



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

Date: August 13, 2018 – Business Meeting  
Time: 6:00 p.m.  
Place: McCourt Social Hall, Memorial Town Hall, Spencer, MA  
Present: Chair Woodbury, Vice Chair Hicks, Clerk Berthiaume,  
Members Monette and Pepe, and Administrator Gregory

At 6:02 p.m. Chair Woodbury called the meeting to order and led the Pledge of Allegiance.

### **Announcement**

**Any members that are participating remotely in accordance with Regulation 940, CMR 29.10 of the Open Meeting Law**

None

**Meeting Minutes: Vote to approve the Executive Session and Business Meeting Minutes of July 9 and Workshop Minutes of July 16, 2018**

*A motion to approve the Executive Session and Business Meeting Minutes of July 9, 2018 and Workshop Minutes of July 16, 2018 (Hicks/Pepe) passed 5/0.*

### **Communications**

The Board congratulated Deb Kirk on her retirement and thanked her for serving the community as the Children's Librarian for 14 years.

### **Citizen Input**

Stephen Hahsey, owner of 61 Wall Street asked the Board to reconsider their decision to prohibit parking either side of Wall from Mechanic to Lloyd Dyer Drive. He is concerned his tenants will move if they have to find alternative parking.

Al Richer, 60 Cherry Street suggests installing a post on the corner of the Depot Building to prevent it from being hit. He does not believe implementing "no parking" will resolve the issue.

A discussion will be added to the August 20<sup>th</sup> meeting agenda.

Paul Angers, 51 Valley Street said the construction work on Chestnut Street caused rocks and debris to flow into his driveway on multiple occasions. The crew cleaned it, but he believes they should have done more to protect the property. Chairman Woodbury said Eben Butler is working with them.

### **New Business:**

**Action Item: Request for a License to Hold a Fair from the Spencer Agricultural Association for the Spencer Fair from August 30 through September 3, 2018**

Bob Knight was present to request the annual license to hold a fair.

*A motion to authorize the license to hold a Fair (Hicks/Monette) passed 5/0.*

**Action Item: Request from Spencer Agricultural Association for one-way traffic pattern on Smithville Road and Smithville Cross Road for the Spencer Fair during Labor Day Weekend at the Spencer Fairgrounds from September 2<sup>nd</sup> through September 5<sup>th</sup>, 2018**

*A motion to approve the request from the Spencer Agricultural Association for one-way traffic pattern on Smithville Road and Smithville Cross Road for the Spencer Fair from September 2 through September 5, 2018 (Pepe/Hicks) passed 5/0.*

**Action Item: Application for a Sunday Entertainment License from the Spencer Agricultural Association for the Spencer Fair on September 4<sup>th</sup>, 2016**

*A motion to approve the application for a Sunday Entertainment License from the Spencer Agricultural Association for the Spencer Fair on September 4<sup>th</sup>, 2016 (Hicks/Berthiaume) passed 5/0.*

**Introduction of Dr. Paul Haughey and Discussion on MSBA Meeting Invitation on August 16, 2018**

The Board welcomed Dr. Paul Haughey.

Dr. Haughey said he's currently working on his entry plan and invited Board Members to meet with him at any time and to remain invested in the District. He is working on alternative revenue streams and will continue to discuss with Administrator Gregory. He invited the Board to attend the MSBA tour at DPHS on August 16<sup>th</sup> at 9 am.

**Review & Act on Utilities & Facilities Superintendent Appointment**

Administrator Gregory reported that the U & F Superintendent Screening Committee recommends hiring Billy Krukowski and asked the Board to ratify his appointment. Mr. Krukowski has the skill set needed for the position and will shadow Mr. Tyler for a short period of time.

*A move for the Administrator to move forward on an employment offer and contract negotiations with the U & F Superintendent (Pepe/Hicks) passed 5/0.*

**Joint Meeting with the Building & Property Reuse Advisory Committee to discuss the RFP for the Lake St. School from the Women's Institute**

At 6:35 pm the joint meeting was called to order to discuss the RFP submitted by the Women's Institute for Housing and Economic Development.

