

TOWN OF MILLBURY  
BOARD OF SELECTMEN MINUTES  
SELECTMEN MEETING ROOM

February 14, 2017

7:00 pm

Selectmen Present: Selectman Francis B. King, Sandy Cristo; Mary Krumsiek, Scott Despres, and Jon Adams  
Town Manager David J. Marciello, Rufus Guilford, Steve Balistreri-  
*Millbury Sutton Chronicle* and concerned citizens

**Class II License-Laramee & Calley, Inc.** - Becky Laramee, President of New Professional and All Points Limousine. They are taking it over as it has been used in the past. She doesn't see them using the Class II license in the near future. They offer transportation to and from Logan, people to doctor's appointments, Worcester State University; they transport people anywhere. Motion made by Selectman Krumsiek to grant a Class II License pending approval from the zoning enforcement officer, seconded by Selectman Cristo.  
Motion carried unanimously.

**One Day Liquor License-** Catholic Parishes of Millbury-they are having a Ministry Appreciation Dinner at St. Brigid Hall on March 18, 2017 from 6:00 pm to 10:00 pm. Motion to approve the license made by Selectman Krumsiek, seconded by Selectman Cristo.  
Motion carried unanimously.

**One Day Liquor License-** Millbury Parents Club - Mardi Gras at Felters Mill - March 4, 2017 7pm-11pm. Selectman Despres asked if the servers are TIPS Certified. Rufus Guilford spoke representing the Parent's Club and said that he will provide copies of the 2 bartenders certifications.  
Motion to approve the license made by Selectman Krumsiek, seconded by Selectman Cristo.  
Motion carried unanimously.

Selectman Adams said that he went to a seminar on the 495 Metrowest Suburban Edge Community Commission on economic development for grants, etc. This solidifies the fact for him that we need a planner in place as there is a lot going on out there.

**Previous Minutes:**

Motion to approve the minutes of the January 24, 2017 meeting made by Selectman Krumsiek, seconded by Selectman Despres.  
Motion carried unanimously.

**Town Manager Report:**

He has gone through the resumes for the Director of Planning & Development and had input from the department and acting Planner. He puts forward Laurie Connors Bonavita who has worked here previously. Selectman Adams said "I think that it is prudent that I say a few things about the arduous process in which we went through for determining the role of the new director of planning and development. The town manager and the board of selectman did some serious deliberating as to how this role will be performed going forward. The majority of us came to the

conclusion with specific goals and some checks and balances set up for this role Millbury will be in a great position to move forward in this area.

Motion to concur with the appointment of Laurie Connors Bonavita made by Selectman Adams, seconded by Selectman Cristo.

Motion carried 4 – 1 (Selectman Despres opposed)

Ms. Connors thanked everyone and said that she is very excited to pick up where she left off on the master plan and community streets programs. She is sorry and upset that Millbury has been in a stagnant state since she left.

Receiving applications for the Director of the Asa Waters Mansion.

He has been trying to get the job description and ad ready with the superintendent to get the Human Resources Director in place. They will be in the selectmen/manager's office; he has asked the carpenters training school to close in the area and is waiting to hear back from them. He has met with the departments regarding the budget. His part is done; he is waiting to hear back from the Superintendent. He will not be surprised if we end up with a special town meeting in the fall because we are making educated guesses on revenues. He is trying to have the budget presentation on March 9<sup>th</sup>. The school has asked for a 4.1% increase and he cannot sustain that. The health insurance numbers are going to be big.

**Bob Carr- President of Nature's Remedy-** They are not planning on selling recreational marijuana right now; if they do decide they would have to come before you first to ask for that. Nothing in their plan has changed, they have cleared DPU approval and are looking forward to site plan review.

Selectman Krumsiek asked them to explain part 2 (b) in the Host Agreement regarding taxation. Mr. Carr said that under the MA tax exemption they do still have to pay property taxes and any other taxes. She then asked about section 6(a), expansion. Mr. Carr said that they would have to go back for a special permit anyway if they wanted to expand or change.

Chairman King said that they will hold them to being a good neighbor; no matter what language comes out of the legislator about recreational marijuana. Mr. Carr said that they will indeed come back no matter what if they are allowed to sell recreational marijuana.

Motion to accept the host agreement made by Selectman Krumsiek, seconded by Selectman Despres.

Motion carried unanimously.

