



TOWN OF BLANDFORD  
Board of Selectmen, Minutes  
July 27, 2015

**Attendance:** Bill Levakis, Adam Dolby, Andy Montanaro, and Cara Letendre – Secretary

**Open Meeting:**

7:00 p.m. Mr. Dolby opened meeting, provided notice that meeting may be recorded.

**Posted Agenda Items:**

1. MBI Director, Eric Nakajima: Regarding the Last Mile and the steps MBI is taking
  - a. MBI is beginning to launch pole surveys, and coordinating with utilities. Will complete this “make-ready work” in 18-24 months. Blandford will be included even though we have not reached our sign-up goal yet.
  - b. Working on developing contracts with towns or via Wired West to assure that the towns are committed before proceed with funding.
    - i. Wired West is drafting contracts, plan to get to towns in September/October.
  - c. Provide technical assistance where they are able. Preparing a memorandum to help navigate the process of borrowing funds.
    - i. Have offered \$5,000 grants to each town to help with planning.
  - d. Funding:
    - i. Plan to expend money from the Commonwealth first.
    - ii. Governor recently authorized more funding then what was requested, support has been profound.
2. Minutes:
  - a. Culverts: can we take action on the culverts? No, waiting on letter from Counsel. Will be decided by the Selectboard, no bylaw needed.
  - b. BRD Paperwork: question about Lorraine needing more information.
  - c. Mr. Montanaro motion to accept meeting minutes of July 14, 2015 as written, Mr. Levakis second, unanimous vote. Mr. Dolby abstained as he was not present at the meeting.
3. Highway Department:
  - a. 30 Day list: Cara check with Lisa to see if posted

**Old Business:**

1. Treasurer Appointment: Interview with Lynn McCann (Acting Planning Board Chair), Linda Smith (Finance Committee Chair), June Masee (Tax Collector) and Janet Lombardo (Accountant).
  - a. Mr. Levakis: Do you need an assistant?
    - i. Mrs. Marra: not at the moment. I can’t learn and train someone at the same time. Maybe in the future.
  - b. Mrs. McCann: What additional support do you need?
    - i. Mrs. Marra: help with balancing the bank statements going back to match. Have spoken with Josephine Sarnelli about helping.
  - c. Mrs. McCann: Do you need any support from a professional standpoint?

- i. Mrs. Marra: yes, just started Treasurer School.
  - d. Mrs. Smith: Josephine Sarnelli is going to be helping with reconciling bank statements and will teach Mrs. Marra how to do so.
  - e. Mrs. Lombardo: Do you feel comfortable with the level of help you received from Bill Dapkus (SoftRight) last week?
    - i. Mrs. Marra: yes for now, when I start to work on it more I may need more help.
  - f. Mrs. Masee: In light of what happened with the tax bills, are your Assessor duties suffering?
    - i. Mrs. Marra: That issue seems to be a SoftRight problem. Mr. Dapkus is working on it. I am on track for a re-eval with the state in August, earliest we have ever completed this.
  - g. Mr. Montanaro: When can we expect monthly reconciliations?
    - i. Mrs. Marra: hopefully in August
  - h. Mr. Montanaro: What is the hardest part of the job?
    - i. Mrs. Marra: previously payroll, not it is going smoothly. Constant disturbances.
  - i. Mr. Dolby: What do you do the worst?
    - i. Mrs. Marra: keep up with postings.
  - j. Mr. Montanaro motion to appoint Brenda Marra to the position of Treasurer for a three year term, Mr. Dolby second, unanimous vote.
- 2. Town Garage Mitigation:
  - a. Mr. Levakis spoke with DEP representative and was told we can decide if we want to have contractor continue work or hold-off. Decided to wait to pour forms to save some money.
  - b. Mr. Levakis worked last week at garage with Cold Spring Environment.
  - c. Testing: no pollution under garage starts about five feet out. Hit ledge about 4 feet down so fairly contained. About 1 ½ weeks to get results.
  - d. Getting quotes for excavation.
  - e. If we stay within 120 day time frame, DEP doesn't need to get involved.
- 3. Educational Funding Levels from State:
  - a. Governor signed budget, not much changed.
  - b. Still waiting on Mitigation funding.
  - c. Tomorrow night the School Committee is meeting to review the budget.
- 4. Town Administrator: Hold until see the school budget. Highly endorse value yet hold due to funding

**New Business:**

- 1. DOER Jim Barry: Regarding becoming a Green Community. Contacted by the Water Department to discuss help with funding for solar panels at the water plant.
  - a. Back in 2010 Blandford looked into becoming a Green Community and decided at that point it was not for us. The criteria has since changed and the Selectboard is interested in re-visiting the topic.
  - b. Criteria:
    - i. As-Of Right Siting: Blandford has already passed the solar by-law and meets this criteria.
    - ii. Adopt Expedited Permitting Process: requires letter from Town Counsel. Expedited process is defined as 12 months.
    - iii. Energy Use Baseline: requires that we analyze energy we use in a given year and develop a 5 year plan to reduce costs by 20%. No funding commitment.

- iv. Policy to Purchase Fuel Efficient Vehicles: going forward, where practical, purchase fuel efficient vehicles.
- v. Require New Building to be More Energy Efficient:
  - 1. "Stretch Code" is now much closer to the building code, almost identical. The new building code which will go into effect in 2016 is the same.
- c. Funding: initial Blandford is likely to receive \$139,000 towards an energy efficient project.
  - i. Discussion about how funding can be spent.
  - ii. Can apply for more funding once awarded grant money has been spent.
  - iii. Funding for the program is not part of the general budget. Money is put into the fund by energy producers as credits.
- d. Questions:
  - i. In 2010 once concern was that people selling houses would have to bring them up to the new code. Would that still be the case?
    - 1. Title V is not related to Green Community.
  - ii. Enforcement Mechanism? The Building Inspector works with a HURS inspector (hired by the person building the home for about \$1,000, \$750-\$950 of which can be covered by Mass Saves) to measure performance.
  - iii. If someone is doing a remodeling project and adding on to an existing home do they have to meet the stretch code?
    - 1. That Stretch Code (SC) does require NEW residential construction to have an independent energy consultant to verify that the new home is, in fact, energy efficient. The current SC impact on existing homes relative to additions, renovations or repairs is that the NEW work needs to meet current energy code with regards to insulation and also any NEW doors, windows or skylights would need to be Energy Star rated. Existing homes would NOT need the independent energy consultant's participation. There is nothing in either the Green Communities Designation process nor in the Stretch Code that requires ANYTHING of someone selling an existing home. It is NOT like Title V (which requires someone selling a home to be sure their septic system is up to current code).
    - 2. No outside help needed to hire, omitted in 2015 code.
- e. Vote: Requires majority vote at Town Meeting.
  - i. Mr. Barry will attend an informational meeting to educate the residents.
  - ii. Mr. Barry will email Cara a form regarding software installation to track energy.
    - 1. Sheepgate: Letter of thanks from Maureen Costello regarding Selectboard's visit and signed proclamation.

8:55 p.m. Mr. Montanaro motion to adjourn, Mr. Levakis second, unanimous vote.

Submitted by: Cara Letendre

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Adam Dolby

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Andy Montanaro

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William Levakis