

MINUTES OF SELECTMEN'S MEETING DECEMBER 4, 2012

Chairman Petraitis called the meeting to order in the Senior Center at 7 PM with Mrs. Walter and Mr. Chabot also present. Mr. Petraitis reminded everyone that the meeting was being both audio and video taped.

I. APPROVAL OF MINUTES OF NOVEMBER 20, 2012 APPROVAL OF EXECUTIVE SESSION MINUTES OF NOVEMBER 20, 2012

Mrs. Walter moved, and Mr. Chabot seconded, a motion to approve the aforementioned minutes. So voted.

IA. APPROVAL OF SCHOOL WARRANT #1029 FOR \$47,118.66 APPROVAL OF GENERAL WARRANT #1030 FOR \$288,401.83 APPROVAL OF PAYROLL WARRANT #12 FOR \$318,045.50

Mrs. Walter moved, and Mr. Chabot seconded, a motion to approve the aforementioned warrants. So voted.

IB. PUBLIC COMMENT PERIOD

Fire Chief Brad Gannon was present to inform residents that the Fire Department's annual Lobster and Turkey Raffle will be held Saturday night at 7 PM at the Fire Station.

II. OLD BUSINESS

A. EXTENSION OF AMBULANCE CONTRACT

The Selectmen reviewed a draft contract for services between the Town and the North Brookfield Emergency Squad, Inc. for the period from January 1, 2013 to June 30, 2013 at a cost of \$25,000.00. Mrs. Walter moved, and Mr. Chabot seconded, a motion to approve the contract pending the NBEMS signatures. So voted.

NBEMS Director Patrick Kiritsy noted that the squad is always looking for EMTs, and anyone interested should contact the squad about the next training class.

III. NEW BUSINESS

A. ANNUAL LICENSE RENEWALS

The Selectmen reviewed the list of licenses to be renewed for 2013. (Attachment #1) Mrs. Walter moved, and Mr. Petraitis seconded, a motion to approve all of the renewals

pending payment of all charges due to the Town of North Brookfield. So voted, with Mr. Chabot abstaining on the Class II licenses.

B. REVIEW PAPERWORK RELATED TO AUL AT TOWN HALL

Ryan Lundergan from CMRPC will summarize the CMRPC Brownfield Program

Ryan Lundergan of the Central Massachusetts Regional Planning Commission (CMRPC) briefed the Selectmen on the CMRPC Brownfields program. They are now closing out their first round of funding which paid for Phase I site assessments at five sites, including the North Brookfield Town House, and two Phase II assessments, including the Town House. Fuss and O'Neill is the engineering company retained by CMRPC to oversee these projects. CMRPC is now applying for another round of funding in order to create a revolving loan fund for cleanup projects.

Tim Clinton from Fuss and O'Neill will discuss site-specific assessment work performed, the Mass DEP Closure Report (RAO) and deed restriction (AUL)

Tim Clinton, a hydrogeologist at Fuss and O'Neill, was present to speak specifically about the North Brookfield Town House, and the plans for an Activities Use Limitation (AUL) deed restriction at the site. Mr. Clinton passed out a brief presentation. (Attachment #2) Mr. Clinton reported that in June of 2010 Fuss and O'Neill performed a Phase I Site Assessment at the Town House to look for "recognized environmental conditions" which may have contaminated the site. The Town House site is already classified as a Tier II site by the Massachusetts Department of Environmental Protection (DEP) due to petroleum contamination found in 2006.

In July of 2011 Fuss and O'Neill began Phase II Site Assessment activities including borings to test for ground water and soil contamination. The borings revealed heavy metal and petroleum contamination. After these findings Fuss and O'Neill conducted a "risk assessment" of the property, which will be used for low impact municipal use. The goal is to limit human contact with the contaminants which appear to be confined to the Town House property, and have not migrated off site.

Mr. Clinton noted that Fuss and O'Neill will prepare the Release Action Outcome (RAO) for DEP, which is a comprehensive closure document.