**MGL Ch. 40U- Charles Hope Companies-** Tom Bromil; Charles Hope

Mr. Marciello explained how the town can benefit from this program. You make the rules of how you want this effectuated. Typically for properties that have been abandoned for a long time, you can ticket -up to \$250.00/day for building violations, health violations, yard clean-ups, etc. All of those fines go to the Town. The receiver will do what needs to be done and then any charges will be added to the tax lien.

When the property owner does not abide by the tickets given; we go to court and ask for a receiver. The court appointed receiver comes in, fixes it up and pays the town what is owed; he puts a lien on the property to recoup his money. This does not cost the town anything.

Chairman King asked what powers you have if the property is occupied? Mr. Hope said the law allows you to create just how you want it used. It takes properties that are not on the tax roll Bob Frederico, Building Inspector and Code Enforcement Officer, said that we do a good job taking care of a lot of small issues everywhere. We get complaints from all officers. When we do an inspection, he brings a Board of Health agent and the Fire Chief. The state codes are not the gold standard, they are to provide safety and wellbeing. This tool would be invaluable to have to improve the town.

Chairman King suggested taking this under advisement until the next meeting to decide if we want it on this town meeting warrant in May. After if it is adopted, then we can put together a policy on how we want to utilize it.

**Municipal Aggregation:** Mr. Marciello asked the board to table this as Mr. Loretto is coming in to talk to him next week. Selectman Krumsiek asked about the “designee” for the bid process.

**Old/New Business**

Selectman Krumsiek suggested having an email for snow storms like the pothole email so that people have an outlet and the DPW can gauge how the contractors are doing as well.

Chairman King said that the DPW has been having sickness going through it in the past couple of weeks and working with a small crew, but they have done a great job on the roads. Mr. Marciello said that for next year he will be considering the salt/sand ratios.

**Town manager continued:**

The Children’s Librarian was chosen by the Director and he is putting for Ms. Ann Dalliar. This position will start as full time on February 21, 2017 but we may not be able to sustain a forty-hour position in the next fiscal year. She is aware of this situation.

Motion to concur with the appointment of Ann Dalliar as the Children’s Librarian made by Selectman Krumsiek, seconded by Selectman Cristo.

Motion carried unanimously.

Mr. Marciello is making a Disclosure to the board that he has a brother-in-law who owns an environmental engineering company that potentially could do business with the town. He has not and does not foresee any, but it is possible.

Selectman Cristo asked after reviewing the budget, does he see any way to reduce our legal fees? He has already met with one firm and reached out to two others; he will be addressing the board at the next meeting regarding his thoughts on town counsel; fee structures, policies, etc. Do the employees have to go to the Manager before they call counsel? Yes, they do. There will be a new policy implemented.

Selectman Adams suggested investigating thoroughly before implementing new software for an HR Director.

**Old Business- Pothole Policy**

This is now the First Reading of the Pothole Policy since the changes of the first policy.

**Dates to Remember:**

RollerSkating at Skylite Worcester February 18<sup>th</sup> 5pm – 7pm

February 19<sup>th</sup> Station 2 Pancake Breakfast/Ice Fishing Derby. 6am – 11 am. 7 am – 3 pm for ice fishing.

**On a Good Note:**

Happy Valentine’s Day

Selectman Krumsiek has been elected to the Selectmen Association and that puts her on the MMA Board.

West Bridgewater’s moratorium has been accepted by the AG. Ours should be returned soon.

**Mail:**

Snow Removal by-law read

Please donate Pajama’s to the library for their drive

Chairman King said that the center of town looks a lot better with having the cars moved for plowing.

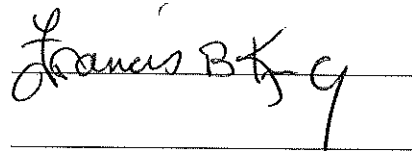
Mr. Marciello said that he has asked the DPW Director to not have the drivers plow 30-40 hrs straight; he would like them to sleep a few hours on a rotating basis.

Motion to adjourn by Selectman Krumsiek at 8:30 pm, seconded by Selectman Cristo.  
Motion carried unanimously.

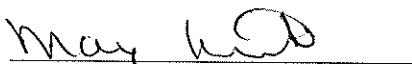
Respectfully submitted,

Tish Hayes, Secretary

Francis B. King



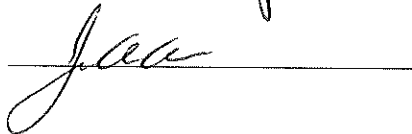
Sandy J. Cristo



Mary Krumsiek



Scott Despres



Jon Adams

Bringing renewal to  
**COMMUNITIES**  
through receivership



**CHARLES HOPE** Companies,LLP  
At the crossroads of **HOPE** and **HOME**.

## The Charles Hope Companies, LLP Bringing renewal to communities through receivership

The Charles Hope Companies brings a unique set of qualifications to the receivership process.

