

**Selectmen's Public Hearing on Community Development Block Grant  
Programs FY22/23 School Street improvements  
December 14, 2023. 6:00 PM**

In attendance: David Dufresne, Chair; Rich Eichacker, Vice-Chair; Derick Veliz, Clerk; Jim Ferrera, Town Administrator; Karen Dusty, Administrative Assistant

Open meeting: 6:00PM

Pledge of Allegiance:

Mr. Dufresne read the opening statement **"The town of Warren, through the Board of Selectmen, will conduct a performance hearing regarding their ongoing Community Development Block Grant Programs (CDBG). The town's current FY 2021 CDF program is the primary topic for discussion. Future projects under consideration as well as a brief overview of the town's recently awarded FY22/23 CDBG."**

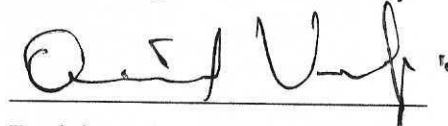
Mr. Dufresne turned the time over the Mr. Dunphy.

Mr. Dunphy went through his agenda (see attached). Once he was done, Mr. Dufresne stated that the Selectmen's office received an email from Mr. Krawczyk and addressed his questions one at a time (see attached). Each item on the list was discussed and was, or is in the process of, being addressed by the contractor, or engineering firm.

Mr. Eichacker made a motion to adjourn 2<sup>nd</sup> by Mr. Veliz, all in favor, passed unanimously.

Respectfully submitted by

Karen Dusty, Administrative Assistant

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

Derick Veliz, Clerk

**TOWN OF WARREN**  
**Community Development Block Grant (CDBG)**

**PUBLIC HEARING AGENDA**  
**December 14, 2023**

1. INTRODUCTION: Chris Dunphy, Central MA Regional Planning Commission  
Andrew Loew, Program Manager
2. CDBG OBJECTIVE - The Community Development Block Grant was authorized by Congress and is funded under Title I of the Housing and Community Development Act of 1974. The Commonwealth of Massachusetts has designated the Executive Office of Housing and Livable Communities (EOHLC) as the state's administering agency for CDBG funding. The primary objective is: *"...to develop viable, urban communities by providing decent housing and suitable living environment and expanding economic opportunities principally for low- and moderate-income persons."* EOHLC funds eligible projects designed to meet this objective.

3. DESCRIBE THE PROPOSED PROGRAMS

**FY 2021 Warren**

- School Street Improvements – Project Budget \$682,000 for engineering services and construction.

Given the high costs of all needed improvements, a construction phasing plan was developed. Phase 1 installed 1,070 l.f. of water main and associated appurtenances from the intersection of Main Street to the intersection of Otis Street. In addition, approximately 2,132 square feet of retaining wall was installed. The previous wall supported a portion of the road and sidewalk, along an approximate 200' length of School Street. Planning and engineering studies have determined the previous wall was not salvageable and required replacement. The wall is high as it serves for crash protection. A fence tops to prevent people from climbing on top of it. We feel appearance may blend once a sidewalk is installed as part of Phase 2. (See pictures in subsequent pages)

Engineering design for all of proposed School Street improvements occurred with Weston & Sampson Engineers with previous CDBG funds. They were retained to assist with construction management services as part of this FY21 CDBG.

During this CDBG application process and subsequent approval, the town of Warren also sought and was awarded a \$395,500 grant for the adjacent Prospect Street through the state's One Stop for Growth/Rural and Small-Town Development Fund (RDF). It was determined that given the proximity of the streets and similarity of the two initiatives, School Street (CDBG) and Prospect Street (RDF) would be bid together with separate bid schedules that conform to the funding sources. This method worked effectively through the town's FY2017 CDBG in concert with a MassWorks grant for Quaboag Street. The goal of bidding School Street and Prospect Street together is efficiency and savings.

Bids documents were made available in accordance with MGL 30, 39M on January 11, 2023, and bids were received on February 2, 2023. The low responsible and eligible bidder was determined to be A. Martins and Sons out of Ludlow, MA for a combined total of \$938,129.00 for both Prospect Street and School Street. A Notice to Proceed was issued in May 2023 and work started in early July 2023.

