

Town of
Peru, Massachusetts



OFFICIAL

January 29, 2018

Community Center, 3 East Main Rd.

Minutes to Board of Selectmen's Meeting

Present:

Bruce Cullett, Chairman BOS/ Police Sergeant
Ed Munch, Selectman / Historical Commission.
Verne Leach/Selectman/ACO/Transfer Attendant
Caleb Mitchell, Town Administrator
Irene Morrison, Selectmen's Secretary
Justin Russell, Highway Superintendent
Brian Dewkett, Fire Chief
Caryn Wendling, Tax Collector/Treasurer

Residents: Coralie Pelkey, Nanette Mone

Guest(s): Lauren Gaherty of BRPC

Item 1: Call to Order

Meeting called to order at 6:00 P.M.

Item 2: Roll Call

Chairman Cullett present; Selectman Munch present, Selectman Leach present

Item 3: State Recording Status

Recording: Selectman Leach, Secretary Morrison

Item 4: Review and approve Meeting Minutes of 1/16/18

- Chairman Cullett made a motion to approve the 1/16/18 Meeting Minutes pending changes. Selectman Leach seconded the motion. All in agreement. **VOTE 3-0**

Minutes signed in meeting after changes were completed.

Item 5: Report from Departments

Fire Dept. - Brian Dewkett Reporting

- Chief Dewkett reports that the septic at the Fire Station is frozen. There's a condensate drain for the furnace and hot water heater that constantly runs water into the septic tank. He has contacted Pioneer and asked for quotes on getting that removed. He was looking to get the furnace serviced, and has had no luck with getting Four Seasons there. Mr. Cullett said that we've had similar problems, and are thinking of changing Service Contractors. Chief Dewkett would like to make some changes to the condency drain and asked if he would have to get multiple quotes. Mr. Cullett said that if he is going to have someone from T&M, getting their rate is probably enough, and to get an estimate of what it's going to take. Chief Dewkett said that in the Spring, he would like to dig to see if the top of the tank is insulated or not. Mr. Cullett doesn't think it's below the ground level far enough. The covers are concave, and Chief Dewkett said he's going to insulate them to prevent the cold air from getting in there. Mr. Cullett asked if snow could be piled on top to provide some insulation. Chief Dewkett said "we've done it in the past, but it ends up being a nightmare to clean up. When it starts to thaw, all the water comes right back into the building. When I pulled the cover on the tank, there was about 2 inches of ice in the tank, and the pipe was frozen solid." He tried to hose the pipe with hot water but that didn't work. He took his salamander, built a tent around the top, and let it run 8 hrs. He said that the condensate drain is not neutralized. It's acidic and will kill any bacteria that's in the tank. It's a constant trickle of water. Mr. Russell indicated that there's no active waste in there to keep it warm. Mr. Munch asked if that water could be run outside instead of into the tank. Chief Dewkett said the MA Plumbing code, says that to put that into a sanitary drainage system, it needs to be neutralized. He said that's been the case since that building was built and doesn't understand how that happened. He said that last year, they piled snow on top, and what happened was the line itself didn't freeze, but the line going to the field froze. It tripped the overloads in the pumps, and shut the pumps off, so he knows the overload circuits work properly. He said that they've got to get the acidic water out. Mr. Russell suggested taking out the risers that are there and bury the covers. He said that most septic tanks are covered beneath the ground. He said he is having the same problem at the Highway Garage. Mr. Munch asked if that could be dug up this summer. Chief Dewkett said that the pump chamber didn't have ice in it. It was just the septic tank that had ice. He told Mr. Munch that if he wanted to look at the blueprint, it was on his desk in the office.

Chief Dewkett said that during the last thaw, the roof leaked at the vent pipes. Mr. Cullett said that there is some bolt on products for a metal roof that may help.

Highway Dept. – Highway Superintendent Russell Reporting

- Mr. Russell indicated that he had talked to Mr. Cullett earlier this year about the 4-wheel drive on the 94 International. He hasn't gotten into the transfer case yet. He doesn't want to take it apart unless he must. He said there was a problem with the drive shaft earlier this year. The spline on the shaft was worn out, and it had

to be rebuilt. He said they are still having problems with it, so they took the drive shaft back out. He thinks the problem is in the transfer case. He said the biggest problem is that it's obsolete. He called Howe Brothers, and they're searching to see if they can find anything for the output shaft for that part of the transfer case. Or, to possibly see if they can find a transfer case to match that. Mr. Russell said he has a feeling they're not going to find anything for it. The outfit that built the output shaft a couple years ago had taken parts out of another transfer case to make it work. Mr. Russell said they rely on that 4-wheel drive for some of the roads around here.