### Experience

With more than 35 years of experience in the real estate industry, we understand the challenges involved in the receivership process and have the skills and resources to bring projects to fruition. Our deep understanding of the building, financing, and planning process has resulted in the successful completion of more than 50 receiverships in seven cities and towns across the Commonwealth.

### A full-service approach

The Charles Hope Companies manages every aspect of the receivership process—from notifying all interested parties and bringing properties up to code compliance to the disposition of properties. Our ability to manage projects from start to finish frees up valuable resources in the cities and towns we serve.

### A commitment to the community

The Charles Hope Companies is proud to be an agent for positive change in low-income neighborhoods. We've established relationships with agencies such as YouthBuild, veterans associations, community program directors, and other non-profit organizations to provide a range of services including foreclosure prevention and family literacy programs. We commemorate the spirit of renewal with celebrations that include all who participated—from local government officials to neighbors, contractors, community organizers, and local news organizations.

### The Boston Globe

May 27, 2012

*"Receivership is a particularly attractive way to address problem properties in a time of tight municipal budgets and limited grant resources. The program allows communities to compel positive change with little to no public expense."*

BERNARD LYNCH, CITY MANAGER, LOWELL, MA

**F**or many municipalities, the economic downturn has resulted in an increase in the number of abandoned and neglected properties that threaten the quality of life in their communities.

The Charles Hope Companies specializes in receivership, which can be a highly effective tool to tackle the problem of troubled properties that repeatedly violate safety and sanitary codes. Receivership is a viable alternative when a property has been condemned or when the property owner is unable—or unwilling—to make the necessary repairs.

As a court-appointed Receiver, our focus is on managing all aspects of receivership, including notifying all interested parties, relocating tenants, bringing properties into code compliance, and managing the disposition of those properties. With extensive experience in repairs, financing, and project planning, we offer a one-stop-shopping approach that allows towns and cities to reap the benefits of renewal without requiring additional financing or staffing.

### Key benefits of receivership programs through The Charles Hope Companies:

- The city is paid first for any outstanding liens
- Can be implemented at no additional cost to the city or town
- Does not place an extra burden on city employees
- Brings in additional tax revenues when buildings are sold
- Increases the good standing of officials in the community
- Provides tenants, property owners, and communities with safe and compliant buildings
- Improves and rebuilds local communities
- Reduces vagrancy and vandalism
- Results in fewer police and fire calls



**THE SUN**  
COMMUNITARIAN • 65TH

October 30, 2011

*"The receivership program is a 'win-win' for the city and its neighborhoods. It is a way to be proactive and use non-city funds to rehab properties and improve neighborhoods."*

KEVIN BRODERICK, CITY COUNCILOR,  
LOWELL, MA

## What does a RECEIVER DO?

When a property has been identified as no longer being in compliance with health and sanitation codes, and the property owner is unable or unwilling to make the necessary repairs, a city or town may use statutory powers to make a building code compliant by placing the property under the control of a judicially supervised "Receiver." The Receiver then assumes temporary control of the property in order to bring it up to city and state sanitary codes.



### The Receiver acts as a court-appointed "general contractor" with the experience and resources to:

- Represent the interests of the municipality, owner, lender(s), tenants, and community by abating violations of the Massachusetts state sanitary code, building code, local ordinances and other items that pose hazards to the health and safety of the occupants and community.
- Identify the scope of work
- Prepare a budget
- Obtain sufficient financing
- Procure construction services through a competitive bidding process
- Assist tenants with the relocation process
- Manage the construction team to ensure compliance with the scope of work, timeline, budget, and state and local codes
- File bi-monthly progress reports to the housing court and city/town
- Maintain detailed records of all revenues and expenditures
- Notify city/town and file any changes in the repair plan with the housing court
- Appear in court during the petition and rehabilitation process
- Maintain proper insurance for the work and management of the property
- Foreclose on the property, with approval from the court, and conduct an auction
- Manage the property following the completion of its rehabilitation and up to its disposition



November 30, 2014

*"We have aggressively utilized the receivership program and its paid dividends for us in many ways. Homes are being successfully put back in productive use."*

WILLIAM BUCKLEY, DIRECTOR OF ECONOMIC AND COMMUNITY DEVELOPMENT, METHUEN, MA

## A passion for NEW BEGINNINGS

At The Charles Hope Companies, we are uniquely qualified to act as a Receiver throughout all aspects of the repair and rehabilitation process. We are passionate about the work we do and take pride in being an agent for positive change in the neighborhoods we serve. When a project reaches completion, we bring together all who participated—including contractors, neighbors, local government officials, press, and community organizers—to celebrate the spirit of renewal that each project represents.



