

**BOARD OF SELECTMEN
MINUTES
OCTOBER 25, 2011**

EXECUTIVE SESSION (#1 of 4)

Present: Mr. O'Connell
Mr. Heller
Mr. Comtois

At 6:02 pm, Mr. O'Connell called the Executive Session to order under Exemption Three of the Open Meeting Law:

Exception Three - "To discuss strategy relating to collective bargaining or to litigation if an open meeting may have a detrimental effect on the bargaining or litigating position of the governmental body, to conduct strategy sessions in preparation for negotiations with nonunion personnel, to conduct collective bargaining sessions or contract negotiations with nonunion personnel."

Health Insurance:

Mr. O'Connell said that the Town was following an "informal process" in the matter of the state-mandated group insurance.

He entertained a motion to have the Treasurer, Sheila Frangiamore, set up meetings with the Insurance Advisory Committee (IAC) members and with the retirees. Mr. Boyle will be present at these meeting. Mr. Heller so moved; Mr. Comtois seconded; so voted.

At 6:06 pm, Mr. Comtois moved to adjourn the Executive Session and move to the next one; Mr. Heller seconded; so voted with Mr. Comtois voting aye; Mr. Heller voting aye; and Mr. O'Connell voting aye.

Respectfully submitted,

Donna L. Neylon, Administrative Assistant

Date approved by Board: _____

Released: December 11, 2012

**BOARD OF SELECTMEN
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OCTOBER 25, 2011**

EXECUTIVE SESSION (#2 of 4)

Present: Mr. O'Connell
Mr. Heller
Mr. Comtois

At 6:06 pm, Mr. O'Connell called the second Executive Session to order under Exemption Six of the Open Meeting Law:

Exception Six - "To consider the purchase, exchange, lease or value of real property, if such discussions may have a detrimental effect on the negotiating position of the governmental body and a person, firm or corporation."

Hammond:

Mr. O'Connell reported that he had attended court today in the Town's case against Mr. Hammond through Zoning Enforcement Officer. At the Hearing, Mr. Hammond announced that he was opening a new business and it would be on Lincoln Street Extension, Brookfield.

Chairman O'Connell suggested sending a letter to Mr. Hammond reinforcing what he needs to do BEFORE he opens the business at Lincoln Street. He must prove that he is a "proper person", that the location is his primary business; and that the location is suitable for this business.

Mr. Heller moved to authorize the Chair to write a letter to Mr. Hammond requesting information and informing him of his duties and responsibilities regarding opening a business in Brookfield; Mr. Comtois seconded; so voted with Mr. Comtois voting aye; Mr. Heller voting aye; and Mr. O'Connell voting aye.

At 6:12 pm, Mr. Comtois moved to adjourn the Executive Session and move to the next one; Mr. Heller seconded; so voted with Mr. Comtois voting aye; Mr. Heller voting aye; and Mr. O'Connell voting aye.

Respectfully submitted,

Donna L. Neylon, Administrative Assistant

Date approved by Board: _____
Released: December 11, 2012

**BOARD OF SELECTMEN
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OCTOBER 25, 2011**

EXECUTIVE SESSION (#3 of 4)

Present: Mr. O'Connell
Mr. Heller
Mr. Comtois

At 6:12 pm, Mr. O'Connell called the third Executive Session to order under Exemption Six of the Open Meeting Law:

Exception Six - "To consider the purchase, exchange, lease or value of real property, if such discussions may have a detrimental effect on the negotiating position of the governmental body and a person, firm or corporation."

Right-of-way through Kroll property for the Quaboag River Bridge:

Mr. O'Connell reported that through team work of many Town departments, much information had been acquired about this property which was owned by Cyril Kroll who passed away very shortly after acquiring the property. Neither Mr. Kroll nor his estate has paid any taxes on this property since its acquisition in 1960 or 1961.

The Department of Revenue (DOR) will not approve the Town using "land of low value" to take this property as the tax taking had been done in the name of Edward and Ellen Mundell the former owners of this property; and the Assessors records must not have any gaps.

To take the property through a new tax taking could take six to eight months, if all goes well. The DOR has given the Town of taking the property by eminent domain but this requires an appraisal. Research must also be done to determine if this is a buildable lot or not. If there ever were any buildings on the lot, and it appears that there were, there are none now and have not been any there for perhaps 50 years. If the lot is not grandfathered under the zoning by-laws, then it cannot be built upon.

The Assessors and the Zoning Enforcement Officer must officially determine if this is a buildable lot or not.

The DOT (Department of Transportation) is also looking for a right-of-way through the Correia property known as Whites Landing. The Town must know more details of the DOT's proposal for the project before it can begin any other right-of-way proceedings.

At 6:25 pm, Mr. Comtois moved to adjourn the Executive Session and move to the next one; Mr. Heller seconded; so voted with Mr. Comtois voting aye; Mr. Heller voting aye; and Mr. O'Connell voting aye.

Respectfully submitted,

Donna L. Neylon, Administrative Assistant

Date approved by Board: _____

Released: December 11, 2012

**BOARD OF SELECTMEN
MINUTES
OCTOBER 25, 2011**

EXECUTIVE SESSION (#4 of 4)

Present: Mr. O'Connell
Mr. Heller
Mr. Comtois

At 6:25 pm, Mr. O'Connell called the fourth Executive Session to order under Exemption Three of the Open Meeting Law:

Exception Three - "To discuss strategy relating to collective bargaining or to litigation if an open meeting may have a detrimental effect on the bargaining or litigating position of the governmental body, to conduct strategy sessions in preparation for negotiations with nonunion personnel, to conduct collective bargaining sessions or contract negotiations with nonunion personnel."

Police Union:

Mr. O'Connell gave a brief review of the status of the negotiations and the Board discussed Step/Grade and COLA.

At 6:39 pm, Mr. Comtois moved to adjourn the Executive Session and move to the next one; Mr. Heller seconded; so voted with Mr. Comtois voting aye; Mr. Heller voting aye; and Mr. O'Connell voting aye.

Respectfully submitted,

Donna L. Neylon, Administrative Assistant

Date approved by Board: _____
Released: December 11, 2012