



**Select Board Minutes
Tuesday, December 5, 2017 - 6 pm
Holland Town Hall
27 Sturbridge Road
Holland, MA**

Present:

Bettina Schmidt - Chair

Lawrence Mandell - Member

Kelli A. Robbins, Esq., Executive Secretary

Remote telephone participation:

Elias Gillen - Member

Call to Order: 6:02

Approval of Minutes

Motion 120517-1, Mr. Mandell to approve the minutes of November 7 and 21st, 2017 as written, 2nd Ms. Schmidt. So voted. Mr. Gillen abstained.

Old Business:

Mr. Mandell wished to ask for a point of order. Mr. Mandell explained the continuation of the Community Development Strategy, public input should have been on the agenda any comments for the hearing of the FY 2018 Town of Holland Community Development Strategy will be heard during public access.

Information from attorney re municipal land purchase:

The Select Board, during a past meeting, voted to hire a third party independent attorney who specialized in land issues. The assignment, answer multiple question pertaining to municipalities purchasing land under multiple situations. Each topic was addressed in full and can be viewed within the resulting document. This included the lots formerly used and referred to as the South Boat Ramp.

Motion 120517-2, Mr. Mandel to make the document public. 2nd Mr. Gillen. So voted
Mr. Mandell explained briefly the history of the "South Boat Ramp". After a title search it was determined that the Town does not own either parcel in question and how the town stopped advocating it's use as a town approved access point to the South Basin. Mr. Mandell noted that the information previously provided by Ms. Robbins was confirmed by Attorney Nislick in his memorandum of law. Ms. Schmidt noted that there were many other types of land purchasing addressed and the proper way to do so as a municipality is included in the memo besides the lots

involved in the South basin. The topic of acquiring the lots owned by Mr. Counihan has now been put to rest and will no longer be pursued.

Hiring of Town Counsel

It was noted that at the last meeting Ms. Robbins asked that the Select Board be open to hiring attorneys with the expertise in the area of need. Similar to hiring Attorney Nislick to review the land issue as that is his area of expertise. There has been difficulty in getting timely responses from the current law office generally used. The quality of work has also been not up to par.

Mr. Gillen offered to gather a list of attorneys frequently used by municipalities based on his working contacts.

The Board will come up with ideas for policy on how and who to hire for which projects to be discussed at the next Select Board meeting.

New Business:

Dam Inspections

The Hamilton Reservoir dam is a high hazard dam that has mandated inspections every two years. It was noted that the inspection of the dam done was not satisfactory. The Select Board will be seeking other engineers to do the inspection for the upcoming year.

Excess Motor Vehicles

The Select Board asked Ms. Robbins to look into selling all the excess motor vehicles. Ms. Robbins said she was aware of the need to sell the vehicles and has already begun looking into the appropriate mean of disposal to meet procurement requirements.

Motion 120517-3 Mr. Mandell, to put all excess vehicles up for sale. 2nd Mr. Gillen. So voted.

Town Hall HVAC System

Ms. Robbins stated that the current HVAC system is out dated and costly to maintain. The compressors have failed and been replaced 4 times in the last several years. They are no longer making the compressor we need. In order to upgrade the HVAC system to one that can be maintained, we need to have an energy audit to see what we need to upgrade.

Motion 120517-4, Mr. Mandell, to have an energy audit of the town hall HVAC system completed with the intention of replacing the current system. 2nd Mr. Gillen. So Voted.

Town owned property on Island Road

The Treasurer took a parcel of land with a building, located on Island Road in a tax taking. The parcel has an unsafe building on it. Demolition of said building should be investigated.

Motion 120517-5, Mr. Mandell, to investigate the cost of demolishing the existing building. 2nd Mr. Gillen. So voted.

Tear Down of buildings on Town owned Stafford Road land

Ms. Robbins explained that the current building in which the police vehicles are housed is in poor and unsafe condition. They should be replaced with an alternate location for housing the police vehicles provided.

Motion 120517-6 Mr. Mandell, to investigate the cost of demolition of the structures and purchasing a Quonset hut for housing the vehicles. 2nd Mr. Gillen

Liquor and Building License

Motion 120517-7 Mr. Mandell to sign the liquor and business licenses for calendar year 2018. 2nd Mr. Gillen. So voted. The following licenses were signed.

- Holland Rod and Gun Club #00004-CL-0536 club all alcohol
- Heer Convenience store: All liquor – off premises # 00006-PK-0536; Common Victualler #902-18
- Diane's Villa Nova #00011-RS-0536 Wine and Malt on premises; Common Victualler #907-18
- 164 Mashapaug Road, Inc./PJ's Town Crier #00003-RS-0536 All liquor on premises; Common Victualler, Annual Entertainment, 3 Coin Operated Machines #906-18
- Maine Attraction, Common Victualler, Restaurant #901-18
- Restful Paws Bed and Breakfast, Common Victualler #904-18

Announcements:

The following are seeking members
Zoning Board of Appeals - 1 member
OPEB - 2 members
Bylaw Committee - 1 member
Capital Planning Committee - 1 member not affiliated with any other boards or committees

Warrants signed as follows

Public Access –

NONE.

Motion 120517 – 8 Mr. Mandell to adjourn. 2nd Mr. Gillen. So voted

Meeting closed 6:27 PM