Home ownership became a reality for a family that won a lottery to purchase one of two duplexes on Vine Street in Lawrence. The family will live on one side of the four-story building while renting out the other half to defray mortgage and other property costs. Previously a city-owned vacant lot, The Charles Hope Companies purchased the Vine Street property and built two duplexes using local labor and energy efficient materials.

We believe in hiring local organizations such as YouthBuild, and offer training to at-risk youth in trades which they select.



Ribbon-cutting ceremonies provide city officials with an opportunity to participate in the positive change taking place in their neighborhoods.

Communities reap the greatest benefits when properties that have been rehabilitated under the receivership program are offered to first-time home buyers.



## A STORY OF RENEWAL in Lawrence

In April of 2013, The Charles Hope Companies took receivership of a multi-level house located at 112-114 Margin Street in Lawrence, MA. The property had been a blight on the community and was known to attract undesirable tenants. With an absentee owner and an unsecured building, the police and fire departments were frequently called to handle disturbances and conduct fire watches. At the time of receivership, the property had more than 25 code violations, including inoperative fire systems and security fixtures.

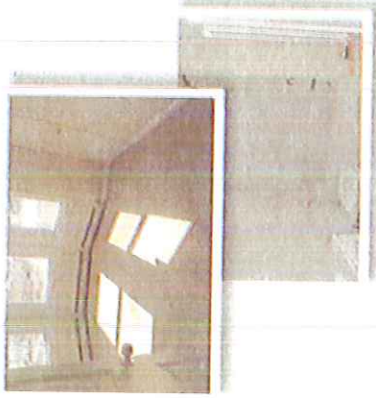
**W**hen The Charles Hope Companies took over receivership, our first step was to prepare repair budgets and determine the sources of funding to bring the building up to code. The budget submission included mold removal, re-siding the exterior, verifying the lot lines, converting the building from oil to gas, improving off-street parking, and employing a structural engineer to evaluate the safety of the foundation. Over the next six months the structure was transformed from a shell into a fully equipped, code-complaint building. Over eight different subcontractors—each with more than 15 years of experience—were used in the repair process. The Charles Hope Companies managed all aspects of the project and provided progress reports to the housing court and the city of Lawrence on a bi-monthly basis.

The funding for this project came from three sources: The Attorney General's office, Haverhill Bank, and The Charles Hope Companies. Terms and conditions for each loan were negotiated to ensure that funds were available as needed at acceptable costs.



### A Fresh Start

Today, the property is fully compliant and provides safe, affordable housing to individuals with modest means. The success of this project has created a "domino effect" as the city is currently considering plans to build new affordable housing to surround the Margin Street property.





# Specialized Experience

At The Charles Hope Companies, we draw on our extensive experience to manage all aspects of the receivership process.

## Repairs

The core component for any receivership project is the completion of the repairs required to bring properties up to code. We bring an in-depth understanding of the building code, attention to detail, and access to top-notch contractors to bear in every project we undertake. Our network includes builders, architects, inspectors,

engineers, clerk of the works, lawyers, cost accountants, and landscape architects.

The Charles Hope Companies has been approved as a

Receiver by the Attorney General of Massachusetts and has been appointed as a Receiver for Worcester County and Essex County.



## Financing

The Charles Hope Companies has a long history of maintaining strong financial relationships with local and multinational banks and credit unions. Today, approximately half of the 30 projects we currently manage under receivership are self-funded. We also hold additional assets such as land and sufficient equity in existing buildings that can be used as collateral for receivership projects. In addition to our relationships with lending institutions, funding for receivership projects

has also been obtained from the Office of the Attorney General of Massachusetts. The Charles Hope Companies has always met its commitment to financial institutions and has never filed for any form of protection.