Present were Delbe Spath and Loni Willey from the Women's Institute, Paul Lemieux from MHPI, and Greg Zorzi and Brian Fitzgerald from Studio One.

Mr. Spath informed the Board that the Women's Institute is a nonprofit organization and has been in operation since 1981. Its vision is to improve local community needs and provide housing. If this project moves forward, the Women's Institute will be the owner and developer of the project and MHPI will be the managers. The preliminary plan is for senior housing to consist of thirty-three 1-bedroom units and one 2-bedroom unit.

Dr. Hicks asked the plan was to use the back portion of land would be used. Mr. Pepe said that the Building Property Reuse Committee made it clear that the intent is to preserve the land in the back.

Mr. Spath asked if community would support senior housing. Chairman Woodbury said there is a large senior population in Town and a need for additional housing.

The Board thanked the group and looks forward to ongoing discussions.

**Action Item: Appoint CMRPC Delegate and Alternate Delegate for FY2019**

This item will be moved to the next meeting after the Administrator discusses with the new Superintendent.

**Action Item: Appoint Select Board Member to Assist with Negotiations on the Community Host Agreement with Reliable Bud (ReliaBuds)**

Administrator Gregory indicated that a member of the Board needs to be appointed to assist with negotiations when the time comes to work with ReliaBuds.

*A motion to appoint Chairman Woodbury to Assist with Negotiations on the Community Host Agreement with ReliaBuds (Hicks/Monette) passed 5/0.*

**Town Administrator's Report**

**Downtown Blight Presentation**

Mr. Gregory presented a PowerPoint on blight in the downtown area. He provided an overview of neglected, distressed, vacant, and abandoned property and discussed available resources to address.

The CDBG grant benefits low income individuals and aids in the prevention of slum and blight. A 10-year slum and blight designation for the downtown area was assigned in 2017 and it was renewed in 2017. This year, a \$555,000 grant award was provided in CDBG Funds for the Cherry-Wall-Lloyd Dyer roadway improvements and housing rehab for fourteen units was given. There is also a proposed downtown façade improvement program that will assist businesses. A proposed goal to develop a new bylaw would need to go before Town Meeting and must align with the capacity for Town Departments to enforce.

Mr. Pepe would like to see a comprehensive approach to attack blight and improve economic development. He sees it as a three phase approach consisting of outreach, counseling, and enforcement. Mr. Gregory suggested addressing abandoned and foreclosed properties first.

Building Inspector Bill Klansek noted the current lack of time and resources for enforcement. He believes additional help would be necessary as well as increased legal fees.

Mr. Gregory suggested developing a bylaw for vacant and abandoned buildings and looking at a broader bylaw at a later date. The next step is to work with staff to draft a bylaw.

*A motion to ask the Town Administrator to move forward on a blight bylaw (Hicks/Monette) passed 5/0.*

Chief Parsons pointed out that grants have been available previously to business owners in the area and they have not been interested. He believes it's a complex issue and noted that the Town is not taking care of the Sugden Building or the Cherry Street Fire Station.

**Board Liaison Reports**

Mr. Monette announced that applications are available to register for the Town Wide Yard Sale on held on September 22<sup>nd</sup>. The cost for a business card size ad is \$20.

**Citizen Input**

None

### **Board Member and Staff Comments**

Mr. Gregory said DEP is involved with permitting for the Landfill Solar Project. There will be an increase in the U & F budget to cover additional expenses, including a gas assessment and is expected to cost between \$30,000-\$40,000. The project is expected to generate \$320,000 annually.

Dr. Hicks asked Mr. Gregory to obtain legal fees paid by SEBRSD for the years from FY2011-FY2018.

The meeting was adjourned at 8:28 pm. All were in favor.

Respectfully submitted,

Brenda Savoie  
Administrative Assistant

Referenced Materials – Women's Institute RFP; Slum and Blight Presentation