- Mr. Russell said he's had nothing but problems with the burner down at the Garage. He explained that last Monday, when we came into work, the office was completely steamed up. Travis said the utility room was flooded. Four Seasons came up and fixed the problem. Mr. Russell said that for the past 2 years since he's been here, the burner constantly builds up. "You set it; it runs for a couple days; it'll go out again. Somebody will come up and say they got it fixed, but it doesn't work. Wednesday, a kid came up that had never been there before and I've never met him, so he's not familiar with the system. He stayed even after we were gone for the day, and I figured he had the thing running. By Thursday morning, it was freezing cold in the garage again. Mike Pensivy came up and spent most of the morning, and replaced the aqua stat in it." Mr. Russell told him that it sounded like it was exploding in there. Mr. Pensivy said the gas pressure valve wasn't working correctly, and was filling up with a lot of gas, causing it to rumble. He told Mr. Russell that the combustion chamber wall is cracked. By next year it will have to be replaced. Mr. Russell said, "it's getting close to replacing the system along with maybe putting some Modine's in the garage." Mr. Munch said "if we can get designated as a Green Community, we can put in another heating system. It would be pellet. There would be 100% reimbursement from the State." Mr. Cullett said there would be a hopper on the side of the building. Mr. Leach asked "what about the ashes?" Mr. Munch said, "this is just one of the proposals." He said he talked to BRPC, and they said 100% or more reimbursable. Mr. Russell would like to speak with Four Seasons about the service on Wednesday. "They really didn't fix anything, but they're probably going to charge us for the service, plus a \$50.00 trip fee just for coming up." Mr. Mitchell said he doesn't think we have a Service Contract with them. Mr. Munch asked Mr. Russell if he had anyone in mind. He brought up Arrowhead and Pioneer. Mr. Russell said "I don't want to eliminate the radiant heat. I think it works great. It dries the trucks great and the floor dries up good. When we open the doors, the thermostat gets cold quick so it's constantly running, but the floor temp is still warm. His thought is to get some overhead heaters in there too. Chief Dewkett said the conversion burners do not work well. On a similar machine, you're going to burn more propane than oil. His suggestion would be to go a high efficiency wall heater that would run the radiant. He also thought the overhead heater was a good idea. The building is going to hold the temp. and that air turning the thermostat on you will fight with more. Mr. Munch asked Chief Dewkett what he thought it would cost for a unit like that for a building with that cubic feet. Chief Dewkett indicated that the biggest one that Bosch makes is \$2500.00. It is a water circulating, wall mount, wall hung boiler. You may end up going up a little bit bigger than the Bosch because of the size of the building. Chief Dewkett said "burning pellets, you would run into the same maintenance nightmare that you would run into with a pellet or wood stove at your house. You should clean it periodically. You would have some downtime to let it cool off. "

The spruce tree on Cornell Rd. fell over the weekend. Mr. Russell had to back out of the icy road to get out of there, because it was blocking the whole road. He doesn't have Tony Frusientes number to call him. "Brad went over there today. He had the bigger truck and pushed it out of the road a little." Mr. Russell said he wouldn't be able to go over there with the smaller truck. Mr. Munch said "it shouldn't be up to just Tony. It should be everyone on that road.

Mr. Russell said the dumpster at the Hall property is full. He started to mess with the trailer, but it was frozen to the ground. He said that it's not going to fit in the dumpster that's there now. He will get the dumpster hauled and probably get a 15yd. dumpster to finish. He indicated that there is a big pile of vinyl. He said that he made multiple trips back & forth just to get as much in the other dumpster as he could. Mr. Munch asked about stuff in the yard. He said there is a huge pile of tires between the two parcels. Mr. Russell said that you have to have a special dumpster for that. The 1st 3 dumpsters cost a little over \$3,000.00. Mr. Leach said that sometimes, Northern Berkshire Solid Waste has a place where you can tuck a few tires here and there.

Town Administrator – TA Caleb Mitchell Reporting

- Mr. Mitchell said that Crocker was up here today and that they went down to the Town Garage. He said that the only thing he didn't get was the cost for a portable phone. He followed up with them for a quote to see what the difference would be if you got 2 portable phones for the Highway Dept. Mr. Cullett said it would be about \$12.00 per month per phone with standard service. There are 2 phones listed down at the Fire House. One phone & one fax. The fax must stay with Verizon. Crocker owns the phone. Mr. Cullett asked if dispatch monitors their frequencies. Chief Dewkett said that they do. He said that licensing for the frequency for the Fire Dept. expired in 2015. It didn't get renewed. "The old Peru Hwy is now the Police Channel under Jeff's name." Chief Dewkett wants to get rid of some of the channels that are useless on the pager. Mr. Cullett said it's a Federal requirement through Homeland Communications.

