

Selectmen's minutes of meeting December 1, 2014

Members present: Patrick Barrett, Jeffrey Gray, Rosario Messina, Legal Council
Jonathan Silverman, Town Administrator Lisa Blackmer, Dolores Harasyko

Called to order at 7:10 p.m.

The meeting is being taped

The public hearing for Athena Health Care opened. Representing Athena are Bryan Balicki, engineer and Kevin Diel from Athena. Bryan presented an overview of the proposed nursing care facility which will be located on Sandisfield Rd., map 201 lot 6. They have met with the town's planning board. The Planning Board requested an additional side walk to accommodate wheel chairs. The Planning Board is in agreement with their presentation. Discussed the well. Due to the amount of people that will be in the nursing facility it will be classified as public drinking water. They will plant a landscape screen around the eastern side. The building site meets all zoning requirements. The front of the building will be naturalized screening. Doug Segrin questioned a stream that he feels is in the middle of the storm water management system. They do have a meeting with the Conservation Committee in December. Anina Carr addressed some past conservation issues that were addressed by the previous owner. Brian O'Rourke asked about the driveway location. Lisa clarified that she has been in contact with the DEP and they are very involved in the process. Brian asked about the septic, they have to get a permit from the state since it is so large. Discussed concerns regarding abutters wells. Brian asked about upgrading the town's police, fire and ambulance departments. Lisa asked about ambulance services, Kevin Diel responded that he has been in touch with County Ambulance and discussing a contract with them. Lisa asked questions on behalf of the Fire Dept.

1. How many patient bedrooms will there be and how many beds per room?
There will be 60 to 65 bedrooms with most being private one patient rooms. Level 3 and 4 residents, skilled nursing not resthome.
2. Will all entry and exit doors be locked at all times?
That is up to the Fire Dept.
3. Will the roof be flat or pitched?
The front is pitched and the back is flat.
4. What type of facility will this be?
Rehabilitation with an Alzheimer's wing.
5. What will you do to provide ambulance service for your facility?
County Ambulance is considering a substation.
6. Will there be a full time maintenance personnel available to handle emergency situations such as sprinkler system problems, alarm systems etc?
Some of this is up to the fire chief. They will have a full time maintenance person along with approx. 50 fulltime registered nurses and certified nurses aids. They will hire from within the other nursing home in town first.

Athena owns approx. 40 nursing homes.

Brian asked the selectmen to look into the financial impact to the town regarding traffic, roads, fire, police and ambulance.

Patrick asked about lighting. They will have fully down casting led lights allowing employees to safely get to their vehicles. There will be single light down cast along sidewalks and over doors.

Bogart Muller asked about maintenance. Mr. Diel responded they will hire local people for this. Terri Ignace asked about the sprinkler system. Their response is that it will meet all fire codes. They will upgrade the power lines to 3 phase. The generator is surrounded by soundproof walls. Lauren Paul asked about traffic impact. Bryan clarified that there are 3 shift changes with approx. 14 employees per shift. On weekends there will be staff that does double shifts which will cut down on traffic. If all goes well they hope to be open and operating in 18 months.

Bob Ziegler asked if they will fence in the entire property as he is concerned the patients will wander onto his property and into his pond. Mr. Diel responded that there is an alarm system preventing patients from wandering. Mr. Ziegler did not agree and became very vocal. Town council suggested the selectmen not respond to a cross examination from the public. The purpose of this meeting is to hear concerns in a reasonable fashion and supply answers if available. If not they will research through proper channels for answers. The wetlands issue is under the purview of the Conservation Comm. We can at the applicants expense hire our own engineer to review the water runoff design. He clarified that the plans are already stamped by a reputable firm. Town Council commented that we probably cannot have an accurate financial impact report. We should contact the police, fire and highway dept for input. Town council suggested creating a contact list for all DEP public filings and meetings.

Discussed the tax rate, we do not have a split tax rate. The rate is the same for commercial and residential properties. Patrick explained the tax classification process. Discussed property values.

Motion by Patrick, second by Jeff, passed unanimously to continue the public hearing until Dec. 29, 2014 at 7:00 p.m. at the Old Town Hall, 3 Silverbrook Rd.

Public hearing continued to Dec. 29, 2014 at 9:00 p.m.

The regular selectmen's meeting convened at 9:00 p.m.

Warrants reviewed and signed
Minutes reviewed and signed
Meeting adjourned at 9:25 p.m.

Patrick Barrett

Jeffrey Gray

Rosario Messina