4. SUPPORT OF THE PROGRAMS – Testimony, Comments, Etc. regarding Phase 1.

5. CLOSE FY21 CDBG PUBLIC HEARING

#### OTHER RELATED UPDATES

- FY22/23 CDBG – Phase 2 of School Street Improvements
- FY24 CDBG in development stage. Project being considered are improvements to River Street and Central Street in West Warren, design for future upgrades to Cutter Park , and possible planning projects such as ADA Transition Plan. Grant due date is March 25, 2024.
- MA One Stop for Growth – Prospect Street updates and recently awarded Otis Street.

Attn: Warren Board of Selectmen

I am responding to the legal notice for the Town of Warren CDBG program with my concerns and questions relative to the School Street improvements.

I am sending you pictures of the new School Street retaining wall that was poorly constructed.

To inspect or maintain the wall you have to enter private property because there is no entrance.

Pictures 1, 2 and 3 show a wall that is unlevel or is developing a problem with the footings causing it to be uneven. There is a 3" to 4" dip on the top row of the wall in one spot.

Also picture 3 shows a wooden wedge inserted into the wall.

Is there more wedges on the other side in the wall?

Pictures 4 and 5 show the wall that was built on Quaboag Street was much shorter and built just above the sidewalk.

I believe the retaining wall on School Street was over built and wasted Federal Funding.

This wall makes it hard for the Fire Department or anyone else to enter this property and it's now become impossible for animals to cross through the woods.

Picture 6 shows the mess of leaves trapped now on School Street.

Before this wall was built, most of the leaves were blown into the woods by the wind because it was open but now it's blocked. In the wintertime where is the snow going to go? In people's yard on either end?

Pictures 7, 8, 9, 10 and 11 clearly show how the contractor placed equipment and junk on private property.

This was part of my original complaint. It was not addressed until complaints were filed. It was a lack of supervision and planning.

The Town is wasting CDBG money to clean up the messes made by the contractor.

#### Questions?

Without a set of registered plans and survey markings on the street Chris Dunphy has no right to tear up our property like what was done on the rest of School Street which was done carelessly and without warning or notification to the owners other than a letter three years ago.

Is the Martin Company going to pay for the wrong water shut off valves put in on School Street that don't match the rest of the system?

Again Is the Town going to replace the broken Sewer pipe in front of my house that Martin uncovered?

Who is going to pay for the Telephone pole Martin backed into on Prospect Street?

It was a good thing a person was not standing behind that dump truck when it backed up.

Complaints on this project were filed with the police, Water District, Town Clerk and the Town Administrator/Selectmen, CMRPC and the DPW. Who is keeping track of all the places they are filed and a record of them?

Machado Martins on 10/27/2023 tested the water after the new water mains were put in on School Street.

When I asked Warren Water District if they do this testing with Martins, they said Martin did all the testing. But when I look at the report Warren Water District was named on it. it is an incorrect statement on the report because Martin is not working for the Water District. The report should only say Town of Warren on it who Martin was working for.

I want to know if Martin is certified to do water testing and can the Town provide a copy of Martins public drinking water training and testing qualification?

Please enter all my complaints and comments for the December 14, 2023 Warren Public hearing for the CBDG program in Warren.

I believe the State should do an audit on how Warren Selectmen have been spending Taxpayer money on these projects. If anyone needs more information feel free to contact me.

Peter Krawczyk

21 school Street

Warren ma,01083

413-436-5457



# BOARD OF SELECTMEN MEETING

CHARLES E. SHEPARD MUNICIPAL BUILDING

DATE: 12/14/23

Attendee:

Joseph Kunderat Jr.

Attendee:

Attendee:

Joanne Laurin

Attendee:

Attendee:

Jim McKeon

Attendee:

Attendee:

Chris Murphy

Attendee:

Attendee:

Jeremy Olson

Attendee:

Attendee:

Adam Laroie

Attendee:

Attendee:

G. Milette

Attendee:

Attendee:

Ray Kopacko

Attendee:

Attendee:

S. Wolf

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