



## TOWN OF HOPEDALE

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### Board of Selectmen

Sandra Biagetti

Robert Burns

Thomas A. Wesley

### Town Administrator

Steven A. Sette

### BOARD OF SELECTMEN

#### Regular Minutes

Tuesday, January 19, 2016

Chair Biagetti called the regular Meeting of the Board of Selectmen to order at 4:00 p.m. in the Draper Room at Town Hall.

Present: Chair Sandra Biagetti, Selectman Robert Burns, Selectman Thomas A. Wesley, Town Administrator Steven Sette, members of the public and Videographer Jeffrey Ellis

Chair Biagetti began the meeting with the Pledge of Allegiance

#### A. Public Comment on Agenda Items

None

#### B. Consent Items

1. Approval of Regular Minutes of November 2, 2015
2. Approval of Regular Minutes of November 16, 2015
3. Approval of Regular Minutes of December 7, 2015
4. Approval of Executive Minutes of December 7, 2015 (Not to be released)
5. Approval of Executive Minutes of December 14, 2015 (Not to be released)
6. Approval of Regular Minutes December 21, 2015
7. Approval of Regular Minutes December 29, 2015
8. Approval of Regular Minutes January 5, 2016

Chair Biagetti recommended passing over the regular meeting minutes of January 5, 2016 board members were in agreement. Selectman Burns advised he will be abstaining from voting on the minutes of December 29, 2015 as this matter was also before the Water and Sewer Commissioners and he acted on the matter as a Water Sewer Commissioner. Mr. Burns also recused himself from speaking and voting as a Selectman at the December 29 meeting.

MSDV to approve consent items 1 through 6 with the executive session minutes not be released.

Chair Biagetti-Aye; Selectman Burns-Aye; Selectman Wesley-Aye

MSDV to approve consent item number 7, the regular meeting minutes of December 29, 2015

Chair Biagetti-Aye; Selectman Burns-Abstain; Selectman Wesley-Aye

#### C. Correspondence

None

#### D. Appointments and Resignations

None

#### E. New Business

1. Class II License Hearing for Duest Motors, 5 Charlesview, Hopedale, MA 01747

Chair Biagetti began the hearing by asking Mr. Duest to come forward and give a brief overview of what he is trying to do. Mr. Duest advised that he currently holds a Class II license in Franklin but is looking to relocate his business to Hopedale as he resides in the Town and wants to be closer to home. Mr. Duest mentioned that he also works with Special Olympics and coach's local children so being closer to home would be ideal. Mr. Duest stated that he is looking to run a repair shop and place a few cars for sale out back behind the garage. Daniel Duest said he is not looking to sell cars to the public per say, rather he would primarily be selling cars over the internet and to some of his regular customers whom he currently repairs cars for. Sandra Biagetti asked how many cars he is looking to sell and Mr. Duest responded that he put down five cars. Selectman Burns stated that if even if he was selling cars at his house there would be no restrictions as far as placing information on the windshield such as "low mileage" or "price of vehicle" on the windshield. Selectman Burns stated that Mr. Duest would be in his right to do it. Mr. Duest replied that he knows he could but is not looking to do this. Chair Biagetti asked questions about the repair garage and location of the bays. Mr. Duest advised that he has bays in the back of a building located at 5 Charlesview Road, which is where he would be selling and repairing cars. Mr. Duest commented that he moved to Hopedale years ago and has decided that it is time he open a shop up locally. Selectman Wesley commented that he is very appreciative of Mr. Duest bringing his business to Town. Chair Biagetti who also serves on the zoning board advised that the location (5 Charlesview Road) is zoned for this type of use. Mr. Duest continued that the ZBA recently held a public hearing on this matter and approved the business use; he is now before the Board of Selectmen requesting approval and issuance of a Class II Dealer's License. He is also planning on doing vehicle repairs at this location.

MSDV Class II Dealer's License pending the Executive Assistant Brouwer's review of license and paperwork. The board thanked Mr. Duest and welcomed Duest Motors to the business community of Hopedale.

2. Update from Fire Chief Tom Daige regarding Carbon Monoxide awareness.

Chair Biagetti welcomed Fire Chief Daige who she asked to come in and discuss carbon monoxide poisoning for the benefit of the residents of the town in light of the recent situation that occurred in Medway. Chief Daige advised the Fire Department has responded to 49 carbon incidences in the last two years. Chief Daige gave an overview of what carbon monoxide is and provided household prevention recommendations and signs and symptoms of carbon monoxide poisoning. A resident in the audience asked Chief Daige to review commercial regulations of carbon monoxide poisoning.