Item 6: Discussion with Highway Superintendent of complaint received from Marlow Drive Resident

- Mr. Cullett reviewed a letter of complaint with Mr. Russell that was received from Frank Kohl, of 2 Marlow Drive, Peru, MA. Mr. Russell said that he used to have these big boulders sticking out on the blacktop. Mr. Russell said that he removed the boulders before the reclaim machine came through. Mr. Russell put them in a pile near his stone wall and he never asked Mr. Russell about them. If he asked, he was going to let him know. Mr. Kohl called Mr. Russell one morning complaining about the water coming from the top of the hill. Mr. Russell explained to him that the whole road used to pitch toward his driveway. Mr. Kohl didn't understand what we were going to do be the job wasn't done yet. Mr. Russell explained to him that we worked on North Rd., E Windsor Rd. and Marlow Dr., and that we were going to finish those roads in that order. In the meantime, it poured, and he got a lot of water down his driveway because we hadn't quite finished anything over there." Mr. Russell explained to him that when they were done, he would have a driveway apron, and that we would do whatever we could to prevent the water from running down his driveway. Mr. Russell made sure that he did put an apron in. The next time it rained, he went there and saw there was no water from the road that was going down his driveway. Mr. Russell went there and watched the water, and saw that Mr. Kohl wasn't getting any water from the road. It was running past his apron, then around the apron then down.

Mr. Russell said he's got a 100ft. driveway cut, not a full pull off area. He explained to Mr. Kohl that he didn't want him to put the rocks back on the side of the road. Mr. Kohl said, "I can put rocks on my property" Mr. Russell told him that it's not his property. The town has a 15ft right away on the edge of the road through there. Mr. Kohl said he had put the rocks there so people wouldn't park on his grass while they were waiting for the bus. Mr. Russell said, "if were to rip up your sod, we would make the effort to come back in the Spring to fix it when we have the time."

Mr. Russell told Chief Heneault that there were some conversations with Mr. Kohl. He hadn't heard from him again until this plow season. Mr. Kohl started plowing the snow out into the road & pushing it to the end of Marlow Dr. "So, if you were coming up Rt. 143 and turning onto Marlow Dr., there would be a big wall of snow." Mr. Russell said that he had gone down Marlow Dr. and plowed. Mr. Kohl was out in his yard playing with his kids. "I went down and cleaned up the lake, came back, and Mr. Kohl had made another monster pile in the road. I knocked on his door, and asked him to come outside so I could talk to him." Mr. Russell said "you can't push the snow out into the road. I understand you've got to get it out of your driveway, but you can't just push it to the end of the road and leave it there." Mr. Kohl got upset, because Mr. Russell was telling him that. Mr. Kohl told him to get off his property. "As soon as he told me to get off his property, I went out in the road and said, "I plowed it once, and cleaned up the other roads, and when I came back, you did it again. If you do it again, I'm calling the Police Chief, and we'll go from there." Mr. Russell said "from Mr. Kohl's letter of complaint, he makes it sound like he knocked on his door and was aggressively confrontational. He had kids in his house, and that's why I asked him to come outside."

Mr. Kohl said, "you're the guy who ruined my yard last year." In his letter, he's saying Marlow Dr. is a lot wider than it used to be. Mr. Russell said it's the same exact footprint as it was to begin with. He went on the State GIS today and printed out what he could find with what the right away is. "In Mr. Kohl's letter, he said that I've been slamming his stone wall with the truck. Also in his letter he says he keeps his parking area clear so that people waiting for the bus could park there. Last year he told me that he keeps the rocks there so people can't park there. There were a couple of the trees that Mr. Kohl references in his letter. Mr. Russell said that there was an ash tree that was cut down because it had been confirmed that it had an ash borer in it. Mr. Kohl said that Mr. Russell has made the end of Marlow Dr. 3-5 feet wider due to scraping up his front lawn. Mr. Russell said, "the right away from Rt. 143 and Marlow Dr. is pretty wide. He has a stone wall built by the street sign for Marlow Dr.

Mr. Munch said, "Justin shouldn't deal with him anymore." Assessor Tonelli printed out the bylaws about pushing snow in the road. Mr. Russell said that repeated things like pushing the snow to the end of Marlow Dr. creates a dangerous situation. Mr. Munch said, "it's not up to you to deal with someone who's not being reasonable." Mr. Munch asked if it would do any good for him to talk to Mr. Kohl. Mr. Cullett said "maybe". Mr. Cullett said he sees this as a non-issue. He said that even if we were doing what he's accusing us of doing, it's within the town right away. Mr. Cullett said we could ask our Attorney to draft a letter and make him remove the stone wall, but we're not doing that. Mr. Leach said he doesn't see an issue. "If he continues to put it in the road, call Chief Heneault and let him deal with it. Let it rest awhile. If something happens again, we'll talk about it again.

Mr. Russell said he didn't know the number of the house, but indicated that there's a newer driveway on Skyline Tr. "They put a culvert partway up the driveway. The culvert is dumping straight over the bank and water is pouring on Skyline Tr. causing a massive ice build-up. "It's going to start eroding that bank. They didn't do anything to prevent where the water is dumping out. There is another new driveway on Cole Hill. With all the mud sliding down the bank, it was plugging up the drain. They put another culvert in to try to relieve some of the water half way up. A lot of it is the state in the way they built the road. Numerous issues on Skyline.

