

**Board of Selectmen  
Meeting – March 27, 2012**

**Present:** Selectmen: Mark Gilmore, Carolyn Shores Ness, Elizabeth Clarke  
Town Administrator: Bernie Kubiak

**Minutes:** none

**Public Comments:** A reporter for the *Recorder* requested a few comments about the retirement of Chief Wozniakewicz. Ms. Ness commented on the wonderful community policing policies he has instituted and that he can always be counted upon in emergencies. He has worked well with all of the Town's departments. Mr. Gilmore said his record speaks for itself. The chief has made good selections when hiring personnel. His training program has become a training ground for other towns; when officers leave Deerfield (frequently going to other area towns) they are already trained.

**Selectmen's Comments/Announcements:** Ms. Ness reported on a successful meeting that she attended in New Hampshire. She said the federal farm bill which is a four year program will support watershed study.

Ms. Clarke reported that the Garage Committee has some interesting designs which it will share with the public during April. She said that cost estimates are expected to be known by next Tuesday.

Mr. Gilmore announced that Michael Krusiewski has been appointed Interim Police Chief. He will begin working with Chief Wozniakewicz beginning April 2<sup>nd</sup>, and serve until a new Chief is hired.

The Energy Committee is working on modifying the street lighting in Deerfield. Poles where changes are going to be made are being marked. People should watch for announcements concerning these activities.

**Board of Health Comments/ Announcements:** Ms. Ness apologized for losing the names of persons who have volunteered for the Emergency Dispensing training. Please contact her again.

Mr. Gilmore reported that ticks are having a banner year. They're everywhere. He urged people to check for them whenever they've been outside.

**Appearances before the Board:**

**Special Town Meeting:** A motion was made by Ms. Ness, seconded by Mr. Gilmore, and unanimously voted, that a Special Town Meeting be called for April 30, 2012, beginning at 7:00 PM, in the Auditorium of Frontier Regional School, 113 North Main Street, in the Village of South Deerfield.

A motion was made by Ms. Ness, seconded by Mr. Gilmore, and unanimously voted, that the warrant for the Special Town Meeting of April 30, 2012, include a motion to see if the Town will vote to appropriate a sum of money to fund the construction of a public works facility, related structures, and facilities including all design, engineering and legal costs; to determine whether this appropriation shall be raised by borrowing or otherwise.

A motion was made by Ms. Ness, seconded by Mr. Gilmore, and unanimously voted, that the Board of Selectmen seek voter approval at the Annual Election to be held on May 7, 2012, to exempt from the provisions of General Laws Chapter 59, Section 21C, the funds required for the

payment of principle and interest on bonds, notes, or certificates of indebtedness, all as set forth in the following Question:

Question: Shall the Town of Deerfield be allowed to exempt from the provisions of Proposition two and one-half, so called, the amounts required to pay for the bond issued in order to construct a public works facility, related structures and facilities and including all design, engineering and legal costs, in connection therewith?

YES \_\_\_\_\_ NO \_\_\_\_\_

**Right of First Refusal:** In a letter, Attorney David Singer, representing Adella Wroblewski Revocable Trust, requested that the Town waive its right of first refusal on a property currently subject to the provisions of Chapter 61A. The premises, 13.4743 acres, shown on Map 132, parcel 3, will be sold to a company that proposes to construct a solar energy farm. The Agricultural Commission has been consulted and recommends that the Board agree to the request, as the Town has no significant use for it. **A motion was made by Ms. Clarke, seconded by Ms. Ness, and unanimously voted, to pass on the opportunity to purchase the property and to waive the 120 day waiting period.** Mr. Gilmore noted there would be \$18,000 of roll back taxes resulting from removal from Chapter 61A.

