**Selectmen’s Meeting Minutes**

**April 3, 2023**

**7:00 PM** Town Clerk Belinda Yeaton swore in our new PTO Roman Soboliev. She next swore in Linda Henderson and Marlene Santiago as Supervisors of the Checklist and Eric Willis as Treasurer for 2023.

**Quinlan** called the meeting to order. Also in attendance was Selectman Jack **Esposito** and Selectman Howard **Brown.** The Board of Selectmen reviewed the minutes of 3/27/23. **Esposito** motioned to accept the minutes of 3/27/23 as written seconded by **Brown.** All in favor.

**Brown** motioned to appoint **Quinlan** as Chairman of the Board for a second year. **Quinlan** seconded. **Esposito** wanted a discussion on it. He stated that normally the Chair position is rotated from year to year and he feels it should be rotated again this year. **Brown** stated that is not true; **Esposito** was Chair two years in a row. **Esposito** noted that was because the other Selectman at the time did not have the experience to do it so he did it a second year. **Esposito** nominated himself as Chair for this year. **Quinlan** seconded. **Quinlan** called the vote. **Quinlan** and **Brown** voted for **Quinlan** as Chairman; **Esposito** abstained.

The Board discussed a complaint that came in against our assessing firm. A resident has stated that the assessor came onto their property illegally. Cleary will reach out to the assessing firm for clarification and details on the event.

Crosby brought the Board up to date on the 2012 truck. The truck was taken to TMS Diesel for repairs. He thought it was a head gasket issue. What they found more than doubles the price of repairs. They took the top end off and found that the head was damaged by heat; #6 cylinder is shot. This truck has been an issue since we bought it. The former director put at least 20k into the truck. Last year we put another 24K into it. The current repair estimate is around 30K. They will need to rebuild the whole top end. **Esposito** questioned if it is worth repairing. A new truck would take 12-14 months to receive with a cost of around 260K for a 6-wheeler and 280K for a 10-wheeler. Crosby said we either fix it or take money from the block grant funds for a first payment on a lease. **Esposito** stated that we can’t commit the Town to a liability for next year without the people voting on it. We have no choice other than to repair the vehicle.

Rebecca Schwarz of the Heritage Commission came before the Board to discuss the finalized conditions assessment on the Town Hall. The next step in the process is to do a feasibility study. The architect would like to meet with all of the people within the Town who are going to be making the decisions, specifically the Heritage Commission, the BOS, Planning Board, Fire Chief and DPW, so as to all be on the same page so that the money is not wasted on the feasibility study. The result of this study will not result in any brick-and-mortar work; it will get us to an actual figure stated by the builders who are part of the architect’s network. This will give us a real dollar amount that we need to be fund raising for and grant writing for. We have $1,050,000.00 in grant applications pending that we should know about by fall; the opinion of the architect is about 1.4 million for the project. The idea is for the Heritage Commission to use grant funds to restore this building entirely as it stands with no renovations to it at all. We cannot use grant funds to renovate a historic building. If and when we come to that, we will need to fundraise for it privately and locally. There are grants available for things such as putting in a lift, bringing life-safety, electrical, mechanical and ADA into compliance. The idea is that they will rehabilitate the building as it stands and bring it up to code using grant monies. The only thing they will then have to do is a renovation on the first floor. The top floor will be a Meeting Room. Tim Berry asked if the preservation funds could include a sprinkler system for the building. Schwarz state that would fall under life safety; there are grants available. It’s recommended that we put in sprinklers. The biggest concern that came out of the condition assessment is the floor we are sitting on right now; they are not sure how it’s holding anything up. This is not really something that we can wait on; the studs/joists running along this building on the bottom are dry rotted and cracked. It’s a really serious concern. She went on to address that it has been mentioned that we would want to wait for the library to start because the idea was that the Town Hall offices could then be moved into the old library building while work is done on the Town Hall. It’s mentioned several times in the assessment that once there is a change in use of the building it would have to be brought up to code. That would mean that we would have to put the Town Hall renovation on hold to bring the library building up to code before we could even go over there and use it as offices. The only viable idea is to put up a portable office trailer over by the McCollom Building. We had the 3D laser scanning completed on the building. It determined that the center wall in the Town Hall is not a load bearing wall and should easily come out when we need it to. We are set to have the windows restored and fitted with custom storm windows which will be installed this summer. The meeting with the architect is tentatively set for Thursday, April 13th at 3:30pm. Schwarz asked for the Selectmen’s thoughts before meeting with the architect. **Quinlan** stated he feels that what she has generally outlined is fine. We need to do it; no matter what we end up eventually doing with this building, it needs to be structurally sound to begin with. It’s like a repeat of what we did 14 years ago when we started making emergency repairs to the McCollom Building. There are serious issues that have been ignored for too long.

The Board went over reappointing Committee and Commission members. **Brown** motioned to reappoint Steven Bennett to the Planning Board seconded by **Quinlan.** All in favor. **Brown** motioned to reappoint David Sturm and Stephen O’Keefe to the ZBA seconded by **Quinlan.** All in favor. **Brown** motioned to reappoint Adrienne Gosselin, Aneliya Cox and Karen Drum to the Conservation Commission seconded by **Quinlan.** All in favor. **Brown** motioned to appoint Tom Wahle an alternate and be the Conservation Rep for the Lamson Farm Committee seconded by **Quinlan.** All in favor. **Brown** motioned to reappoint JoAnn Kitchel to the Historic District commission seconded by **Quinlan.** All in favor. **Brown** motioned to reappoint Ana Barrett to the Garden & Beautification Committee seconded by **Quinlan.** All in favor. Brown discussed reposting the Recreation Director position and writing a policy on how long we are going to update Committees and Commissions for. He said the Recreation Director position had been posted as looking for someone for three years. It has been more than three years and he thinks its only fair to open this back up if somebody else wants to do it. If the current Rec Director wishes to reapply, she can, but we need to open it back up since it was put in the 2016 Town Report that we were looking for a three-year position. Heather Kennedy asked for some clarification on a statement he made in the January 30th minutes where he brought up the Rec Director and said that they need to discuss a new appointment and changing the position to a two-year term instead of three. She asked if he could please explain why this was brought up and how did he come to this determination. What is the basis of changing it from three to two years? **Brown** said it was just a discussion amongst the Board at the beginning of the year and that it should maybe be a two-year position. Kennedy stated that she took over as Rec Director in 2018. She is in the second year of her three-year term. She has one year left to her term. Jay Wilson stated that back in the 80’s it was changed by vote at Town Meeting from a five-year term to a three-year term. He doesn’t think they can change the length of the term without going before the Town. **Brown** said we will table this until he can research further. **Brown** motioned to reappoint Kevin Pomeroy, Earle Rich and Mark Walker to the Lamson Farm Commission seconded by **Quinlan.** All in favor. **Quinlan** motioned to reappoint Jessica Pomeroy to the Heritage Commission seconded by **Brown.** All in favor.

Ben Crosby stated that he missed out on a great deal on an office trailer. He is seeking authorization to purchase a trailer without having to wait for BOS approval so that he doesn’t miss out on another deal. **Brown** motioned to allow the DPW Director to expend up to $17,000 if he finds a trailer that is reasonable for our use seconded by **Quinlan.** All in favor. **Esposito** told him to make sure to call the BOS first as that is a lot of money.

Chief Wilson brought the Board up to date on the latest MACC Base meeting. Milford is still refusing to pay for the change of frequency.

**8:35 PM** As there was no further business before the Board **Esposito** motioned to adjourn seconded by **Brown.** All in favor.

Respectfully submitted,

Joan Cleary