

**MINUTES OF THE ALL BOARD MEETING**  
**Town of Charlemont**  
**January 17, 2013**  
**7:00 P.M.**  
**Mohawk Park Restaurant**

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The meeting was convened at 7:00 P.M. by Selectboard Chair Jean Brisson. Selectman Vaughn Tower also attended the meeting. The attendee sign in sheet is attached.

1. Chairman Brisson welcomed the attendees and announced the current departmental vacant positions. The attendees were reminded to please sign in on the sheet that was placed near the meeting room door.
2. Mr. Tower stated that he is concerned with the economic shape of the Town and that he has an open door policy.
3. At 7:15 P.M. Planning Board Chair Gisela Walker was recognized to open the discussion of 122 Main Street. Ms Walker stated that this subject is not so much a Planning Board issue and deferred to the Board of Health.
4. BOH Chair Robert Lingle stated that the condition of the apartment building at 122 Main Street, in his opinion, appalling. Code violations, both building and health, are prevalent throughout the structure.
5. Regional Health Agent Glen Ayers stated that the building is owned by a loan servicing company located in Florida. Multiple apartment units have been vacated. 4 out of the 13 units are currently occupied. Mr. Ayers feels the building should be condemned to protect the public. The Board of Health would be responsible in assisting the current tenants with alternative housing at no cost to the Town. One option is to refer the building to Housing Court to put the property into Receivership.
6. Mr. Tower asked if the Town is liable now that the problems are known. Mr. Ayers stated that the Board of Health has followed the correct legal procedures with the units that protect the Town. Mr. Ayers stated that the building has not had a certificate of inspection from the building inspector for 2 years.
7. It was suggested a Committee of 3 members be formed to collect and report options to the Selectmen. The Board of Health members attending the meeting stated that they are in favor of forming such a committee.
8. At 8:00 P.M. Emergency Management Director Michael Walsh was recognized. Director Walsh updated the attendees regarding his progress as EMD.
9. Director Walsh reported that the ECO can now be set up in the Fire Station in 30 minutes, if necessary.
10. The Town has received 7 emergency radios so all departments are now able to communicate during an emergency.
11. Director Walsh, along with the Police Department, are working with the Hawlemont School regarding security.
12. Director Walsh is working to update the EMD web page as a learning and fun tool for children.
13. Director Walsh feels the Town infrastructure is compromised due to the lack of cell communication which is imperative for public safety. Director Walsh is soliciting input from the surrounding Towns and seeking political support.
14. Dams near the Town are under the Federal Regulatory Commission and are being inspected.
15. Director Walsh was thanked for his report.
16. At 8:30 P.M. Planning Board Chair Gisela Walker was recognized. Ms Walker stated that the

Planning Board has had issues with gravel pits in Town which tend to be controversial. The Planning Board would like the Town to form a new permitting Earth Removal Board made up of members from the BOH, Conservation Commission, Planning Board and Board of Selectmen. The consensus of the attendees was for the Planning Board to move forward with their research regarding the formation of an Earth Removal Board.

17. Ms Walker stated that the Planning Board is continuing to find ways to streamline their permitting process.
18. When asked if the Planning Board was working on a bylaw or moratorium regarding marijuana dispensaries Ms Walker stated that the Planning Board would be discussing dispensaries at their next meeting.
19. Ms Walker requested the Selectmen schedule at least 2 All Board Meetings per year. The Selectmen will discuss scheduling of All Board Meetings during their next meeting.
20. The Selectmen requested 3 volunteers, one from the Board of Health, one from the Planning Board, and one from the Conservation Commission, to serve on the 122 Main Street Committee. The charge of the Committee will be to:
  1. identify at least 3 alternatives to the building issues at 122 Main St.
  2. gather data for each alternative including financial consequences of each
  3. present to the Board of Selectmen recommendations, including the cost of demolition and answer whether funding is available
21. The recommendations are due to the Selectmen by March 31, 2013 to allow for time to create a warrant article, if necessary, by Annual Town Meeting.
22. Board of Health member Ronald Smith, Conservation Commission member Lawrence Mann, and Planning Board member Daniel Girard agreed to serve on the 122 Main St. Committee. The Board of Selectmen unanimously voted, Ms Brisson – yes, Mr. Tower – yes, to appoint the above as members of the 122 Main Street Committee. Mr. Girard agreed to be interim Chair of the Committee until its first meeting.

Business being concluded the meeting was adjourned at 9:10 P.M.

Respectfully submitted:

Approved by:  
Charlemont Board of Selectmen

Kathy A. Reynolds  
Executive Secretary