## Planning

We employ a multifaceted approach that includes painstaking budget preparation and ongoing reporting to the housing court. The building industry is constantly in a state of flux, with supply and demand driving the pricing and availability of materials. We monitor these changes to take advantage of pricing shifts so that we can repair and rebuild in the most economical way possible.

Alan hope is responsible for reviewing and signing off on all plans. This involves coordinating internal and external resources, allocating costs into "soft" and "hard" categories, and creating time frames for the short-, medium-, and longer-term aspects of each project.

## BANKER & TRADESMAN

August 13, 2012

*"Usually the rehabilitation doesn't take much time, but it's the paperwork. You get into all sorts of issues with the owner of the property. There's a lot involved."*

ALAN HOPE, MANAGING PARTNER, THE CHARLES HOPE COMPANIES, LLP

Garden Street, Haverhill, Massachusetts, July 2013



October 2013

are built, we make them available to first-time home buyers whenever possible. One strategy that has been successfully implemented in Lawrence has been to replace demolished properties with duplexes. Both sides of the duplex are then sold to a first-time home buyer who can rent out half of the property to help pay for the mortgage. The new owners learn valuable financial skills and are incented to take care of the entire property. It's a win-win situation that strengthens communities by eliminating urban blight while providing opportunities for first-time home buyers to experience the sense of

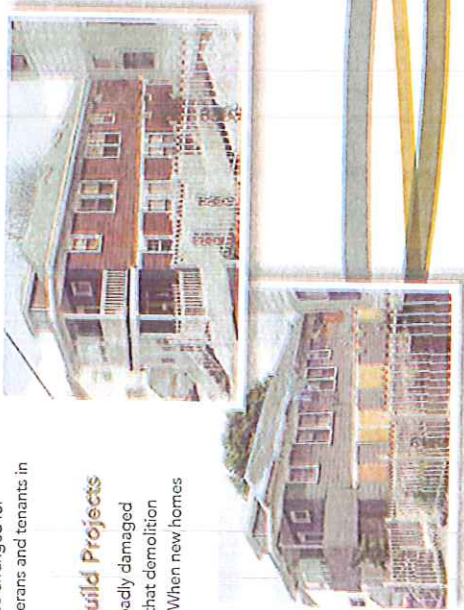
## Tenant Transition

While it is preferable to allow tenants to stay in place during minor repairs, there are some cases when properties are simply too unsafe to live in until they are brought up to code. When it is necessary to vacate a property, The Charles Hope Companies provides support to tenants to help them make a smooth transition. We have hired moving trucks, provided storage for personal effects, brought in translators to assist non-English-speaking tenants, and worked with non-profit organizations to find new accommodations for displaced tenants. We have also arranged for rent-free accommodations for veterans and tenants in special situations.

## Demolition and New Build Projects

In some cases, properties are so badly damaged by fire, water, mold, or vandalism that demolition and rebuilding is the best option. When new homes

Texas Street, Lawrence, Massachusetts, December 2012





Alan Hope

### Managing Partner, The Charles Hope Companies, LLP

With over 35 years of experience in the real estate industry, Alan Hope brings a unique and varied perspective to the receivership process. He has consulted for Fortune 500 banking, oil, and computer companies and represented the Northeast Builders and Remodelers Association (NEBA) as a delegate to Washington D.C. in the real estate industry. He has worked with both commercial and residential properties for new build and rehabilitation projects. The scope of work has ranged from single family homes to a 72-unit rooming house. While each project brings a specific set of challenges, Alan's deep understanding of the building, financing, and planning process has resulted in the successful completion of more than 50 receiverships in seven cities and towns across the Commonwealth.

Alan focuses on rehabilitating poorly managed, abandoned, and foreclosed properties that are no longer code-compliant and turning them into safe, affordable housing. A skilled project manager, he has established strong working relationships with city and town officials, housing courts, financial institutions, contractors, and local community leaders. He has also worked with consultants in cities and towns to determine the availability of repaired homes in relationship to the housing demand.

Working in low income neighborhoods, Alan has established relationships with local agencies such as YouthBuild, veterans associations, community program directors, and other non-profit organizations that empower residents with a range of community development initiatives including foreclosure prevention and family financial literacy. He has also worked with community leaders to help place first-time home buyers into rehabilitated properties. Alan believes that receivership is more than just bringing properties up to code. It has the power to change communities and bring hope and regeneration to blighted neighborhoods.

*"I've seen how neighborhoods have been devastated. I can see the difference I can make in improving them, not only socially but economically."*