Item 7: Discussion of required criteria for Green Community Designation with Lauren Gaherty of BRPC

- Ms. Gaherty presented the 5 criteria required for the town to be designated as a Green Community. She said it will give us an edge when we want to apply for certain grants. When you meet the criteria and get your designation, the Department of Energy Resources gives you an automatic check to do energy projects. It's about \$125,000.00. Then they give a little more depending on demographics and how many people are in the town. It's not federal money. It's state money. Some of it is from utility companies. Utilities get it from each of the customers that pay a utility bill. We pay into renewable or clean energy funds. The 5 criteria are as follows.
1. Try to make Municipalities greener or cleaner & reduce green-house gas emissions. Whenever you reduce your emissions or energy use, you save money. What the state does is give you money to reduce your energy use. Part of that is to allow renewable energy as a by right. It can be research and development facilities that are working on innovative technologies, manufacturing that does component for solar panels, making blades for wind turbines. Mr. Munch asked if that would include a large solar array. Ms. Gaherty said that it could be for companies to locate in town, or it can be used for renewable energy projects by right. Mr. Cullett asked if that means changing the zoning bylaws so that people have the right, instead of by special permit. Ms. Gaherty said "for Peru, you'd probably have to go for zoning. A quick review of your zoning is that all your commercial and industrial uses or anything that could come close to these, you have the special permit. For Peru it would probably be you'd have to go for zoning. Some community's own large plots of land, parks, conservation land, old landfills. They're zoning municipal lands to be by right. So, the community can still control what goes on there, but they're doing that by right category. For Peru, criteria alone could be a challenge. We have a grant that you could consider that. Mr. Mitchell said "within zoning regulations, you could have certain size parcels, you could have setback from gutters. If they met all those standards, there are still numerous standards that you could impose within those zoning regulations."
 2. Ms. Gaherty said, "expedited permitting is another criteria. Town Council would have to write a letter. It would prove that you meet criteria 1 & 2. Town Council would give you practices, your zoning, how many permits you can give. They can say that they don't see a barrier. As far as your application, you'd have to have a letter from Town Council. Our agency has received a grant. We could help you to look at your zoning and try to figure out a way that might work best with you. We could work with the BOS & Planning Board to figure out what might work best." Mr. Cullett said "if it's by right, and if we could tie conditions to it, but if it's by right, it goes through the building inspectors' office. She said that we would go through the ZBA site plan review. "You could set a board to be the authority for site."
 3. The town would assess all their buildings & all the energy use. They would do an inventory, and develop an energy reduction plan. It's for town buildings and a town fleet. "As part of that, you would look at where your problems are. Typically, we've could help through a grant to help the town get an audit. Find out how much energy you're using. Make a commitment to reduce your greenhouse gases by 20% in 5 yrs. You can do lighting, insulation, change mechanical systems etc. You get that audit, and we can work with you and the auditor to develop that plan to do it in 5yrs."

Mr. Munch asked "when you say greenhouse gas, is that just what's coming out of the heating systems, or is that what we're using for energy and what it's costing green-house gas to produce the energy that we're using? How is that figured?" Ms. Gaherty said there's a calculation for every energy type. "Diesel, electricity, propane, oil, all those things come into play." She explained that when we get an audit, the auditors will go through and look at the buildings, and will come up with ideas on lighting, assess how much insulation you

have, how much you can put in the building. They'll look at the mechanical system (boiler). They'll look at everything in the building that you have that uses fuel. They will change all lightbulbs. They will help you with utility incentives. Eversource gives incentives to commercial accounts and municipalities. The auditors should know what those are. Make sure you get those. Eversource is supposed to be giving all their customers and municipalities audits for reduced energy use. It would be Eversource who would come and do the audit, or a private company who comes up, who probably gets paid by Eversource. She said 20% can be hard. Mr. Cullett said, "we have lights that are on 24/7." Ms. Gaherty said "you get the money (\$120,000), then you can turn around and say out of this list, we're going to take care of this or that, but once you spend that money, you get to apply again in the next round, because there are always competitive rounds.

