

BOARD OF SELECTMEN

MAY 27, 2011

MEMORIAL BUILDING

7:00 AM

The following are to be considered draft minutes only until approved by the Board at their next meeting.

Selectmen Present: Chairman John Chiarella, Don Hill and Leigh Callaway

Others Present: none.

As decided at its meeting of May 23, 2011, the Selectboard continued at 7:00 AM this date.

Applications for Employment

Selectmen reviewed applications for the Highway Department's Equipment Operator position and selected four to be forwarded to the Road Agent for his review.

Correspondence and Signatures:

Selectmen reviewed a "Determination of Unemployment" which the Board had previously appealed and decided not to re-appeal.

Reviewed a letter from Superintendent Jerry Frew notifying the Selectboard that its request to continue kindergarten without rent to the District had been disapproved by the School Board during its deliberations on May 17, 2011. The School Board also voted to donate the playground equipment to the Town. Selectmen decided to return a letter of thanks for the playground equipment.

Selectmen reviewed and signed three abatement applications from the Meeting of May 23, 2011 which required a second page signature.

Selectmen approved \$1,449 expenditure for pagers for the Fire Department (amount was budgeted and appropriated at Town Meeting.)

Selectmen signed the 2011 Tax Warrant.

Selectmen approved and signed a current use application for a property on Nichols Hill Road.

Tax Deeded Mobile Home

Selectmen have been advised that the trailer park owner is now unwilling to demolish the structure at her own expense. This is contrary to her response last fall when she answered in the affirmative when asked if, after tax deeding, she would purchase the structure and demolish at her own cost. At the time, the Selectboard was confident it would avoid exactly the position in which the Town now finds itself. Admittedly, tax deeding could have been done earlier.

Selectmen regretted that the park owner's agreement was not documented. Selectmen have also been advised that the park owner will not allow a future buyer of the mobile home to keep it on the lot. Selectmen changed their earlier decision to demolish the structure and voted to offer the mobile home for auction by silent/sealed bid on July 27, 2011, which is the earliest date that can legally be done. Conditions will be "as is", no reserve, minimum bid \$1.00 (one dollar). Sale of the mobile home, including remnant add-on structures, will not be contingent upon subsequent removal or any other condition since, once the deed has been transferred, responsibility for the mobile home will rest with the new owner.

Town Buildings and Properties List

Selectmen reviewed the list to establish priorities and balance those with order-of-magnitude expenses. Following items were determined to need immediate attention:

- Repair or replace highway garage siding where smashed in.
- Waterproof and seal highway garage roof.
- Fix baseball backstops.
- Repair and paint skate park decks and ramps.
- Loam and seed around basketball courts
- Check that power on field is working and adequate for Old Home Day. Add new breaker if necessary.
- Repair/replace runner on Meeting House stairs to upper room
- Trees behind Meeting House need pruning/removal as necessary.
- Get pricing for Meeting House items needing repair:
 - Clapboards
 - Building trim and windows
 - Window sills
 - Clean/seal pressure treated decks and ramps
 - Missing light on front of building, glass/fixtures need replaced.
 - Signs on buildings – letters falling off, need replaced.
- Old Highway Garage needs roof cleared of debris.
- Old highway garage back side wooden areas needs plastic or re-painting
- Trees behind Historical Society building need removal/pruning.
- Nail heads on Historical Society building need paint where roof was repaired.
- Signs need new letters/reattachment
- Entry deck needs repair and painting.

Chairman Chiarella agreed to create a “work plan” from the list.

Selectmen noted that the Personnel Policy Manual was adopted September 1995, well before office automation and networking had been installed. Since Leigh had already drafted an “Information Technology” section, Selectmen voted to update the Manual with that new section and adopt the change at a future meeting.

Selectmen decided to have a hearing on the Ellis discretionary preservation easement at the earliest possible Selectboard meeting. If noticing can be done in time, that would be at the next meeting on June 13, 2011. Otherwise, the hearing would be at the Selectboard meeting of June 27, 2011.

Meeting was adjourned at 8:115AM

Respectfully submitted,

Leigh L. Callaway