

BOARD OF SELECTMEN  
MINUTES OF MEETING – NOVEMBER 14, 2006

Present: Ch. Patricia D. Carlino, Gordon D. Bailey, Frank A. Consolati, Board of Selectmen. Also present, Chris Pompei, DPW Supt. Robert L. Nason, Town Administrator

Ch. Carlino called the meeting to order at 7:00 PM.

**1. Approval of Minutes:** Oct. 18, 2006, October, October 24, 2006

**2. Public Hearings:** 7:15 PM – Special Permit – Thomas and Barbara Garrity – 220 Bradley Street – Ch. Carlino called the meeting to order at 7:15 PM. Present: Atty. Don Hunter, representing the Garrity's, Shawn Mulholland and Thomas Garrity, Jr. Atty. Hunter explained that at the site of the property at 220 Bradley Street, is a very rundown, old home that is in such disrepair that it can't be restored. The Garritys propose to tear down the structure and replace it with a four unit condominium, the end units will be one story and the middle units will be two stories. He came before the Board for site plan approval but stated that the plan they were looking at was incorrect. The sideline setback needs to be moved ten feet, from 25 feet to 35 feet. Discussion on whether or not the plans need to be signed by the Civil Engineer. There will be 12 parking places and a very small sign at the beginning of the driveway. Some trees will have to be cut down. Atty. Hunter asked the Board to waive the housing survey requirement. Ch. Carlino opened the hearing to the public. Joseph Delmolino of 258 Bradley St. stated his concerns about traffic. Richard Wescott of 246 Bradley Street had concerns about water pressure, a recreation area, the shifting of the building by ten feet and open space. He is opposed to the project. The Board asked Chris Pompei, DPW Supt., his feelings on the plans. Mr. Pompei said he was concerned about the engineer and said the plans are incomplete. Ch. Carlino asked about the configuration of the building and the width of the driveway. Mr. Mulholland said the lay of the land dictated where the condo could be located. Selectman Bailey had an issue with the engineer's stamp on the plan. He also wanted to see topography on the plan, what screening would be used for the dumpster and the dimensions of the parking lot. The Board had no problem with waiving the housing survey and voted, unanimously, to do so. Mrs. Wescott asked about an expansion of the condo if additional property was purchased. Selectman Bailey said the project was limited by the boundaries of the by-laws and would have to come back to the Selectmen for approval. Monica Ryan said she felt the trees to be taken down should be marked and that an alternative surface could be used in the parking lot instead of asphalt. The Board asked Atty. Hunter to have a more detailed set of plans drawn up and after discussion, the Board voted, unanimously, to continue the public hearing to Nov. 28<sup>th</sup> at 7 PM.

**3. General Business:**

The Board received a memo from Jamie Cahillane of the Center for Ecological Technology asking they approve a Springfield MRF recycling mini-grant application to purchase 100, 18 gallon recycling set-out containers. His memo stated that the DPW Supt. had approved using \$413.00 of matching funds from the Sanitary Landfill account to make the purchase. The Board voted, unanimously, to approve the grant application.

Chris Pompei, DPW Supt., came before the Board to ask that they award and sign a contract with Klammer Plumbing and Heating to install an additional 15 to 20 water meters in the amount of \$15,950. This is still within budget. He stated that all pit installations will be done. He told the Board that this should complete the project. There was discussion on how homeowners without meters would be billed. Mr. Pompei said they took an average of the water bills and that's what would be charged. The Board voted, unanimously, to award the contract to Klammer and sign it.

The next item of business with Mr. Pompei was to award and sign a contract with Underwater Solutions, Inc. in the amount of \$8,850 to inspect and clean the town's three water tanks. When asked, Mr. Pompei said the state requires the tanks be cleaned and inspected every five years. The Board voted, unanimously, to award the contract to Underwater Solutions and sign it.

The last item with Mr. Pompei was the awarding and signing of a contract with Berkshire Fence Co. in the amount of \$9,740 to put new fencing up at the athletic field. The Board voted, unanimously, to award the contract to Berkshire Fence and sign it.

The Board received a Standard State Contract for the Lee Cultural Council for FY07 in the amount of \$4,000. The Board voted, unanimously, to approve and sign the contract.

The Board voted, unanimously, to sign a Berkshire Gas Co. permit to install service at 14 Park Street.

The Board voted, unanimously, to approve and sign six Temporary Sign Permits for the St. Mary's School bazaar.

The Board voted, unanimously, to approve a Utility Cut Permit for James Leahey Excavating to install water and sewer service at 59 Rose Avenue.

