

Selectmen Meeting

Aug 26, 2021

Who is in attendance: David Dufresne, Richard Eichacker, Derick Veliz

1. Call the Meeting to order: 6:00 PM

2. Pledge of Allegiance:

3. CDBG Public Grant Hearing: Mr. Chris Dunphy from the Central MA Regional Planning Commission (CMRPC) followed his outline and gave us information about what is being planned for the town through CDBG program. He let us know that the Department of Housing and Community Development (DCDC) had revised their One Year Plan that was initially going to allow towns to apply for up to \$1.35 million, as part of a two-year allocation, and a changed the FY2021 CDBG program to limit it to up to \$800,000.00. Dunphy said the Community Development Advisory Committee is proposing the town still apply for the rehabilitation of School Street but phased so this application addresses the replacement of the water main and associated appurtenances from the intersection of Main Street to just beyond the intersection of Otis Street. In addition, approximately 2,150 square feet of a retaining wall supports and sidewalk along part of the road. This wall will have a protective fence since there is a drop off there. We are hoping next year we can do another grant to do the resurfacing of the street, maybe through the "one stop grant". David wanted to know how much it would cost to wrap it up. Mr. Dunphy indicated to do the entire job it may be as much as \$1.5 million. So, there will be trench patches in the road for maybe up to two years. There is a part of a sewer pipe and a manhole that needs to be replaced also. We will replace the existing water main with an 8" watermain. After this all that will be left on School Street is drainage and resurfacing. Once we get this grant the town can look at obtaining other grants or using other sources of funds to finish the road. Mr. Dufresne asked if we should look at APRA funds to help complete the road. Dunphy said that was a possibility, but the town should examine what needed projects can be funded through grant sources and what projects need to be funded locally. The Community Development Advisory Committee is set to meet on September 22 to talk about these issues. Highway Survey Jeremy Olson said there are plenty of roads that we need to examine, with some funded locally and perhaps others through grants.

Resident Peter K. asked about the parking. He was told residents will have the opportunity for further input when and if this grant is funded. Dunphy said the first task of the engineer and other town officials is to re-examine bid documents and make any final changes before the project goes out to bid. This will include any sidewalk design and impacts related to parking. However, Dunphy said, that work is relegated to future funds and not this FY2021 program.

Dunphy informed the Board that the town has \$35,348.50 of Program Income funds. The DHCD requires this pool of money be committed to this proposed Y21 program. The Board understood and agreed. The timeline for this is: September 10, 2021, submit; find out if funded by Jan-Feb; 2 months to go through paperwork; May reconnect to go over plans; June- July out to bid. If the bids come back to high, we will reject and put it out for rebid the beginning of 2023. On FY 18 we didn't use approximately \$12,613.74 of the CDF, so Mr. Dunphy will draft a letter letting the DHCD know that money will be retained by them. A motion was made to accept and sign. Passed

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4. **National Grid Easement on the Common:** Mr. Dufresne asked the parks department if they received a copy of the easement and had any concerns about, they are signing it. This is just giving the permission to maintaining the poles. They will just maintain the poles do not add any poles. Ms. Ramsey said that she was fine with it. The parks department was mostly concern about the charging stations. Mr. Veliz brought up a concern that the plot plan had additional poles add to it. Mrs. Dusty explained that she emailed National Grid and they said that they would not send over a new easement agreement or a new drawing. That it is only for maintenance because we are not putting the EV stations there. The easement says that they are only maintaining the pole and no new poles. We do not want to fix the poles or put them up. A motion was made, 2nd and passed.
5. **Update on the Police moving:** Mr. Veliz has made a few changes with the Police Chief and sent to over to the Building Inspector. It is ready to go to DexTrust for their review. They will have a contractor review and make any changes that might be needed. The only impact to the outside is two windows, which will be bullet proof. Ms. Banville wanted to know if this is a done deal and if they have given us a price. Mr. Dufresne said no it is not a done deal, but we needed to send them something. They can not give us a price until they have all the information of what we want. David is meeting with them tomorrow and hopefully will get more information. Mr. Veliz stated that we have enough to show them tomorrow.
6. **Update on the Old Town Hall:** Right now, we have the environmental assessment going on they will start next week, they will us where if any asbestos or lead is in the building which is needed to know, before anyone starts doing any fix up or anything on the building. Have we heard of the structural engineer yet? Mr. Dufresne has to do a couple of questions to add to the request, we have to propose it as a question "can we break the remodel if that is how we go into sections?" So, the town doesn't get hit with one lump sum. If this is an option or not. Do we know when that report will be available? They are waiting for the environmental first. It might drive the cost way up. Is there ever a point when the assessment needs to stop. The costs of the assessments are set. We have a fixed cost for the structural and a fixed cost for the environmental. We can not move forward until it determined safe. The building must be ADA compliant because of the window project. Bev brought of that this is the 3rd engineering study, also had paperwork for the request to be on the National Registry, and other paperwork to go along with it. Mrs. Dusty took the copies and will email it out to the board. The town should be able to vote on what happens with the building. Once we know the numbers, we can decide with the town people on what to do. In the end is it really going to be worth the money. Once we get the information you will be the first ones we will let know, because you guys are the most passionate and most invested in the town hall. The historical society are also involved. Go to the town and have a special town meeting. We can't go forward until we know the numbers. Realizing that building materials were cheaper and easier to get. Mr. Eichacker stated this seems like a turning point. It not worth going through all of this and then just letting the building set and waiting another 8-10 years and the building getting worse. This is the time. We can't wait anymore. The windows put us under the threshold, so it must be ADA compliant. Not sure if permission was received from the Historical Society to put the windows in. Once the building is deemed safe you guys can move in the building. Mr. Veliz stated that whatever the outcome is we will work with the town to do what is needed. The building has a strong soul

