. It acts like a cold virus; be on the watch for respiratory problems. The EDS drive-thru' flu shot clinic will be October 26 at Yankee Candle headquarters. Please come, get a flu shot, and help our volunteers practice.

**Hearings/Appearances before the Board:**

**Discussion/Decision Items:**

- **Pipeline - Kinder Morgan Response:** Ms. Ness announced that the Board of Health has received no response from Kinder Morgan to the questions submitted following the September 9<sup>th</sup> public meeting. On October 27, 2014 the Board of Health will issue a decision on whether or not to allow the pipeline to pass through Deerfield. There is no new information to present at this time.

Tom Clark, owner of Clarkdale Orchards, was invited to report on what he has learned about the process. He said once the path of the pipeline has been established, a swath 100' to 75' wide will be cleared to make way for excavators. A trench 6 - 8' deep will be dug for the 36' pipe. Directional drilling will be done to go under rivers, railroad tracks, etc. Mr. Clark also reported that the profile of the pipeline has been altered now that newer maps are being used. He said maps are available on line.

Ms. Ness said for legal reasons the pipeline is not a topic for discussion tonight; however she urged everyone present to sign-in, as this is an indication of interest and will be important as things progress. When asked what people could do, Mr. Gilmore suggested writing to legislators and the Governor. He said, "It's time to put your straw on the camel and make sure 'they' know where you stand."

- **Long Island Sound Watershed:** Under the new farm bill, there is funding for watershed work. Ms. Ness said although not successful in the larger watershed bid for funding, there remains a chance under the regional portion. Several watershed groups are participating including the Connecticut watershed group. She made a motion, seconded by Mr. Wolfram, and voted, to sign a letter of support for the application.

- **Highway Department - Snow Removal Policy:** Present: Kevin Scarborough  
Mr. Scarborough presented the snow removal policy as revised following last meeting's recommendations. It is not a new policy, just the policy stated in writing. The Town's code is restated and commercial operator regulations clarified. Mr. Gilmore made a motion, seconded by Mr. Wolfram, and unanimously voted, to endorse the snow removal policy.
- **Solid Waste – 1) Third-Party Inspections** Mr. Scarborough asked the Board to approve an agreement with Franklin County Solid Waste Management to provide third-party inspections of the transfer station biannually. The Board approved this request in a motion made by Ms. Ness and seconded by Mr. Wolfram.  
**2) Wood Pellet Bag Recycling** With the increase in use of pellet stoves, disposal of the bags pellets come in has become a problem. Mr. Scarborough said the FCSWMD will pick up the bags for recycling. Approval of this request was made in a motion made by Mr. Gilmore and seconded by Mr. Wolfram. Mr. Scarborough reported that a program is being developed for collecting the agricultural bags used to cover bales of hay. He said the program would involve providing a collection site for a 20 ft. trailer.
- **River Road –** Beginning next week work will begin on the drainage portion of the project. This is expected to present traffic issues which are being publicized so folks can take alternate routes.
- **Elm Street Rail Crossing –** The traffic pattern at the crossing is going to be a challenge, especially for tractor trailers. Although the rotary was moved slightly north, it is not possible for big rigs to make a right turn on to Railroad Street. Some parking issues for Leader customers have been created. Mr. Wolfram noted that big rigs are going to be rerouted through the center of town. Mr. Gilmore said he could understand the railroad's concern about safety for the trains passing through, but he felt it shouldn't be encroaching on the rights of people. We should be looking for some sort of compensation, possibly the re-opening of the Conway Street crossing. Ms. Ness foresees issues when work begins on the North Main Street dry bridge over the tracks which will force traffic to use the Pleasant St crossing. She said a traffic study needs to be conducted. The dry bridge is substandard and not safe for fire trucks to use. Eighteen wheelers that have begun using it to get to Pelican probably shouldn't be.
- **Special Liquor License –** Tilton Library Trustees: A motion was made by Mr. Wolfram, seconded by Mr. Gilmore, and voted to approve a request of the Tilton Library Trustees for a permit to serve wine and malt liquors at two auction events in September.
- **Appointment:** Tilton Library Needs Assessment AD HOC Committee: A motion was made by Mr. Gilmore, seconded by Mr. Wolfram, and unanimously voted, to appoint Candace Bradbury-Carlin to the Tilton Library Needs Assessment Ad Hoc Committee.
- **Oxford Property Update: Present –** Dick Calisewski, Skip Olmstead, Bruce St. Peters, John Coderre, Paul Olszewski

RFP's for the Oxford property have been received and opened; only one proposal was received. This discussion for this meeting was to provide an opportunity to hear concerns that need to be addressed by the Board as it reviews the proposal prior to responding.

Mr. Calisewski, the Building Inspector and Health Agent, presented his preliminary anticipation that sewer usage would be about that of three residential homes. Mr. Olszewski, Chair of DEDIC and with financial experience, hoped the board would take its time and do due diligence before making a decision.

The Board clarified that Merrigan Way will serve as the main access to the property. Mr. Wolfram noted there is a right-of-way to South Main Street. Mr. St Peters suggested that it be maintained as an access for maintenance of utilities. Questions were asked about permitting subdivision of the property by the buyer and what the status is of the property plus that of abutters with regard to 21E.

Jeff Upton, sitting in the audience, attempted to direct the discussion in a different direction by pointing out that by selling the property at \$38.5/ acre the town is throwing away a million dollars while at the same time raising the tax rate by 13.5%. When it was noted that there would be an 8 million dollar building on the property, Assessor John Coderre reminded that cost of the building has nothing to do with the taxable (market) value. Mr. Gilmore stopped the discussion at this point to remind everyone that the people at the table were present to consider what is best for Deerfield.

Mr. Calisewski followed this train of thought to remind that in the past several years there has not been one inquiry about what could be done with the property. He described the Oxford property as a white elephant, then went on to say what the town paid for the property is water over the dam and does not need to be rehashed. The point now is for the BOS to do what is right for the town by making the best deal possible.

#### **Town Administrator's Report:**

- Deerfield Historic Commission would like to set up a meeting with the BOS and Greg Farmer on Oct 14 to discuss his findings regarding the old grammar school (currently the senior center). Mr. Gilmore requested that a summary of the report be prepared and that the meeting be set for a later date.
- Notification of a meeting to consider the proposed merger of Central VA District with Greenfield and Leyden VA centers will be held on Thursday October 9th from 5:00 pm to 6:30 pm. Jack Paciorek will be notified.
- The Planning Board will be discussing proposed zoning changes relating to housing at its next meeting on Oct 6 with Pat Smith (FRCOG). It is hoped that members of the Board will attend.
- A Triad spaghetti supper will be held on Oct 15 at 5:30 pm at the Polish Club. The Board is invited.

**A motion was made to enter into executive session to consider the purchase, exchange, lease, or value of real property, as an open session may have a detrimental effect on the negotiating position of the Town. Vote: Ness –Y, Gilmore –Y, Wolfram –Y. Ms. Ness announced the Board would not reconvene in open session.**

Respectfully submitted,  
Priscilla Phelps