

SELECTBOARD MEETING
September 6, 2011 – 6:00 p.m.
Treas/AA Office

Attendance: Carol Olsen
Erik Anderson
Jack Johnson
Jane Cushman
Karen Lathrop
Heidi Allen Goodrich
John Upham

1. Adjustments to Agenda
 - a. Request to use attorney for Tax Sales – New Business
 - b. Personnel Issue – New Business – Executive Session
 - c. Revolving Loan Fund – New Business – Executive Session

2. Approve Minutes to August 6, 2011 Meeting – Carol moved and Jack seconded the motion to approve the minutes as written. So moved.

3. Public Concerns
 - a. Marty Gratz has expressed concern about the shallow root box elder trees growing on the lot between the town garage and the First Branch where the town pump house is. These trees are vulnerable to strong winds. There is one large tree standing that endangers her stockade fence and line of cedars. The Board agrees with her request to cut the tree before it falls.
 - b. Eric has had several inquiries about work done on Upper Village Road and its relationship to the floodplain and that he would pass the information on to Preston.

4. Water Department
 - a. Rate Structure – No new info
 - b. Bench Sheets – Reviewed and signed
 - c. Other

5. Roads
 - a. Garage Survey – The Board reviewed the survey and agreed that it is time to contact Rebecca Pfeiffer, State Floodplain Coordinator to have her view the Heath Field. Two main points raised in the survey are 1) a structure would have to be built 7" above the floor of the existing structure and 2) if flood water reached the structure, the water over the road to the site would be under 3' of water.
 - b. Agreement between Vershire & Chelsea for use of Mower – tabled until Rick is present
 - c. Town Forest –The contractors are building their interior road system and have a few minor alterations to the road. They are asking Rick if the alterations are ok for them to do or does he want to do them. Jack moved and Carol seconded the motion to accept Long View's offer of \$125/MBF for additional stumpage as recommended by Dave Paganelli (forester). So moved.
 - d. Other – Excavator Lease – Jack will check with Woods CRW Corp. on the length of the lease and who authorized the lease.

6. Town Clerk
 - a. Karen reported that there are many resources available for flood victims
 - b. Karen has been unsuccessful locating someone willing to do the handicap ramp. If this work is not done by December 31st, the grant money is forfeited.

7. Old Business

- a. Zoning – The permit work in danger of violation appears to be in progress.
- b. Town Hall Weatherization – Duct work is being done. Karen is going to take pictures of the back wall of the stage to document signatures before any weatherization work is done there.
- c. Transfer Station – The waste oil tank was emptied today. Townspeople need to be reminded to be careful not to contaminate the oil with coolant, etc. as this could render the oil as hazardous waste and increase the cost of disposal. Erik will continue to search for someone to repair the transfer station attendant's building roof and trim.
- d. Trees in Brook – The trees are not in the brook so the town can remove them.
- e. Old Home Days – Erik moved and Carol seconded the motion to appoint and formalize the creation of the Chelsea Old Home Days committee. Those appointed are Deb Baker, Heidi Connor, Sharon Gallacher, Emily Newman and Scott Spinella. So moved. Since this event would be considered a town event, the insurance would be covered under the town's policy.
- f. Other

8. New Business

- a. Town Hall Rental – The Board agreed that it would be good to rent the Town Hall for cribbage league play. Because it would be during the winter and there would be a need for heat, they agreed that the rent should remain at \$65 per event.
- b. USDA Loan Refinance – Over the life of the loans, the town would save \$39,175 but the payments would be significantly higher for the first several years. The Board does not support the refinancing as the present economy is not the time to increase these payments.
- c. Flood Response & Preparation – John Upham, Fire Chief, approached the Selectboard to encourage the board to consider buying a generator for the gym and cafeteria at the school so as to use this site as an emergency shelter. The Selectboard support John attending a Schoolboard Meeting with the same request. John encouraged the Board to check with the water/sewer operator and the road foreman to see if they have a pre-flood plan in place and to put it in writing. John also pointed out that Chelsea needs an Emergency Coordinator and suggested checking with Dave Farnham.
- d. Attorney – Jack moved and Carol seconded the motion to authorize the delinquent tax collector to hire an attorney to conduct tax sales at the statutory 15% rate of pay. So moved.
- e. Carol moved and Jack seconded the motion to enter executive session at 8:15 p.m. to discuss a Revolving Loan Fund loan. So moved. Exited at 8:17 p.m. No action taken.
- f. Jack moved and Erik seconded the motion to enter executive session at 8:20 p.m. to discuss a personnel issue. So moved. Exited at 8:27 p.m. No action taken until more information is available.

9. Adjournment – Carol moved and Jack seconded the motion to adjourn at 8:35 p.m. So moved.