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and maybe it will keep on. It isn't going to give up. It is us working together trying to come up for what is best for the town. We are all in this together, it will take all of us to resolve this. We must fix it one way or another. Ms. Banville wanted to know if the building is deemed fixable are the police going to move back in there. Mr. Dufresne stated No it is not a police station. She wants the to know when the Building Inspector is going to give the town the letter that was asked for 7 weeks ago. Why does she need to check with legal and her superiors? Mr. Dufresne said that she knows this report is going to be looked at very closely and she wants to make sure she dots her I's and crossed her T's. The town is split on this subject.

7. Warrants, Bills, motion by Mr. Eichacker and 2nd passed

a. Warrants:

i. 16	Payroll	\$42,778.42
ii. 17	Vendor	\$355,158.70

b. Bills:

i. C2 MA Adams II, LLC Shepard Building	\$758.54
ii. C2 MA Adams II, LLC Streetlights	\$1,029.76
iii. WB Mason	\$27.45

8. Minutes: July 12, 2021, and July 19, 2021, Motion by Mr. Eichacker 2nd passed.

9. Correspondence:

- a. email from Michelle Loglisci about crumbling concrete foundation: This person is working with Todd Smola reached out to me about having an informational season about foundation being installed during a certain time frame. The foundations were mixed with a certain element, and it is making the foundations crumble. She would like to come here and discuss that, and Todd Smola is working hard on that. So, she is going to be on the agenda on Sept 2 if we all agree. Okay good.
- b. letter from Margret (Peg) Gorman; About the green banner out front we can remove it and give it back to Nancy. Roll it up and store it just in case. Mr. Veliz said that on the paper about a bulletin board downtown by the old town hall. Mrs. Dusty oversees it. Would love it if the boards would put up information about what they are doing around town.

10. New Business:

- a. Appointment of Sylvia Cummings to a 3-year term to the Warren Cultural Council
Motion made by Mr. Eichacker 2nd passed
- b. Signing the approval for payment from Chapter 90 for Lower Southbridge Road and Ware Road. Motion to sign the approval to accept the money from Chapter 90 to pay for the roads. 2nd and Passed

11. Comments & Concerns: Anne Banfield, the neighbors still have not fix the fence, David said that in the last meeting they said they would do it the first of September. Now if they do not the people that got the order in the first place have to go back to court and put the homeowner in contempt, because they already are not following it. They said that they are going to clean the pool and fix the fence the first week of September. They said that they have hired a guy to come in and fix it. The dogs are also tethered, the ACO helped them put it in and showed them how to hook up the dogs. They got it an know how to use. When the

