

**BOARD OF SELECTMEN  
MINUTES OF SEPTEMBER 29, 2015  
SHEPARD MUNICIPAL BUILDING**

PRESENT: Dario F. Nardi, Chairman, Robert E. Lavash Sr., Vice-Chairman, James A. Gagner Jr., Clerk  
ATTENDEES: See list (attached)

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**Chairman Nardi called the meeting to order from recess at 7:00 p.m. and led the Pledge of Allegiance in the Selectmen's Meeting Room in the Shepard Municipal Building.**

Chairman Nardi announced that tonight's meeting was being both video and audio taped and requested anyone in the audience to disclose if they are recording tonight's meeting. Ms. Colleen Montague and Mr. Michael Baril both acknowledged they were recording.

**MINUTES**

Motion to accept the meeting minutes of September 22, 2015 as so written made by Mr. Gagner; second: Mr. Lavash – unanimous.

**OLD BUSINESS**

- Igor Kuprycz – F/U: WCAT Channel 12 – discussions on expansion of services re: meetings

Mr. Kuprycz presented the Selectboard with his analysis of projected costs associated with the expansion of service to cover department meetings, noting the cost could be greater as some Boards/Departments had not provided information. There was brief discussion on the topic and the possibility of expanding service to a select few department/meetings. Mr. Kuprycz stated that at present, they accommodate Boards/Groups that ask for taped meetings and asked the Selectboard to keep in mind that his department operates with volunteers. The Board will take the matter under advisement and thanked Mr. Kuprycz for his work on the analysis.

**COMMENTS & CONCERNS**

Ms. Beverly Soltys inquired as to the listing of surplus items from departments. Mr. Nardi acknowledged that a memo had been distributed; however only a handful of department responded, he will take a look at what has been submitted for a list. Mr. Stanley Soltys asked what dept.'s had responded. Mr. Nardi will determine and seek further response from departments.

Mr. Michael Baril spoke regarding the earlier discussion on expanded services. He stated he has been videotaping meetings and putting them on UTube, available to residents free of charge; he would be interested as a subcontractor, to video record meetings, and putting in a price quote to the Town that would be cheaper for the same service. Mr. Nardi noted the offer and remarked that perhaps a discussion between Mr. Baril and Mr. Kuprycz could be had to determine if it would be a viable option given the strict guidelines and regulations by the FCC, follow which the Selectboard would take under advisement.

**CORRESPONDENCE**

The Board reviewed the following:

- o The Board received a public records request from a resident. The office is in the process of gathering additional information from the requester in order to provide the proper documents requested. *Noted*
- o On October 10<sup>th</sup> from 9 AM to 12 Noon, the Town of North Brookfield will hold a *regional* household hazardous waste day. Warren residents wishing to bring hazardous waste are welcome. Allowable items as well as an associated fee schedule are available in the Board of Selectmen's Office. *Noted*
- o Notification from DEP that in accordance with Governor Baker's Executive Order 562, public listening sessions have been set as part of Mass DEP's thorough assessment of all of their regulations. The schedule is available in the Board of Selectmen's Office for those interested. *Noted*

- o The Board of Health has appointed Sydney Plante to the position of Animal Inspector effective September 24, 2015. *Selectboard extended a Congratulations.*
- o The West Warren Library has requested a one day liquor license to serve beer and wine as part of a fundraising event. The library will be holding a Trivia Night on Saturday, October 17, 2015 from P.M. to P.M. *A motion to allow the one day license, made by Mr. Lavash; second: Mr. Gagner - unanimous*

Mr. Brian Corriveau asked the Board about how the Town would pay for the \$600,000. for the school. Mr. Nardi stated the Board would be reviewing Articles at their next meeting.

**HEAL, INC. (MM CULTIVATION) – discussion**

Mr. Stephen Buchbinder, counsel for Heal, Inc., introduced the members of the audience who are some of the key players in the organization. He gave some background on his firm and his client and their interest in seeking a location for a medical marijuana cultivation facility in the Hardwick Knitted Fabrics building located on South Street, in West Warren. They recently toured the facility and would consider it a potential site for their cultivation/processing center. As part of the application process, they are seeking a letter of non-opposition from the Board. Mr. Tom Walsh of Forefront, a partner with Heal, Inc. spoke to some of the security measures proposed with this endeavor, and the direct link it would have with local law enforcement. There was a brief question and answer period, following which, a motion to approve and provide Heal, Inc. a letter of non-opposition was made by Mr. Gagner; second: Mr. Lavash – unanimous. Mr. Lavash inquired as to what employment opportunities existed. Mr. Buchbinder, remarked possibility 10-15 in the beginning. Mr. Nardi thanked the members of Heal, Inc. and Mr. Buchbinder for their consideration of Warren for this venture.