The Board voted, unanimously, to approve a Temporary Sign Permit to the First Congregational Church for their holiday bazaar on Dec. 2<sup>nd</sup>.

At the last Special Town Meeting, representatives voted to approve the creation of an Agricultural Commission. The Selectmen would appoint the members and asked anyone interested to please send a letter to the Selectmen's office.

**4. Pending Business:**

The Planning/Zoning Boards will hold a training session on special permits and variances on Dec. 6<sup>th</sup> at 6 PM at the library. At the suggestion of the Selectmen, the training is open to anyone who may be planning a project that will need a special permit or variance.

A state aid for local education workshop will be held on Nov. 30<sup>th</sup> at 4 PM and 5:30 PM. Mr. Nason explained that the first workshop will be in the elementary school cafeteria with DOE representative Roger Hatch who will explain the new formula for distributing state aid for local education. The second workshop will be at the Middle and High School auditorium with Mass. Taxpayers Foundation President Michael J. Widmer who will present his analysis of the state's capacity to dedicate the Foundation's recommended 40% of tax revenues to local aid.

Ch. Carlino announced the winter parking ban on all streets in Lee from Nov. 1<sup>st</sup> to April 1<sup>st</sup> from 1AM to 6AM. Fines will be issued to those who ignore this ban. Parking is available in the Railroad Street public parking lot but vehicles must be moved at 8 AM to allow for plowing of that lot.

The Board received a letter from Patricia Welsh of Lee praising Abby Tierney for her extraordinary efforts to teach two Fresh Air children to swim at Sandy Beach.

ZBA hearing Nov. 22<sup>nd</sup> at 7:30 PM – Tower Acquisition LLC – Sign permit appeal

The Board received a letter from the Lee Youth Association asking they be put on the Selectmen's agenda for their next meeting to discuss opening a teen center.

**5. Town Administrator:**

Mr. Nason told the Board that the Dept. of Revenue has approved the town's single family tax rate of \$12.26. This will increase the average real estate tax bill by \$18.00, or 0.6%.

Mr. Nason presented the Board with a draft of the FY08 budget guidelines. This would increase salaries by the Social Security Cost of Living Adjustment by 3.5%, pending approval of the Personnel Board, and level fund, or decrease, all non-personnel expenses. If non-personnel expenses have to be increased, an explanation is required. The Board had no objections to the guidelines.

Mr. Nason explained to the Board that the gas/plumbing inspector, Paul Jakacky, has been unavailable for inspections due to illness. As a result, Glenn Wilcox, alternate inspector, has been filling in. If for any reason Mr. Wilcox is unavailable, there is a need to appoint an alternate for him. Don Torrico, Building Commissioner, has recommended Daniel Collins, of Lee. Mr. Nason will make the appointment with the Selectmen's approval and the Board voted, unanimously, to do so.

Mr. Nason received a Stipulation of Fact from the Mass. Labor Relations Commission regarding a dispute as to who should representative the police union in negotiations, Teamsters Local 404 or the Mass. Coalition of Police, IUPA, AFL-CIO. The Board voted, unanimously, to sign the Statement of Fact.

**6. Public Comments:** Ch. Carlino announced that Susan Kelley, Treasurer, had received her certification from the Mass. Collector/Treasurers Association.

Selectman Consolati expressed his concerns about the crosswalk on Main Street and others. Discussion on what could be done to make them safer. Educating pedestrians, change speed signs, change the color of the crosswalks. Selectman Bailey asked when will the lights on Park Street and Housatonic Street be electrified. Mr. Nason said that there Western Mass. Electric Co. and the subcontractor, Gable Electric were at odds and he is working to bring this problem to a close.

Mr. Nason announced that the Lee High School girls' soccer team won the Division 3 Western Mass. championship.

Dick Lindsay, a Lee resident, stated he was pleased with the paving on E. Center St., especially the sidewalks and more people, including children, are using them more. He said, however, that the sidewalks on Greylock St. from E. Center St. are in bad shape.

**7. Motion to adjourn:**

The next regular meeting will be Tuesday, Nov. 28, 2006 at 7 PM. The meeting adjourned at 8:50 PM.

Respectfully submitted,

Suzanne M. Alderman, Selectmen's Secretary

cc:	Board of Selectmen	Principal Assessor	Dept. of Public Works
	Town Administrator	Board of Health	Town Treasurer
	Town Clerk	Conservation Commission	Town Reps. District Chairmen
	Town Collector	Police Chief	Superintendent of Schools
	Planning Board	Building Inspector	Town Accountant