

BOARD OF SELECTMEN
TOWN OF CONWAY, MA
MINUTES
Aug 31, 2009

Meeting Open: 7:00 PM

Present: Maureen Chase, Jack Lochhead, Chuck Trombley, Tom Spiro

Others Present: Bill Burnett, Liz Braccia, Adam Baker

Appointments

7:00 Lee Whitcomb, Bob Baker – House numbering and emergency services

The Assessors had recently completed a drive-by inspection. They had noticed, among other things, that Wes Rowe's house was incorrectly numbered according to the proximity to the end of the road. She said this number should be changed, and that there should also be a sign identifying the Town line where Wager Road ends. There was also the need for a sign designating the beginning of Flagg Mountain Drive. Lee also noted that Mr. Rowe would need to create alternative drive names in addition to Flagg Mountain Drive for drives/road spurs off of Flagg Mountain Drive.

Lee spoke about the new house being built by Ken Kurkulonis on Poplar Hill Road. She said that when she looked into assigning a new number for this house, they noticed that Mike Kurkulonis' house was mis-numbered. Lee also questioned the need for numbering the shop building belonging to Mike Kurkulonis on this same access. It was agreed that this needed to be discussed with the Planning Board. There was discussion about surrounding towns furnishing number display posts. Chuck noted that some people in Towns with this system are given the option of using their own numbering means but each home had guidelines for size and location that they must follow. Bob agreed that there should be set guidelines for people to follow if placing their own number signs for houses. Lee will speak to Mike about his shop and house numbers and possibly making the necessary changes. It was noted that Mike was a member of the Planning Board.

Lee noted that the Assessors had observed several roads with new construction, where roads should have been upgraded to meet the Common Driveway Bylaw standards. Among these roads were Wilder Hill, Bent Nail Drive and Fields Hill Road extension. There was also a discussion about houses that were located in Conway but that were accessed from another Town. It was discussed as to how to correlate necessary changes and possibly correlating the obtaining of building permits with the changes. It was also mentioned that homes were being started without having the necessary building permits in the owners/builders possession before construction(s) were started. Lee will speak with the Planning Board about this and house numbering at their next meeting on Sept. 8th.

7:30 Bob Baker – dry hydrant, fire truck bids

Bob noted that the test performed on the dry hydrant on August 30th had failed as the check valve had not worked. Even though Tony Kocot claimed the hydrant had been fixed, Bob was not satisfied with the hydrant's performance. Chuck noted that it seemed evident that the solution now was clear that installation of a coffer dam and re-piping the hydrant was the best approach. He explained that the Conservation Commission did not have any issues with building a coffer dam and further work on the hydrant. Mr. Kocot said the coffer dam would cost more than was originally expended for the current system. Chuck suggested that the Fire Department had to make the choice whether to spend this additional money. There was discussion about an alternative method of construction, using a 'mole' to run a new line under the ground without requiring additional open digging. Bob Baker said Tony Kocot had given him another check valve that Tony had reground to remove a "burr" that kept the valve flap from closing properly. It was agreed that the valve Tony had given Bob would be used to replace the defective valve as a temporary "fix". In the meantime Bob would look into securing additional funds to reinstall the hydrant so it will run properly without worry about a valve failing.

The fire truck bids were discussed. Bob presented a chart reviewing the specs and how each company would meet these specs. Bob noted that only one company met every spec submitted for the bid. Bob recommended purchasing the new truck from Fouts Brothers Fire Equipment in Atlanta for \$163,000.00. The Fire Department officers reviewed the bids with the Fire Chief the previous night and had agreed with this choice. Adam Baker commented that Deputy Chief, Ron Hawkes had been absent from that meeting. There was discussion about the costs of the truck, which was \$3,000.00 over the monies voted by Town Meeting articles from FY2009 and FY2010. Town Treasurer, Liz

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Braccia, suggested that the additional \$3,000.00 should be taken from the Capital Expenses account. Tom will check with the State Department of Revenue to make sure this is proper and acceptable to them. Bob asked that this award be made as soon as possible to avoid any additional costs due to limited parts and the end of the proposal time limit. Everyone in attendance and the Select Board agreed that considering the evaluation and report done on the current tanker citing many problems and poor conditions it was necessary to get it replaced as soon as the contractor could build the replacement unit.