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ACO was there it was being used. Now we do not know what goes on 24 – 7 but it is their property. Give it sometime. Three of the neighbors did a dog complaint and that is coming before us on September 9, 2021. Hopley the fence will be fixed by then. The dogs need to be secured. Anne but there is a law that an in-ground pool must have a secured fence around it. They have not had a secured fence in the base 5 years. Mr. Dufresne: That is the Board of Health that is not a selectmen's issue and the building department. Anne: is that BJ well she told me that she couldn't do anything about that. Mr. Dufresne: She told me that she was looking into it and needed to get better guidance on that because there are several issues that she was looking into. She went there and look at the property. With us we can handle the dog hearing, from there we can issue conditions as far as the dog. We can't go on someone property and try to make them fix that. We have other departments that handle this. We said that this was a board of health issue from the beginning. We can not force them to do anything with the pool and fence that is the board of health and the building inspector. I did talk with them because they are receiving several neighbor complaints, and concerns. I knew ACO was involved. She will speak on September 9, also. Anne now knows that she will need to speak with the Board of Health and Building Inspector. Their plan is to reopen the pool, so they are working with the Board of Health. We can't tell the Board of Health what to do they are their own board. Anne: "What has the town done for me?" Chief Lavoie said that he had spoke with the Board of Health they are aware of the issue and working actively. The fence would have to be handled with the Building Inspector.

What is going on with the applications for the town administrator? We are getting names. Chief Lavoie wanted to remind everyone that we had fireworks on Saturday, and they will be rolling in. After the football the field will be closed until after the fireworks due to safety reasons.

Mr. Veliz had a neighbor reach out to him about rosters on Maple Street and wanting to know about by-laws. There is nothing about having rosters, so he looked at other towns about it being against the law to have rosters in a residential area. He wanted to know what the process in changing the by-laws. Mr. Dufresne said he would have him reach out to the ACO because she is working on several Animal Control by-laws in town. Because our by-laws are very lax and nonexistence in our town. We are a right to farm community but there must be precautions taking and I know years ago Ken Lacey wrote up some by-laws, but they were never adopted, but people were trying to enforce the laws, that weren't there. I would say reach out to her.

Streetlights we need to have the pole number so take a picture and send it to selectmen@warren-ma.gov Are they putting a streetlight up where we asked them to on Ware Road. They are waiting to get the equipment in stock.

Beaver issue, Jeremy: it is called the flow device. He let us know that we would need to make a line to install it and maintain it. If it is not maintained properly and it breaks it is our fault and the town will be responsible. Unlike now the town has no responsibility if the dam breaks on any property. Mass wildlife says be careful this is one issue you might not want to take on. Even that state can not addresses this in the state because it is too big. Every trapping license must be done through the Board of Health. The state is trying to make more people do the trapping instead of them taking care of it. It is an ongoing issue and an

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expensive. The pond that causes problems in the town I was told by them that there could be 15-18 beavers in a pond that size. Once the old beavers get kicked out, they go up stream and build another dam and raise even more beavers. Every year it expands. We do not have a trapper on contract, but we do have one that we use. It is always a temporary fix. It is not that we can't get the permit it is that we don't have enough money in the budget. Our budget is very small, and we can only take care of a few. Just getting landowner to apply. The laws have changed, and it makes it harder, a lot more red tape. We just never increased our budget, and the cost has gone up. We will need address increasing the money for trapping the beavers.

Could you come up with a guesstimate as to how much to increase the budge to and we can look at that? There are other people that are upset when we trap the beavers. If it is not touching our infrastructure, we can touch them. So, we have to be careful which ones we trap. We are being careful in what we do.

12. Next Meeting Date: September 2, 2021

13. Adjourn: motion to adjourn 2nd adjourned

Respectively Submitted

Karen Dusty

A handwritten signature in black ink, appearing to read "Derick Veliz", written over a horizontal line.

Derick Veliz, Clerk

Town of Warren
 FY2021 CDBG Public Hearing & Selectmen
 Thursday, August 26, 2021 meeting
 Shepard Municipal Building

Sign-In Sheet

Name	Address and/or Organization
Anne Banville	Resident
PETER KRAWCZYK	" "
Drew King	" "
Beverly Soltys	
AG Soltys	Tax payer, resident
Chris Dunphy	CMRPC
Jeremy Olsen	Highway
Sue Ramsey	Parks & Rec
Lisa Boucher	Parks & Rec.
Adam Lowe	WFD
Rich Eckerker	Board of Selectmen
Karen Dugby	" "
Derrick Valiz	" "
David Dufresne	" "

Aug 9, 2021

Dear Selectmen,

Please consider
re-locating the green
banner that is attached
to the Charles E. Shepard
Municipal Building sign.

Also, consideration
might be given to re-
painting the sign.

Thank you
for any consideration you may
give to these suggestions.

Sincerely,
Margaret (Peg) Gorman



Also - Please set a policy
for use of bulletin board
near the old Town Hall. It
is under used - glad to see
outdated information removed
recently. Great place for Park
+ other activities to be posted,
as well as health and trans-
portation info.

Board of Selectmen