



TOWN OF BLANDFORD
Board of Selectmen, Minutes
January 25, 2016

Attendance: Adam Dolby, Andrew Montanaro, William Levakis and Cara Letendre - Secretary

Open Meeting:

7:04 p.m. Mr. Dolby called meeting to order, provided notice that meeting may be recorded.

New Business:

1. Council on Aging: regarding rumors of room being moved.
 - a. Margit Mikuski- addressed the Board regarding rumors that the COA room will be moved to accommodate a new daycare program. Any room can be used for the COA as long as it is large enough and there is proper storage. The concern is really regarding the lack of communication and courtesy of including all departments in the discussion.
 - b. Mr. Dolby-
 - i. We have investigated the possibility of affiliating with the YMCA to run a child care program in this building as it is a bus hub and in an effort to appeal to families and address some child care challenges in town. We don't have our eyes on any particular room at this point. We have no plans to evict the COA, there are still a number of discussions to be had going forward.
 - ii. Our next step is to complete a needs assessment in Blandford and surrounding towns to determine how many parents would be committed to sending their children. Once we get the numbers in we will start an earnest discussion about our next step, assuming there is adequate interest. We would have a discussion at that point as to any changes that might need to be made and determine if the project is cost effective.
 - c. Mr. Montanaro- we are actively trying to appeal to young families.
 - d. Margit Mikuski- The COA has also been thinking about intergenerational programs and would love to incorporate a child care program in their activities.
2. MIIA Representative: not present
3. Building Inspector:
 - a. Regarding fee adjustments
 - i. Mr. Dolby- Mr. Peterson has done a remarkable job of catching us up.

- ii. Mr. Peterson- submitted a new fee structure for the building department. Reviewed several structures from surrounding towns and found Sandisfield's to be the most relevant. The rates proposed will generate income needed to run the building department. See attached.
 - iii. Mr. Dolby motion to accept the building permits and fee structure as submitted on 1/25/2016 effective 3/1/2016. Mr. Levakis second, unanimous vote.
 - b. Regarding cease and desist letter to vacate property
 - i. Mr. Peterson sent a cease and desist letter to Mr. Verderber the week prior. Mr. Verderber was asked to vacate his property on Otis Stage Road as it is in violation of the Massachusetts Building Code.
 - 1. The building is used as a dwelling and has no running water or septic system.
 - 2. The building exceeds 120 square feet and there was no building permit or certificate of occupancy granted.
 - ii. Mr. Verderber- not here to discuss building code.
 - 1. Mr. Peterson- the porta-potty is not with-in the sanitation code.
 - 2. Mr. Verderber- there is another resident with a porta-potty in town.
 - 3. Mr. Levakis- we are here to discuss this matter, we will address other matters as they arise.
 - iii. Mr. Peterson- you can't live in the building as it is.
 - iv. Mr. Verderber- can I camp on the property?
 - 1. Mr. Peterson- no, not for 365 days per year.
 - v. Mr. Verderber- I have done a perk test, I have a state approved driveway, I have a plan for a septic system. I am taking my time to build. Nothing has been done in secrecy. I have had the police visit my house and I have been given an address from the Town Clerk.
 - vi. Mr. Peterson- in order to live in the house you need to have a water supply, a septic system and to comply with the building code. Aside from that you will need to get a permit for the current building as an accessory building.
 - vii. Mr. Verderber- can I live in a camper temporarily?
 - viii. Mrs. Kronholm- the zoning bylaw states that a resident can reside in a trailer on the property for 60 days while construction is underway with possible renewals of 30 days granted by the ZBA.
 - ix. Mr. Verderber- can I use the building during the day and stay somewhere else at night? What is considered a dwelling?
 - 1. Mr. Peterson- sleeping and cooking are done in a dwelling.
 - x. Mr. Verderber- can I keep the sani-can?
 - 1. Mr. Peterson- I will look into that.