**Space for lease:** Mr. Patterson has identified an area in the Oxford garage building (17 x 70 feet) that could be declared surplus and available for lease. Mr. Kubiak has done some research and said a reasonable price for leasing the space would be \$1.50/ sq. ft. He said the value of the space would be below the threshold that would require competitive bidding. The space could be leased for a three year period on a year by year, three year, or even monthly basis. Any lease should be flexible enough that, with some notice, the Town could end or change availability of the building. **A motion was made by Ms. Clarke, seconded by Ms. Ness, and unanimously voted, to declare the identified space in the block garage surplus and available for lease, and authorize the Town Administrator to work out the terms of the lease.**

**Pelican Request:** Pelican, a manufacturing facility on North Main Street, has submitted a letter of intent to advise the Town that it plans to apply for assistance under an economic development program to expand its presence. It will be looking for grants, tax breaks, and a tax increment program with the Town for this expansion project. The intent of the project is to accommodate new machinery. With this letter Pelican is looking for support from the Town. There was discussion about what this might mean for the Town – how it might fit in a Master Plan. The process for obtaining economic development funds is lengthy. It involves the formation of a local committee that will review the plan to see if it meets the criteria previously established by vote of the Town. In the end, as decisions are made on a case by case basis, a vote of Town Meeting will be required. **A motion was made by Ms. Clarke, seconded by Ms. Ness, and unanimously voted, to accept the letter of intent and support it.**

**Street Lights:** Announcement was made that Green tape and green dots have been placed on poles with street lights that are slated to be turned off or otherwise changed. The Police Department and its designees are now in the process of reviewing them to assure that safety concerns have been addressed. Once this has been completed a list will be published and the Board of Selectmen will hold an informational session open to all. Following this WMECO will turn off the designated lights for a 30 day trial period. During this period people should provide feedback so that changes can be made, if needed. The Energy Committee anticipates that there will be a savings of \$15,000/ yr in electrical use for the Town.

**Community Preservation:** CPA has received three proposals for use of community preservation funds: (1) Bloody Brook Monument restoration and Historic District; (2) Structural Evaluation of Senior Center building; and (3) continuing of Graveyard restoration. The Committee has determined that the first application needs to be split into two separate projects, namely restoration of the Bloody Brook Monument and a separate project for designating a Historic District. The Board was comfortable with the restoration of the monument. However, the scope and requirements intended for designating a Historic District were unclear, leaving the Board unable to render an opinion.

There was support for the concept of evaluating the building housing the Senior Center to determine what the structural integrity of the building is. Comment was made that to make the second and third floors of the building useable, an elevator might be considered.

The graveyard restoration project already completed at the Sugarloaf cemetery has really been stunning, according to Ms. Clarke. Mr. Kubiak reported that an RFP for additional work is ready to go out. Ms. Clarke questioned whether this was something that should involve the highway department. In the previous project the highway department did assist. The work at the cemeteries has made maintenance easier.

Creating a Historic District, while an interesting concept, was not clearly spelled out, as to intent. There are different levels of "districts." Was the intent just to create an inventory of buildings? What area would be included in the "District?" It was thought that perhaps the intent was to have a designation of a space so that the Commission could apply for funding. More information is needed.

**Historic Commission Appointment:** A motion was made by Ms. Ness, seconded by Ms. Clarke, and unanimously voted, to appoint Betty Hollingsworth to the Historic Commission.

**Home Business Renewal:** Ms. Ness made a motion to approve the request to renew Jules @30 hair salon. Ms. Clarke seconded. During discussion Ms. Clarke asked why these renewals come before the Board. She was advised this process was established by bylaw. Since home businesses are located in residential areas, the renewal process is a way of reevaluating, should there be complaints. Following further discussion, the vote to renew the business was unanimously approved.

**Request for Zoning Change:** W.D.Cowls has submitted a request for a zoning change for property on Whately Road from Residential/ Agricultural to Commercial. Mr. Kubiak explained that MGL chapter 40A requires that a zone change request be made first to the Board of Selectmen, who in turn, refer the request to the Planning Board. A motion was made by Ms. Ness, seconded by Mr. Gilmore, and unanimously voted, to forward the request to the Planning Board.