Administrator Sette asked Chief Daige to also speak on ice safety. Chief Daige stated the previous Wednesday night at 9:00 p.m., the Fire Department did ice rescue training. At the time of the training the ice was only two inches thick and by the time they were done the training, the ice was literally falling apart. Chief Daige advised the importance of people making sure the ice is safe. Chief Daige stated on the Saturday prior to the training, he saw a dozen or so people out on the ice fishing but saw areas that were wide open with moving water. Chief Daige said he went down to shore of the pond with a loud speaker recommending that the people get off the ice but the people did not comply with is request. Chair Biagetti asked if the Fire Department could force people of the ice; Chief Daige responded that forcing people off the ice or advising people that the ice is safe could potentially cause legality issues for the Town.

Board members thanked Chief Daige for coming in and providing the residence with information on these very important topics.

F. Old Business

None

G. Public and Board Member Comments and Requests for Future Agenda Items

None

H. Administrator News

1. Town Hall Heating System Update – Administrator Sette stated a week or so ago it was brought to his attention that the heat plant located behind Town Hall had a lot of steam within the plant itself and coming out of the top and sides building. Our service company was called and determined there was a leak somewhere within the system. Even though there was still some heat in the building it was noted that a large amount of oil was being used and that one side of the building wasn't getting any heat, but the opposite side was getting too much heat. Our service company tried to balance the heat but was unsuccessful. Because of the excessive steam coming out of the building; the service company decided to dig up the road to see if there was a crack in a pipe leading to Town Hall. Upon investigation they found the pipe in the road and leading from the plant to Town Hall was so corroded (Administrator Sette showed board members a plastic bag containing pieces of the pipe) the pipe was in several pieces. There was an attempt to repair the pipe in the road by welding a piece of pipe into the space to see if this would correct the problem. However, once the system was turned back on steam continued to pour out of the plant and began coming from underneath the road. The contractor determined there must be multiple leaks in the system as there was a significant reduction in pressure and heat was still only being delivered to one side of the building. At that point, our contractor Energy Efficiency Services who has been our service contractor for many years, Bob DePonte from Highway, Steve along with others looked at available options and decided the best next best step would be in this emergency situation to place a new steam boiler in the basement of Town Hall. Administrator Sette continued that way later on, if they needed to, they could put in a high efficiency boiler in down the road and possibly relocate the new system elsewhere, rather than try to continue chasing the leaks throughout the system. Administrator Sette advised that he looked at Chapter 30B §8 which allows for emergency procurement in these types of situations if certain criteria were met. Mr. Sette mentioned that he sent a copy of this information to the board. Administrator Sette advised that a new steam boiler is currently being installed and will be connected to the gas line and meter outside of Town Hall.

In the meantime, the heating plant was been shut down and a trailer was brought to the back of Town Hall with a temporary boiler to heat the building. Administrator Sette explained that once the temporary boiler was connected to Town Hall, the side of the building not getting heat began to receive heat and the entire building was very comfortable over the weekend. The only issue was even though Town Hall was on an oil delivery schedule, he realized the oil tank had run out over the long weekend and by the time oil was put into the tank and the system was up and running again, the line to the Town Hall had froze and the line had to be blown out. Mr. Sette advised that the system is up and running again and the town should only be dependent on the boiler for approximately two weeks or less when the new heating system should be operational and heat within the building should be controlled pretty well. The estimated cost for the new gas boiler installation is thirty to thirty-five thousand dollars, which Mr. Sette advised is very reasonable, compared to the high efficiency system including other systems bid that came in around three hundred thousand dollars. Administrator Sette stated that this was the best course of action for the time being as steam is a very good source of heat.

Selectman Wesley commented that he agreed with Mr. Sette's decision to place a new gas boiler in for the time being. Selectman Burns recommended placing valves on the individual

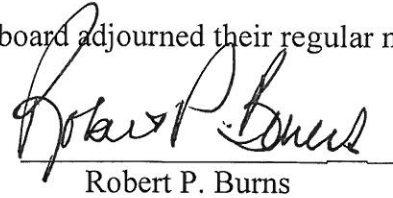
radiators to get a more even heat throughout the building. Administrator Sette thanked several people for their quick response in getting the system up and running.

2. Administrator Sette advised that he will be attending the MMA on Friday and will get additional information on Community Compact Agreements. Mr. Sette advised that he will meet with colleagues and attend the trade show learn about the number of communities that have already signed Community Compact Agreements and he will report back to the board.

I. Adjournment

With no further regular business before them at 5:18 p.m. the board adjourned their regular meeting.

  
Sandra Biagetti, Chair

  
Robert P. Burns

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Thomas A. Wesley

Hopedale Board of Selectmen

\*Moved, Seconded, Discussed and Voted

\*\*RCV