4. "Like the buildings, you have to inventory your vehicle fleet. Determine how much energy they use. That's part of your 20%. So, the state says to you, they'd like you to adopt a policy that you will actively try to get more fuel-efficient vehicles (this can be done by the BOS, it doesn't have to be a special town meeting.) if they become commercially available and affordable. Most of our vehicles in the small towns are exempt. They have to be in your inventory, but they are exempt from you having to try to find an affordable vehicle. You adopt a policy none the less, that you want to look for, because you never know. Now, some of the new cruisers coming out are the Ford Interceptors. They have anti idling technology. The car doesn't have to idle all the time, so you're reducing gas consumption. There's aftermarket anti idling things for police cars. There is anti-idling for pickup trucks, vans, council on aging. There are things you can do to reduce your vehicle fleet, but because you're all going to be exempt, it's to your interest when you're looking for the next vehicle you're going to buy.
5. Stretch energy code. That's where the building inspector comes in when there's new construction or major renovations. You must abide by the energy code that's slightly stricter than the state code. Ten years ago, when this all started, the stretch between the building and energy code was far. State building codes come out much closer. So, you're not that far apart now. Mr. Munch asked if the building inspector mandates that. Mr. Cullett said "we have to adopt that as a town, then he can enforce it. It has to be done at a Town Meeting." Ms. Gaherty said, "Jim Berry who is the Western Regional Coordinator, has all 4 Western Mass counties and part of Worcester. He's very fluent in this. He can come to the BOS or to a public hearing, and explain how it's not that much of a stretch." Mr. Munch asked if BRPC will help us? She said they will. "We have a grant to help you work your way through the criteria. There is no mandate. If we work with you, there's no mandate for you to take things to Town Meeting. It's just to help us to help you. Think things over, investigate it, consider the options. Mr. Munch asked, "as far as this change in the building code, is this something that could be done for this year's Annual Town Meeting?" Mr. Mitchell said there's enough time to get it done. The hardest part is the zoning. It's not really by right. You control whatever restrictions and conditions within the zoning bylaw itself. You'd have to meet all those standards before you get a permit. Ms. Gaherty said there would have to be a discussion, then you can set conditions on it. There's certain criteria to allow a certain size. You could only allow solar by right or a research facility where everything is enclosed. She said "there is a threshold that we are going to hold you by. They want to see a large commercial array." Mr. Cullett said, "we've been told by Solar Contractors/Developers that there's a limited amount of capacity in the existing infrastructure because of the proximity to the substation, the nearest one being in Hinsdale. The zoning with this zoning bylaw needs to include anything related to the siting of a new sub-station, or us as a town being for the construction of a new substation in town or providing for that." "I think the state is eventually going to step in and say they want to have energy that we can depend on other than gas and oil fired electric generation. Ms. Gaherty said, "utilities are pretty strong in their charters. The state can't make them do anything. Mr. Cullett said, "all we can do is give it a shot, and see what folks in town will go for." Ms. Gaherty asked how we would want to proceed. "If you want to tackle the stretch code

first, and then look to have your audits done, and do your energy plan and see how easy it would be to get the 20%. It might be the way to go.” Mr. Mitchell said he thinks that would be the best way. Mr. Munch said, “I think we can sell that to people when we go to do this by right thing and explain to them. It’s not going to be by right where someone can just come into town and say “I’m going to do this because it’s in the law. No, were going to have guidelines set up because I don’t want to see a situation where someone can tell us what they’re going to do. We also want to have it where we’re not scaring people away to do something that’s going to benefit the town. Mr. Cullett said there’s not much difference between the stretch code and the building code right now. Very little.” Ms. Gaherty said she can help with the application. “We have another staffer who does zoning.” Mr. Cullett said, “that’s what I think we’ll need the most help with. Their grant runs through June.

Item 8: Discussion with Town Treasurer regarding Direct Deposit for Payroll

- Mrs. Wendling said that she’s willing to give it a go. It doesn’t cost us anything. It’s Adams Community Bank. How this would work would be that payday would be Friday. It would be electronically deposited to everyone’s account. It will be mandatory for everyone. She has concerns when there is a Monday holiday. The file needs to be to the bank by Thursday at 3:00 P.M. She’s here Monday nights and Tuesday afternoon. She will have to send the file to the bank on Tuesday when she’s here. That night when the BOS are doing the warrant, if they find a problem, they’re going to have to call her. Mr. Cullett asked if it would help if we have a Monday Holiday, we met on a Friday. She said the Highway Dept. and Police go until Saturday. The other thing that would have to happen is that there must be deadlines for when the time sheets are handed in. “If it’s not in my door at 6 on Monday night, it’s not going on that payroll period. If it’s when we have a holiday, someone may not return their timesheet until Tuesday. I would need that timesheet no later than 2:30 on Tuesday. I don’t want anyone handing me things last minute.” Mr. Cullett said, “the things that change week to week as far as payroll goes for the number of hours would be Police Dept., Highway and Transfer Station. Mrs. Wendling said, “everyone else is on a regular schedule. The Inspectors are the other variables. On a holiday, Mr. Russell may not submit timesheets, if he’s coming to the BOS meeting on Tuesday night. He may think he can bring it Tuesday night. I need to run it and process it while I’m here between 2:00 & 5:00 P.M. The other piece of that, is that we must provide people with a stub, so I’m going to still print the checks. I’m going to have Soft Rite set it up to print “VOID” across the check so that you have your stub, and the check is there. How I’m going to proceed is I have to first get everyone’s data. I’ll need their bank accounts. There’s a form that the bank has for that. You can either put it into a checking or savings acct. Your whole check will go to your bank. Resident Coralie Pelkey wanted to know how the election people were going to be paid. Mrs. Wendling said, “it’s all going to be the same.” Mr. Cullett asked about reimbursement checks, for mileage. Mrs. Wendling said that’s vendors. She said she has to create the files at the bank. “What I would tell you at this point is I’m hoping maybe April or May, depending on what this process is. If I’m going to have to chase people to get stuff. Once I set the file up in the bank, they’re going to run a test through of 0 dollars to the acct, that it works and that they don’t get error reports back. So, it will have been tested before we go live with it.