8:00 Greg Rose – Sheep Barn rental negotiation

Greg presented a new lease agreement he had written. It was for one year at \$2,000.00 to rent 1720 square feet of space in the barn. The terms of the lease were such that the town would have 14 days to remove any stored materials or equipment if the Town decided to terminate the rental of the property. Any days over the 14 days would be \$30 a day for time past the 14 days. Chuck noted that the \$2000 was not available during the current fiscal year, as only \$1,000.00 had been budgeted for the barn rental. Greg said he was inclined to rent the barn to another renter if the Town could not raise the asking price up front. He noted he had come in to discuss the future renting of the space long enough before town meeting so it could be budgeted but he never got a response. Liz suggested that a Reserve Fund transfer to cover the additional cost might be approved by the Finance Committee. The Board agreed that the Finance Committee should be asked to consider the transfer of the funds. Chuck talked about the availability of storage space at the Antes barns. Mr. Antes was asking \$1800 for 1600 square feet. A discussion was raised over the extra distance Town vehicles would have to travel between the salt shed and Mr. Antes' property. The Board felt that during bad weather it would be easier to have stored vehicles close to the salt shed. The Board felt it could not sign the lease until approval of the transfer of money from the Reserve Fund was completed by the Finance Committee. Once the funds are available the lease can then be signed. Mr. Rose mentioned he was paying interest on the budget payments he is paying to cover his tax bill and said he had planned on paying his taxes with the rent money for his barn. Due to the delay in the Town being able to pay the rent immediately and the Town is using the barn past the expiration date of the previous lease, it was agreed he should not have to pay interest on his tax budget payments while the Town owes him rent.

8:30 Richard Lyman – liquor license; Jack Hill

Mr. Lyman requested a license to serve beer and wine at a one day event at 88 Roaring Brook Road. He stated that he was certified to serve alcohol and that the catering company was insured. The Board approved and signed his permit with the understanding that the caterer is properly insured to serve beer and wine.

meeting items

- Meeting minutes for 8/17/09 were approved as amended.
- The warrants were signed.
- Jack noted that he would create and expand a footpath/trail along the river on the old 'Rose field'. Jack noted that a number of beer cans were left at the entrance of the footpath/ trail so Bob was asked to place rocks so vehicles could not access or park in that area.
- The Board approved a Common Victaullers license for the Holly Barn at the request of Mr. Edwin Rose, proprietor.
- There was further discussion about the Rose Barn lease.
- The Board agreed to follow Bob's recommendation as to the purchase of the new fire truck from Fouts Bros. Tom was asked to request a contract that would be signed at the next Selectboard meeting. Chuck said that he thought that the analysis and decision was best for the Town. Jack and Maureen concurred.
- Jack noted that he may miss part of the next Selectboard meeting as he may have to attend the Conservation Commission meeting, specifically regarding the BFR slope project.
- The Board agreed to sign the bidding contract for Weston and Sampson regarding the BFR slope project construction. There was discussion regarding the Clerk-of-the-Works contract. Chuck felt it was a good idea to hire them for this task as well. This contract was signed as well. Jack then gave an update on the construction design and dealings with the project abutters.

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- It was decided that the Parks, Recreation and Trails Committee request for trash collection at the ball field by the Town should be denied because it would set a precedent. It was noted that no other committee or resident has trash picked up by the town. It was suggested that the committee seek other collection methods....perhaps hiring a dump attendant to collect the trash at the ball field on their way to the dump. They will be sent a letter informing of the decision and making the above recommendations for resolution to this problem.
- The Board approved the winning FRCOG sand and salt bids for this coming winter.
- The Board gave Jack permission to get rid of multi-flora rose plants on the Rose field.

Mail and Other Items

- other mail items as per agenda

9:25 PM

Motion to adjourn by Maureen, 2nd by Jack, all in favor.