

TOWN OF RANDOLPH
BOARD OF SELECTMEN
Tuesday, October 30, 2012
4:00 p.m

BOS PRESENT:

Robert Henderson
Edward F. Gorham
Peter K. Hanley

OTHERS PRESENT:

Lynn R. Mealey, Town Clerk
John Crocker, Public Works
Janet Richards, Tax Collector/Treasurer
Bob St.Pierre, Code Enforcement Officer/Plumbing Inspector

Meeting was called to order at 4:00 p.m.

Board was unsure as to whether or not Bob St.Pierre was going to be at the meeting regarding a letter received by the town from the ISO regarding ratings and building codes in the Town. If he does not come to the meeting tonight, he will be asked to write an opinion on this issue.

Ed Gorham filled in Bob Henderson regarding the problem that Charlie Brown was having. Charlie was at the last meeting and he and John Crocker discussed it and John agreed to go and look at the issue.

John was also going to talk with Al Hodsdon about having an engineer sign off on the work that needs to be done with sewer lines on Meadowview. Bob asked that John be at the next meeting to discuss this.

More discussion about complaints regarding the Animal Control Officer. Bob has talked with Ross and asked the town clerk to put him on the agenda for the next meeting. There have been complaints that he does not return messages left on his phone. Bob asked if the back up for the ACO, Peggy Sirois, had been sworn in. The town clerk stated that the Board was waiting for a background check to be done.

Ed made a motion to accept the minutes of the October 23, 2012 meeting. Bob Henderson seconded the motion. **VOTE – UNANIMOUS.**

Board meetings through the end of the year were discussed. They will be, Tuesday, November 13, 2012, Tuesday, November 27, 2012 and December 11, 2012 and all meetings will be at 5:00 p.m.

Bob stated that he would like to keep the meetings at 5:00 to accommodate his working schedule. He feels that having the meetings at 5:00 are more convenient if any members of the public would like to attend. He also stated that he would like to keep the “public comment” as part of the agenda as he feels it is important to have the members of the public be able to comment even if they are not on the agenda.

The Committee for the Future Fire Department on Kinderhook Street was discussed. The committee will consist of: Bob Henderson, Marge Gilman, Al Seymour, Ron Cunningham and Bill Ebert as members of the committee. Bob also feels that Mike Carrie would be a valuable member. Appointments will be drawn up. Bob also feels that the public works should be located there also.

The town clerk gave the Board an appointment of Bob St.Pierre as **Plumbing Inspector** that was supposed to be signed at the September 18, 2012 meeting. Bob and Ed signed the appointment.

Janet Richards presented the board with the MVR which is the municipal valuation return and must be filled out and signed by the Board. This is due November 1, 2012. Janet explained that next year the valuation will be going down to 89.6. It is currently 94.2.

Mr. Hanley entered the meeting at 4:20 p.m. Janet explained that she put the preliminary audit in the board’s folder and that the auditors would like a response to this as soon as possible. This has to be signed by one board member and the treasurer.

Janet asked for an executive session. Ed Gorham made a motion to go into executive session per 1 M.R.S.A. §405(6)(a) for a personnel matter. Bob Henderson seconded the motion. VOTE – UNANIMOUS. Board went into executive session at 4:20.

At 4:25 Bob Henderson made a motion to come out of executive session. Ed Gorham seconded the motion. **VOTE – UNANIMOUS.**

Sonny James asked to speak to the Board regarding having **Ted Berry put** under contract to clean the pump station every 6 months. He will speak to them about sending a contract that the town can sign. Sonny reported about ongoing problems with the pump. Peter Hanley told Sonny that John Crocker is going to be getting in touch with Al Hodsdon about looking into this. Sonny asked that he be told what is going on with the pump station and would like to have known that Mr. Hodsdon was going to possibly be coming down.

Bob asked Sonny about his acceptance sheet that he received with the policies and his job description. The description stated requirements that were for a full time sewer plant operator. It was suggested that Sonny go through the description and change it to fit his job description and title. There was further discussion of problems with the pump station and grease that appears and causes problems. Sonny suggested that the restaurants and food service businesses be checked to see what is going down the drain with respect to grease. This would include, Goggins IGA, Randolph Takeout, Webb's Mobil, Town Line Variety and June's Restaurant which is in Chelsea but hooked into our sewer system. Bob St. Pierre can do this as Plumbing Inspector for the Town.