Item 9: Discussion, Review and Possible vote to approve Revised Town of Peru Community Development Strategy document from Hilltown CDC

- Resident Nanette Mone inquired as to what the Community Development Strategy purpose was. Mr. Cullett explained that it identifies what some of the towns goals are and what we would be looking for to utilize Community Development Block Grant money for. “We partner with town of Chesterfield, and a few other

towns. Hilltown CDC goes after a grant every year. It includes the Rehab Program, provides repairs to people's homes, Septic System Repair Program, and may also be tied in with the water well program. They have a couple different programs that the CDC funds. The "Hen Program" is great program from what was described. It's everything from transportation to doing odd jobs around people's homes, bringing in firewood, and a lot of other things the "Hen Program" offers." Ms. Mone asked if it was income based. Mr. Cullett said that she (Bea) described it as a very easy process to become approved. It's not a lengthy financial process where you must fill in a lot of forms to get approved for the program. Some of the programs, you may have to show bank statements, and show the bottom line. Resident Coralie Pelkey asked if that was for residents or if it was for the community itself. Mr. Cullett said that it's for anyone 65 & older. Mrs. Pelkey said that the Library needs a handicap ramp, and wondered if the monies could be used to help pay for that. Mr. Munch said that he has talked to Librarian Calaycay, and that they had things worked out. Mr. Cullett said that some of the Community Development money may be used for ramps. The only hang-up that we talked about last week with Bea is that she didn't know how that building would fit in being that it's not a town owned building. It's not a public building per say. It's not owned by the town of Peru. She said there may be some way to make it fit, but wasn't sure about that. That might be something worth looking into. If interested in the "Hen Program", the name of the person you could speak with is Charlie Hayes. The things that they offer, may change over time. They've had snowplowing services when they can.

Mr. Mitchell said that in the Community Development Strategy, on page 3 under IV #4, it says "Continue researching and apply for Green Communities designation. The Town will seek funding to install solar panels on town buildings and will press the state to increase the ability of the Town to produce solar and wind power for town use on State Forest land." He doesn't think that's going to happen. Mr. Munch said that the feasibility of going after the state to use some of the State land in a town that 50% is owned by the state. "That's a good thing to bring up at the Mohawk Trail agenda where it can be discussed." That makes sense to him. Mr. Cullett said "if we could get the state to allow us to put a Solar array on their property, why wouldn't we?" Mr. Munch said, "we have a piece of land (the Hall property) that we're going to be stuck with, and maybe that would be a good thing to do with it. The concept of the state owning all the land around that piece of land, so if it came down to you needing more cut for the sun to get at the panels on our property, that would be something that you could talk to the state about. Mr. Cullett inquired to Mr. Mitchell "as a conservation expert in your previous position, on that particular property, the previous owner took an excavator and dug a big hole in the back, and brought some of the dirt out toward the road. There's a big crater out there that was man made, filled with water. Are we allowed to replicate what the property used to be, and fill that back in?" Mr. Mitchell said "you'd have to hire an engineering firm or experts to draw up a whole plan to restore that the way it was. They would have to detail every process. You would have to have wetland experts, and to get permits." Mr. Cullett said that he's curious if that individual was caught as soon as that was done, what would the state have required him to do? Mr. Mitchell said, "essentially, you'd be restoring a wetland to what it was previously, so it's almost unusable land. They already did a wetland delineation on that property, and not too far behind the structure that was on that land. The wetland line is right there." Mr. Cullett said, "you can see these big mounds of dirt near the pond from the road. I noticed that there was water right near the surface of the ground. So, he excavated all the soil. All the town would be doing is restoring a wetland that would cost a lot of money and that we couldn't even utilize." Mr. Leach said, "you couldn't even put solar on a wetland." Mr. Munch said, "as soon as we disturb any of the land there, we're liable for what's underneath it." Mr. Mitchell said, "we don't want to disturb any of the soil on that property at all. Leave it as is."

There is another change on Page 3 of the Community Development Strategy under IV. #5. It should be MBI & Charter Communications or Charter Spectrum instead of MBI and Wired West. Mr. Leach asked if Mr.

Mitchell could verbally tell Anna Lucy of Charter, what changes are, then we can vote on it and Bruce can sign it.

Mr. Cullett made a motion to approve the 2018 Town of Peru Community Development Strategy pending changes. Mr. Leach seconded the motion. All in agreement. **VOTE 3-0**

Mr. Munch asked, "what would the feasibility be of us trading a piece of land, which is basically bordered all the way around by the State, for another piece of State land that we could use? Mr. Cullett said, "it's possible." He doesn't know how they can really trade like that. Mr. Leach asked if that would be a question for Rep. Paul Mark. Mr. Cullett said, "more like DCR."

