

# **Town of Oakham**

Board of Selectmen

Regular Session

Minutes of December 12, 2022

**Present:** Don Haapakoski Chairman, Brad Taylor-Vice Chairman, Lucy Tessnau-Clerk

**In attendance:** Maribel LaRange-BOS admin asst., Cynthia Henshaw, Mark Mattson, Alan Flagg

**Meeting opened at 6:00 PM by Chairman, Don Haapakoski**

**Approve Warrants:** Lucy made a motion to approve WR23-12, Brad 2<sup>nd</sup>, Don all in favor.

**Approve Minutes:** Lucy made a motion to approve minutes 10/03/2022 & 12/05/2022 as written, Brad 2<sup>nd</sup>, Don all in favor.

**East Quabbin Land Trust:** Cynthia Henshaw, executive director at East Quabbin Land Trust, a non-profit organization came before the board with Mark Mattson of 114 Dennis Whitney Road in Oakham. Mr. Mattson is interested to continue to own his property where is house and barn but wants to ensure that the remaining of his land stays conserved. In order for that to occur the board needs to sign a document staying they approve it.

Mr. Mattson stated he has lived on his property for 22 years. It is a 35-acre farm with only 5 acres of open fields. Mr. Mattson allows his neighbors to use his fields. Paul Thompson does sugaring, Brodmerkle hays the fields, and Marlene Narrow keeps her horses and cows in Mr. Mattson's barn during the winter all at free of charge. Mr. Mattson wants to keep all that farming going and therefore has decided to donate the development rights. The entire 35 acres would be under the conservation restriction with a building envelope around the house and barn meaning that the house and barn will always be sold with the land to remain as a 35-acre unit.

Brad made a motion to accept the conservation restriction, Lucy 2<sup>nd</sup>, Don all in favor.

**Dr Sheila Muir-QRSD Superintendent:** Dr. Muir was unable to attend due to an unexpected meeting. Rescheduled for 12/27/22.

**Sign license renewal:** Lucy made a motion to renew the liquor and class II presented, Brad 2<sup>nd</sup>, Don all in favor.

The board renewed the following licenses:

- Oakham Pine Acres, Inc.- Wine & Malt Only
- Pine Acres Lodge, Inc.- All Alcoholic
- Golfer Arms, Inc.- All Alcoholic
- Route 148 Package & Variety, Inc.- All Alcoholic

- Agronomy Farm Vineyard, LLC- Wine
- Breakaway Automotive- Class II
- Oakham Trailer Sales & Services- Class II
- BHT of Oakham, LLC- Class II

**Town Audit:** Lucy made a motion to sign contract with Roselli, Clark & Associates for Town audit for fiscal years 2021 & 2022 at a cost of \$15,000 per year for a total of \$30,000, Brad 2<sup>nd</sup>, Don all in favor. (Don Haapakoski as the Chairman signed)

**Official area for meeting postings:** Although meetings can be posted in multiple areas there is only one official area to be recorded at the Attorney General's Office.

Lucy made a motion for the official area to post meeting will be at the Town Hall outside area, Brad 2<sup>nd</sup>, Don all in favor.

**House at Center of Town complaints:** The board received a letter from Mr. Jacob Moisio from 33 Coldbrook Road, dated 11/27/22 with concerns about the house next to his, which is 21 Coldbrook Road. In Mr. Moisio's letter he states he has contacted the Board of Health and the Building Commissioner several times about the state of the vacant house. Mr. Moisio is concerned of the rapid decaying of the house and that nothing to date has been done about it. Mr. Moisio stated that in the past two weeks his house has been infested with rats to the point he's had to call for professional help to come in and eradicate the rats from his house. The professional was confident that the rats were coming from 21 Coldbrook Road. A trap was placed and in a matter of 7 days 24 rats were captured.

Mr. Moisio stated the last thing he would want to do is pursue legal action but if the issues are not resolved immediately, he will.

Oakham's board of health is part of a regional organization with the Town of Leicester which provides a Health Agent for investigation. They are aware of the situation at 21 Coldbrook Road and they have contacted Mr. Moisio for a copy of the exterminator's report. The Building Commissioner has contacted an engineer to review the structure of the barn. An inspection was made on December 9, 2022 and the Town is waiting for the formal report to determine the next steps.

The board has decided to send a certified letter to Mr. Moisio with all the information they have and to assure him the Town is taking action. The board wants to let Mr. Moisio know that unfortunately these matters take time but they are working to correct the situation.

**Fuel Bids:** Maribel notified the board she contacted several companies to get quotes for No. 2 heating oil, low sulfur diesel and propane. Maribel only received 2 replies, Central Oil said no lock in prices and R.J. McDonald who provided fixed rates of \$4.29 per gallon for heating oil, \$4.53 per gallon for diesel and \$1.99 per gallon for propane.

Lucy made a motion to award fuel contract to R.J. McDonald with rates provided to the Town of Oakham as well as service the boilers, Brad 2<sup>nd</sup>, Don all in favor.

**New Business:** Don read a resignation letter from the BOH Clerk, Kelley Watts.

Don made a motion to accept the resignation letter from Kelley Watts, Lucy 2<sup>nd</sup>, Brad all in favor.

**Old Business:** Maribel notified the board that the BOH chairman, Aaron Langlois, requested to have the BOH Clerk position posted. The board agreed to have the position reposted.

**Correspondence:** The board received an email for a complaint to one of the public officials of the Town. The board has decided to proceed with an executive session to address the complaints.