At 4:55 p.m. **Bob St.Pierre** came into the meeting to discuss "**building codes**". The town received a letter from Insurance Services Office, Inc. regarding the fact that Randolph has not adopted formal building codes to enforce. Bob said that he will look into this but he was concerned that if we adopt these, then the town will not be able to enforce the 101 Life Safety Code which he feels is very good at covering what the town needs to cover with new construction etc. Bob explained the rating that the town receives from the ISO and how they arrive at that rating. In the past years the lion's share of the rating was based on the Fire Department. Some of the things taken into consideration are: hydrants and water supply, the Fire Department and their volunteers and whether or not their equipment is up to date. The State of Maine is requiring all communities with a population over 4,000. Randolph is not only under 4,000, we are under 2,000.

Bob said that the **101 Life Safety Code** has been used by the State Fire Marshall's office and Bob feels that these requirements are in the best interests of the Town of Randolph.

New commercial buildings must use the new building codes. Bob will do more research on this and make a recommendation to the Board as to whether or not this would be beneficial to the Town. He may recommend that the town wait until it is required by the State to adopt the building codes. Once these codes are adopted, someone from the town must go out and inspect the buildings and all new commercial building must fall under these building codes anyway. Ed asked who would be inspecting. Bob said that the State has inspectors that are 3rd party inspectors. Commercial buildings are inspected by engineers.

Bob suggests that we wait until after he hears from the ISO. If the Town decides to go with accepting these new building codes it could be done in two steps with the first phase being acceptance at the next annual town meeting. Peter Hanley said that he believed we are rated at "6" with the ISO.

Bob asked to speak to the Board about his recent appointment as plumbing inspector for the Town of Randolph. Bob suggested to the Board that they consider using Julian Beale from Farmingdale who is a licensed plumber and is now the plumbing inspector for the Town of Farmingdale. Bob would then be the alternate inspector. Between Bob and Julian, their availability would be better for the town. Bob will check with Julian.

Bob agreed to read the meters in town for the three properties that are hooked into the sewer system but are located in Chelsea each quarter before sewer billing.

Bob also reported on some of the areas in town that have been problems. There are problems with a rental unit on Third Street. The renters have moved out but there are 3 tents and some of the junk is under cover.

Bob asked if the attorney would take this matter to court but the attorney said it would be hard to take it to court if they put things under cover. Bob feels that the Town should pursue the owner, Mr. Roy, not the renter. The selectboard agreed.

A resident who lives on Windsor Street, had some trees cut on the river and someone from the DEP noticed that these were cut and this was a violation of Shoreland Zoning. The DEP told Bob that there should be fines assessed by the Town and a requirement to re-plant. Bob wrote the resident a letter and he feels that this person did not do this intentionally. Bob explained to her that he had to write her a letter telling her that the DEP and Shoreland Zoning authorities had contacted the town.

Bob has to go down and actually count the number of trees cut see if she has cut 40% or opened up an area of 500 square feet to figure the amount of the violation. Bob said if something is not done then others who live in shoreland zoning will be cutting and be in violation.

Bob Henderson also asked about the Rausch property on Windsor. The CEO believes that it may be time to take him to court. Bob said that he has sent several letters to this home owner in the past and he will get on this again. Bob Henderson said that he would like Bob St.Pierre to get on this right away.

Peter Hanley did not sign the appointments for Ron Cunningham and Bill Ebert for the committee for the future fire department as they are not residents of the town.

Peter Hanley asked the board members if they could meet at 4:00 instead of 5:00. Bob and Ed both want to leave the meetings at 5:00 p.m.

Ed Gorham made a motion to adjourn. Peter Hanley seconded the motion. **VOTE – UNANIMOUS.**

Meeting was adjourned at 5:45 p.m.

Respectfully submitted,

Lynn R. Mealey, Town Clerk