Item 10: Discussion, Review, and Possible vote to approve Cable Television License by Charter Communications

- Mr. Leach asked if we ever figured out what the other 4% would be? Mr. Cullett indicated "no." Mr. Munch said that we can't do anything until they get their engineering back. He said "we don't have a valid copy to sign. There are things crossed out, and we need a sheet that's finished." Mr. Cullett said that the reason they cross things out is to draw attention to the changes that are made. Mr. Mitchell feels that this should be reviewed by Town Council before we give final approval to see if there's anything that we've overlooked. Mr. Cullett agrees that we should. He said he remembers Peter Larkin from MBI saying that MBI was going to assist in that endeavor and pay KP Law to do the review. Mr. Munch requested that Mr. Mitchell contact Anna Lucy to find out what the deadline is on this and to tell her that the BOS agrees to this plan. "We haven't signed it yet because we want a final copy to send to our Lawyer to have him look it over." Mr. Cullett said, "I think we can send this copy to KP Law." He said that they (Charter) have been doing pole surveys. He also said that if he's not mistaken, we still have some of the grant money left to cover the cost of Town Council reviewing this. There will be further discussion and a possible vote at the next meeting.

Item 11: Discussion of current Transfer Station Annual Permit and bag sticker system (including fee) and proposed changes for location and sale of permits/stickers. Possible vote to adopt proposed changes

- At the last BOS Meeting there was a discussion with Mr. Leach, Transfer Station Attendant as to whether to continue with the current system of permit/sticker, or to go with a bag system. Both Mr. Cullett and Mr. Munch agree that they would like to continue with the current system rather than a bag system. Mr. Leach recused himself as Selectman. Mr. Cullett said that to remove the burden from the Transfer Attendant to collect money for permits/stickers at the Transfer Station, people will purchase them at the Town Hall. The main reason is that we have the Town Clerk and the Treasurer at the Town Hall who are bonded to handle money. The Transfer Attendant shouldn't have to be responsible for the amount of cash that he is holding at any given time. Mrs. Wendling agrees, saying that during the 1st few months of ticket purchases, there's a lot of money coming in and that person isn't bonded. She doesn't get that money until the following week. "The only money that should be handled down there is for bulky waste." Mr. Leach, speaking as Transfer Attendant said that we could even do away with that. He could fill out a form that would be given to whomever is collecting the money at Town Hall, either the Town Clerk or Treasurer. They would pay for the disposal, bring the ticket down to the Transfer Station, showing payment, then dump their stuff. It would be checks only. Mrs. Wendling said she thinks it's a step in the right direction. If it is decided tonight that that's how it's going to be done, Transfer Attendant Leach said he would put a sign-up ASAP to give people the chance to know ahead of time. Transfer Attendant Leach said that seeing that the permits will be for FY19, he would like to see them sold in July so that they go toward FY19. He said that a good portion of them are sold in June, which is closed out for FY18. Mr. Munch asked about the people that

are going to run out of stickers? Mr. Leach said that there would be a grace period for July. That would give them a month to get a sticker.

Mr. Mitchell, speaking on behalf of Town Clerk Leach said she asked for him to relay to the BOS that she didn't mind collecting the money. However, she is concerned about the safe upstairs in the building because it's flimsy. So, she thought it would be better to accept checks. Mr. Munch said that there's people who don't have checking accounts. Mr. Cullett asked if we need a new safe? Mr. Leach said that she basically has a little locked cabinet. Mrs. Wendling said that the bulk of the money collected would be on a Monday night. If she's here, it would get turned over to her. Mr. Munch said he thought it would be good for the Town Clerk to have a safe. Transfer Attendant Leach indicated that Town Clerk Leach said she plans on selling the permits on Saturdays in the beginning to make it easier on the people. It's a much more secure location for somebody to come into. There's cameras when you walk in the door.

Mr. Cullett said it was discussed last year to slowly increase the fee. Currently, the fee is \$50.00 with 150 bag stickers. Mr. Munch said he felt that an increase of \$10.00 a year was reasonable amount. The cost of the permit and 150 stickers would be \$60.00. Resident Coralie Pelkey would like to see it stay the same as it is. "We did put \$7000.00 as was said at the annual town meeting for a paper crusher. We were hoping to keep the price of the compactor services down. We haven't even had that in operation for a year to see how that is even cycling through for the budgets. You haven't met with the Finance Committee yet. You don't know where you are budget wise for this past year. I feel as though trash is never going to catch up with itself. Everybody's going to have trash. One thing for everybody to think about is mainly raising the fees on the bulk dumpster." Transfer Attendant Leach said those fees are set by Northern Berkshire Solid Waste (NBSW). Mr. Munch explained that what we're trying to do, is to get the dumpster to pay for itself eventually, or at least come close. "The Town of Peru is so much lower than any other town around as far as what we're charging people to get rid of their garbage. A \$10.00 increase is really nothing over a full year. That's less than 50¢ a week for 52 weeks." Mrs. Pelkey said that it's going to put a burden on some people. Mr. Munch said that all these things that we're trying to do is to move in a positive direction for the town. We're trying to make things pay for themselves. Yes, it's going to come out of your pocket or it's going to come out of your taxes. It's going to come out of your pocket one way or another. We're at least going in the direction of other towns. We're trying to do these things to keep the taxes down." Mrs. Pelkey asked how many more years we have for delivering waste. Mr. Cullett said that they upped it 5yrs. Ms. Mone asked how much it's costing the town for waste removal. Mr. Cullett said, "our, compactor account currently as of today is 62.63% or \$18,789.00 expended. We have appropriated \$30,000. The compactor account includes not just the trash disposal, but also the hauling for paper, the attendants pay, and hauling for the recyclables. Mr. Leach said, "that's not counting the money we bring in for the permits." Mr. Cullett said that we also have a separate fee to the NBSW District for \$2500.00 per year to be a member.