**FDA Food Standard Grant:** Last fall at a meeting attended by Mr. Gilmore and Ms. Ness, Glenn Ayers, Health Agent at FRCOG asked if Deerfield was interested in participating in a grant that would provide training in improving food inspections. Ms. Ness said she was interested. However, she did not know that the Town had been included in the application for funding. Notice has been received that \$2,500 has been earmarked for the Town. Ms. Ness does not want to commit the Town until she and Mr. Calisewski have taken the training to learn more about the program. She is concerned about committing the Town for something that has strings attached. The training is at the end of May. If the Town waits until the 27<sup>th</sup> of May to decide, will the money still be available? Mr. Gilmore wanted to know why this was on the agenda, if the answers were not known.

**Community Innovation Grant:** Need to affirm if the Town was an original signer of the grant application to form a health district.

**Meetings:** Quarterly Selectmen's meeting: Mr. Ness and Mr. Gilmore will attend.  
WMECO meeting on Thursday: Mr. Gilmore will attend.

### **Town Administrator's Report:**

1. Update of Open Space Plan – There is \$10,000 available to update the plan. The Town may have to provide a match. Mr. Kubiak will work with Peg Sloan (FRCOG) to come up with an amount which he suggested might be in the \$5,000 range. The question was asked about what the plan had been used for Mr. Kubiak said with an updated plan, funds could be available for development of parks or build trails. There are 4.5 acres off Braeburn Rd that could be developed as a playground.
2. FRCOG – Regional Dog Pound – The grant has been granted. Mr. Kubiak said he didn't think the amount received would be adequate to cover all start-up costs. He thought the Sheriff had already found the person who will manage the facility. Ms. Ness will serve on the oversight committee. Its first task should be to rewrite the regional agreement.
3. FEMA – The Town has received \$43,000 which will be applied against the debit account for storm damage work. The Town spent \$58,000, so the Town has received its 75% reimbursement.
4. Rail yard meeting – The meeting will be on April 4<sup>th</sup> at 6:00 pm.
5. Public Works Facility – An informational meeting, chaired by Ralph Healy, will be held on April 5<sup>th</sup>. Additional meetings open to the public are tentatively planned for April 23 and/or 24<sup>th</sup>.
6. Regionalization effort – A regional meeting will be held at Frontier to consider regionalizing grades K – 6. This was discussed a year ago, deemed desirable, but not practical at that time, due to state regulations. The feeling is, if done properly, a lot of money could be saved. Currently, there are three under populated elementary schools.
7. Frontier – A formula has been worked out that corrects an issue raised by the one person, one vote arrangement currently in use.

**Budgets:** Discussion of budgets will be held next time. Mr. Kubiak reported that the Personnel Board has made some recommendations on salaries for persons who are at the top of the pay scale. He said the board needs another member. Anyone interested should contact him.

**Highway Department:** Present - Shawn Patterson  
Mr. Patterson was present to update the Board on department plans.

River Road – A section of River Road, damaged in last year's storms is in need of rehabbing. The project will involve  $\frac{3}{4}$  of a mile, including a culvert. Mr. Kubiak said it is a million dollar project that should be funded through a STRAP grant which he will assist Mr. Patterson in preparing. Ms. Ness said \$36,000 is coming to the Town, through the Justice Department. She explained that Clean Rivers sued Trewstone for contaminating the river. Clean Rivers won; the funds are the resulting fine. The funds will come through the Conservation District to the Town to replace the culvert.

Mill River Road – A culvert on that road is collapsing and needs to be replaced. Portions of the road are sinking. The road will be closed for a week when the project is in progress.

Next meeting will be devoted to finalizing budgets.

A motion was made, seconded, and voted, to adjourn.

Respectfully submitted,  
Priscilla Phelps