**LARRY TUTTLE, RE: TOWN HALL BASEMENT - PROPOSAL OF OPTIONS- discussion**

Mr. Larry Tuttle of Architectural Insights and Ms. Madeline Witaszek, Town Accountant spoke to the Board regarding the two basement areas of the Town Hall (Basement slab and crawl space). As part of the Town Hall remediation project, the areas were evaluated to come to a solution for control of ongoing moisture in the area. For the larger/basement area three options were proposed: 1) –remove prior cell floor area, remediate mold, ventilation, repair rain leaders 2)- apply steps in 1<sup>st</sup> option; clean and apply sealant to slab; 3)- steps from first two approaches; grind surface; apply epoxy sealant. Ms. Witaszek noted that the Building Inspector is inclined to recommend option #3. Mr. Tuttle expressed that the costs provided in his observation report are estimates. The estimated for approach for option #3 would be around \$16K - \$18K. Insofar as the crawl space, Mr. Tuttle’s observations again called for different approaches, 1) replacing of steel columns; 2) replacement of current supports with joist hangers to each floor joist. Ms. Witaszek noted again the Building Inspector’s note that the 2<sup>nd</sup> approach would be appropriate. This approach, could have budgetary costs between \$8K- \$16K. There was discussion amongst the Selectboard, Mr. Tuttle, and members of the audience as to various approaches. Mr. Nardi shared concern that the Board of Health should be kept apprised of these processes, Ms. Witaszek will reach out to the BOH Chairman. The Board will take the matter under advisement and consider the proposed Article intention for the upcoming STM.

**PAUL MCLAUGHLIN, TRIPLE M HOMES RE: RENT CONTROL - discussion**

Mr. McLaughlin was not present, no discussion took place.

**KIRT MAYLAND– ALTUS SOLAR – NET METERING - discussion**

Mr. Mayland came before the Board this evening to discussion his company’s offer of net metering for the Town. He make note of his prior proposal of 20% discount with a .09 cent floor, for 500,000 kWhs. His company has offered this to all their off takers all along and would want to be consistent in his offers. Mr. Mayland offered assurance that his company is listed under the ‘cap’ and could offer NM from their ground mounted site in Great Barrington. Based on his projections, this site could be completed by next spring and see NM credits by end 2016. When asked about the local project on Spring St/Ware Rd, Mr. Mayland replied that NM credits for that site have already been allocated. The Board restated their intent to move forward and present an Article at the upcoming STM for a PPA/NM agreement.

**BERT CLARK – RE: PALMER MOTOR SPORTS – discussion**

Resident, Bert Clark came before the Board with his complaint of noise from the Palmer Motor Park. He cites that constant noise from the racing is deteriorating his quality of life. He presented the Board with a copy of the Palmer Planning Board’s special

permit and site plan approval along with of a petition with over 80 resident signatures with concerns with the noise and disruption. He has attended Board of Health meetings wherein he was made aware that the Chairman has contacted the Palmer Board of Health on the matter. At present, he is aware there may DEP noise studies being done. He made the Selectboard aware of upcoming meetings involving the matter, on 10/4 in Ware, where Senator Gobi and Representative Smola are expected to attend; a meeting on 10/5 in Palmer at the police station. Mr. Nardi, for his part is willing to attend these upcoming meetings and gladly offer his support.

**CONTRACT AMENDMENT #3 – TOWN & LEI – additional engineering costs associated with Pleasant St. Improvement Project (Phase II funding through FY14 Warren CDF-1 Grant) – approve, vote, Chair to sign**

Mr. Nardi noted this additional \$4,000.00 would be covered through grant funds and related to the work done on Kay Hill Road as part of the Pleasant Street work. Motion to approve and have Chairman sign, made by Mr. Lavash; second: Mr. Gagner – unanimous.

**TREASURY WARRANT(S) AND INVOICES**

Motion to accept warrant # 39 (payroll) and # 41 (vendor) dated September 29, 2015 in the amounts of \$38,822.96 and \$863,353.89 respectively was made by Mr. Gagner; Second: Mr. Lavash– unanimous

Motion to accept warrant # 40 (payroll) dated September 29, 2015 in the amounts of \$531.57, made by Mr. Nardi; Second: Mr. Gagner – 1 abstention

Motion to accept warrant # 42 (ambulance payroll) dated September 29, 2015 in the amount of \$1,450.00, made by Mr. Lavash; Second: Mr. Nardi – 1 abstention

Motion to accept FY14 Invoice #3 for Pleasant St. Improvements Grant 12-740.1, to Pioppi Construction for \$115,345.43, made by Mr. Gagner; second: Mr. Lavash – unanimous.

**NEW BUSINESS**

Mr. Gagner stated he is continuing to seek out new business ventures that would benefit the Town. He has an upcoming meeting with members from Holyoke Community College, who may be looking for a satellite campus location.

Ms. Soltys inquired as to officer attending the meeting; has the Board requested their presence. Mr. Gagner responded he had requested an officer for the meeting last week.

**NEXT MEETING DATE:**

Next scheduled meeting: October 6, 2015 @ 7:00 PM.

Motion to Adjourn made by Mr. Gagner; second: Mr. Nardi – unanimous at 8:15 PM.

Respectfully submitted,

Lorena Prokop  
Administrative Secretary

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James A. Gagner Jr., Clerk