Mr. Munch makes a motion that we raise the fee to \$60.00 a year for the permits, that we stick with the sticker system, and we do not go with the bag system. Mr. Cullett seconded the motion. Mr. Munch and Mr. Cullett say Yea; Mr. Leach recused himself. **VOTE 2-0**

Transfer Attendant Leach said permits/stickers would have to be purchased by the end of July. Mrs. Wendling said she would inform everyone by composing a letter. It could go with the April 1 tax bill.

Mrs. Wendling has concerns about not getting time sheets from the people that are filling in at the Transfer Station. She said that 1-2 months go by, then a timesheet comes. She doesn't know when these people are working or not working, and feels that she shouldn't have to reconstruct the last month to see if someone

overlapped, because she's not overseeing what's going on down there. She said that those timesheets should be in her door on Monday night by 6pm. "Even if those sheets are in the compactor room, they could be put in an envelope and put in the door that says "Treasurer" on it." Mr. Cullett suggested putting a note in with their check. There needs to be better communication.

Item 12: Review/Discussion and possible vote for Dealer License (Auto) renewal from William Tatro dba T&T Truck & Auto Sales 21 North Road

- Mr. Cullett made a motion to renew the Auto Dealer License. Mr. Munch seconded the motion. All in agreement. **VOTE 3-0**

Item 13: Compile list of bid solicitations for Town Administrator complete before budget meetings

- Mr. Cullett said there are a list of things that we have to go through and have together to compile before our budget meetings. He indicated that he has started to work a little bit on this with Mr. Mitchell. "It's a lot of little things you don't think about until you sit with the Finance Committee. For instance, what the phone system will cost us for the next fiscal year; what the security system monitoring will cost us over the next FY, so that this doesn't automatically default to Selectmen expense; what our Internet Communication Service is going to cost us for the next FY; getting all those numbers in line, then putting some of those things out to bid for Vocational Transportation; mowing. Mr. Leach would like to see a budget line for resurfacing the back of the building here. Mr. Cullett said, "that's one thing I talked to Caleb about so that we can have a hard bid in place for work to start in the Spring. If we do it more on the lines of a public bid, because the dollar amount isn't high enough where we have to put out legal ads. Instead of doing a formal thing, we meet with each individual contractor and we want to follow up with getting a number from them. We send out a written request for bids, and say if you're interested in this project show up at such and such a time. We'll talk about the project with everybody together, and we want the bids by a certain time and we'll award the bid shortly thereafter. Mr. Leach said that they have to be licensed and insured. Mr. Cullett said, "the only big thing we have to be careful about is that they're licensed & insured. The license would be a Construction Supervisor License."

Item 14: Review and approve accounts payable, treasury warrants, payroll warrant

Item 15: Adjourn

- Mr. Cullett made a motion to adjourn. Mr. Leach seconded the motion. All in agreement. **VOTE 3-0**

Meeting adjourned at: 10:06 P.M.

Other matters/items not listed, but brought up for discussion to the extent permitted by law during January 29, 2018 BOS Meeting

- Mr. Cullett said that Kim Wetherell was not satisfied with the response she received from the BOS re: The Open Meeting Law Complaint she had filed. The Attorney General is reviewing the complaint

Articles used in meeting

BOS Meeting Minutes of 1/16/18

BOS Meeting Agenda of 1/29/18

Sign-In Sheet for those in attendance of 1/29/18 meeting

Auto License renewal for William Tatro, T&T Truck & Auto Sales

Final Cable Television License with Charter Communications Entertainment I, LLC

2018 Town of Peru Community Development Strategy (revised)

Correspondence from Attorney General re: Kim Wetherell Open Meeting Law complaint

Payroll

Vendor Warrants

Model of As-of-Right Zoning Bylaw

Respectfully submitted,

Irene J. Morrison

Irene J. Morrison

Selectmen Secretary

Chairman, Bruce Cullett

Selectman Verne Leach

Selectman Ed Munch

Approved: _____2/12/18_____