



## **Minutes of the Meeting of the Board of Selectmen**

Date: Monday, April 27, 2015 – Business Meeting  
Time: 6:00 p.m.  
Place: McCourt Social Hall, Memorial Town Hall, Spencer, MA  
Present: Vice Chair Fritze, Clerk G. Woodbury, Members Stevens, C. Woodbury, and Administrator Gaudette. Chairman Pepe was absent.

At 6:07 p.m. Vice Chair Fritze called the meeting to order and led the Pledge of Allegiance.

### **Approval of Minutes**

*A motion to approve the minutes of the Business Meeting of April 13, 2015 (C. Woodbury/G. Woodbury) passed 3/0; Mr. Stevens abstained.*

*A motion to approve the minutes of the Workshop of April 22, 2015 (C. Woodbury/G. Woodbury) passed 4/0.*

### **Citizen Input**

John Bailey asked why nothing has been done to address his previous concerns over Whitco being in violation of the path of travel on the sidewalk in front of their building at 140 Main St. He said he is still waiting for a meeting with the Disability Commission and feels his rights are being ignored.

Mr. Gaudette said the concerns have been addressed and notices were sent to Whitco notifying them that deliveries cannot be there for a prolonged amount of time and they are not allowed have grills and refrigerators; it must be either or. The Building Inspector made a determination that the grills were not in the path of travel, and the State agreed. Mr. Gaudette will ask the Inspector to discuss the concerns with Whitco.

Mr. Bailey said the Disability Commission has not held meetings all year, therefore is not in compliance. Mr. Woodbury said they have been unable to get a quorum but have addressed his concerns as needed.

### **Communications:**

The Administrator announced the Annual Town Meeting will be held on May 7<sup>th</sup> at 7 pm and the Annual Town Election will take place on May 12<sup>th</sup> from 12 pm to 8 pm.

### **Old Business**

#### **Sugden Block Sale Committee Recommendation**

Mr. Gaudette noted that the Sugden Block Sale Committee (SBSC) was present to provide a recommendation to the Board on their findings from the RFP. SBSC Members Carol McPhearson, Lynne Dobson, and Laura Torti were present.

The Administrator read a memo from Town Planner Michelle Buck which indicated that only one response to the RFP was received. Each Committee member ranked that proposal and the overall average score was a 26.5 out of a possible score of 65. They voted unanimously to advise the Board to reject the proposal.

Ms. McPhearson reported that the proposal was received from Bob Ceppi and was inadequate; noting the offer of \$5,000 does not even cover legal expenses. She recommends advertising again in the Central Register, and in the meantime, suggests hiring an outside management company to provide the necessary services until the real estate market improves. If the property were worth only \$5,000, she would prefer to see it torn down and used for parking as a last resort.

Mr. G. Woodbury requests the Board hold a joint executive session with the SBSC to discuss the strategy moving forward.

The Board thanked Ms. McPherson and the Committee for their work on this project.

## **New Business**

### **Agricultural Preservation Restriction (APR) – Small Farm**

Administrator Gaudette reported that the Common Ground Land Trust has been working on an APR to preserve the property known as Small Farm with the Town as a co-holder of the APR, which is a permanent restriction. The Board reviewed the language in the APR as prepared by Department of Agricultural Resources. If the Board accepts, a final Agreement will be sent by the State for the Board to sign.

*A motion to accept the Co-holders Agreement along with the Agricultural Preservation Restriction (G.Woodbury/Stevens) passed 5-0.*

## **Town Administrator Report**

### **Annual Town Meeting Update**

No updates to report.

### **Annual Election Discussion**

The Administrator and Moderator will film Town Meeting Time on Spencer Cable Access on April 28<sup>th</sup>.

## **Board Liaison Reports**

None

## **Citizen Input**

None

## **Board Member & Staff Comments**

Mr. G. Woodbury attended the Eagle Scout Ceremony for James Laney and noted he was impressed with the level of commitment required to achieve this rank.

The meeting was adjourned at 6:50 pm. All were in favor.

Respectfully submitted,

Brenda Savoie  
Administrative Assistant

Referenced Materials

Agricultural Preservation Restriction (APR) – Small Farm  
Memo from Town Planner on the RFP Review