The underground storage tank (UST) that is located on the site has been taken out of service, but must be closed according to state regulations. Since the tank is so close to the outer walls of the building, the tank should be closed in place instead of being removed. Mr. Clinton said that the AUL must be recorded at the Worcester Registry of Deeds, and then the AUL will be included as an attachment to the RAO. Fuss and O'Neill will take care of all the paperwork for DEP.

Mr. Chabot asked if the dirt floor in the sub-basement of the Town House should be paved, and Mr. Clinton said that it would not be necessary.

Mrs. Walter thanked Mr. Lundergan and Mr. Clinton for their presentations, and noted that the Board is grateful to CMRPC for their support and the funds that have made this project possible.

C. LETTER FROM LINDA GRACE

Linda Grace has been gathering information about Bates Observatory, and she presented a power-point overview of the steps that have been taken over the last 112 years. (Attachment #3) There is currently \$90,000.00 in an account for the restoration of the tower, which probably is not enough to fully restore it. There has been some discussion recently about the possibility of using the funds toward another project such as the town house. She noted that there needs to be discussion among the residents, Selectmen, Water Department, Historical Commission and Historical Society about what should be done next.

Mrs. Grace offered to coordinate discussion with the various stakeholders to try to ascertain what residents want to do with the building. She proposed a vote by residents at a spring or summer 2013 town meeting.

Mrs. Walter moved, and Mr. Chabot seconded, a motion to give Mrs. Grace the Selectmen's "blessing" to approach other groups about the Bates Observatory. So voted. Mrs. Walter encouraged residents to participate in the process if they are interested in this project.

D. ACCEPT DONATION TO CEMETERY GIFT FUND

Mr. Petraitis read a letter from Sam Buzzell (Attachment #4) donating \$906.30 to the Cemetery Gift Fund. Mr. Buzzell reported that the money is excess donations from his Eagle Scout project. Mrs. Walter moved, and Mr. Chabot seconded, a motion to accept the donation to the Cemetery Gift Fund. So voted.

E. LETTER FROM SCHOOL COMMITTEE

Mrs. Walter reviewed a letter from School Committee chairman Jim Metcalf to the North Brookfield Teacher's Association asking to begin negotiations on the next contract. (Attachment #5) Mr. Petraitis thanked Mr. Metcalf for keeping the Selectmen in the loop on this subject.

F. OCTOBER POLICE REPORT

Mr. Chabot reviewed the Police Department report for the month of October as submitted by Chief Aram Thomasian, Jr. (Available in the Selectmen's office) The

Chief reported 25 incidents and 15 arrest/summons for the month. Mr. Chabot moved, and Mrs. Walter seconded, a motion to accept the report. So voted.

G. FY13 TAX RATE HAS BEEN APPROVED

Mr. Petraitis announced that the tax rate for FY13 has been set at \$14.75 per thousand dollars of valuation.

H. DISCUSS CHANGE FOR JANUARY 1ST MEETING

The Selectmen discussed the need to change the date for the January meeting that falls on New Year's Day. After some discussion it was agreed to meet on Monday, December 31st at 9 AM in the Selectmen's office.

IV. ANNOUNCEMENTS

A. TOYS FOR JOY

Mr. Petraitis announced that the North Brookfield Police Association will be once again sponsoring the Toys for Joy program to supply toys at Christmas for needy children. Sign up forms are available at the Police Station and are due by December 6th.

B. HEARTS FOR HEAT SPAGHETTI SUPPER

Mrs. Walter announced that the Hearts for Heat annual Spaghetti Supper fundraiser will be held on January 26th from 5 PM to 7 PM in the Elementary School Cafeteria. The cost is \$7, with a family limit of \$20.

Mr. Chabot thanked the VFW for their donation of a new flag for the Town House. He offered a Merry Christmas to everyone, and reminded people to donate to their local charities.

V. FUTURE AGENDA ITEMS

There will be an update on the Horse Pond Dam project soon.

There being no further business, Mrs. Walter moved, and Mr. Chabot seconded, a motion to adjourn at 8 PM. So voted.

Respectfully submitted,

Leslie Scott Burton
Administrative Assistant