

**BOARD OF SELECTMEN
SHEPARD MUNICIPAL BUILDING
MINUTES OF SEPTEMBER 1, 2016**

PRESENT: Mr. Dario F. Nardi; Chairman, Mr. James A. Gagner; Vice-Chairman and Mr. Marc W. Richard; Clerk

ATTENDEES: David Johnson, Brian Corriveau, Stanley Soltys, Mary Bellerose, Howard Moulson, Lisa Digris, Barbara Larkin and Colleen Montague

Mr. Nardi called the meeting to order at 3:30 PM and dispensed with the Pledge of Allegiance.

Mr. Nardi requested that if anyone in the audience is either video/audio recording this afternoon's, please disclose to the Chair. Ms. Colleen Montague from Turley Publications acknowledged her taping the meeting.

980 MAIN STREET

This afternoon's meeting is to discuss the purchase and sale of 980 Main Street, which is more commonly known as the Tebo's Building. At the Special Town Meeting on July 20, 2016, voters approved the Article allowing the Board of Selectmen to enter into a purchase and sale with the property owner. The stipulation being is that the town would only purchase a cleared, level lot. Mr. Christopher Donahue who is the current owner has contracted with a company to demolish the building and all related work associated with the debris removal and leveling of the lot. Work is anticipated to begin on Tuesday, September 6, 2016. Both Mr. Nardi and Mr. Richard were under the impression that the P & S would only be signed once the building is down, all debris removed and the town is presented with a level lot. A brief discussion followed regarding the possibility of the soil being contaminated. In light of the town's proposed use (parking lot), there is less concern with the town being liable due to the non-evasive scope of work.

In addition, once the work is done, the Board of Selectmen discussed the fact that they will be required to block off the lot until such time a Site Plan Review and Approval is done by the Planning Board. At their August 10, 2016 meeting, the Board unanimously voted not to have an opening (curb-cut) along Main Street. This discussion and vote was necessary in order to advise MassDOT as to the town's wishes so the Downtown Project can move forward.

Mr. Johnson, Superintendent from the Warren Water District is concerned over a Right of Way that shows on the plan. Mr. Mouslon who is a Sewer Commissioner advised the Board that there is an outstanding sewer fee for FY16. Mrs. Acerra advised the Board that Town Counsel confirmed that there are provisions stated within the P & S to ensure payment in full on any outstanding balances. With no to sign the P & S to Tuesday, September 13, 2016 at 3:30 PM made by Mr. Gagner; second: Mr. Richard – unanimous.

Mr. Brian Corriveau requested to speak to which Mr. Nardi agreed. Mr. Corriveau stated that he would like to know how much of his tax dollars went to attorney's fees in order to represent Mr. Nardi in a case that another individual brought against him. Once again, Mr. Nardi stated that the matter is closed (case dismissed without finding) and will no longer discuss the matter. Mrs. Acerra did state for the

record that Mr. Corriveau did submit two (2) public records requests pertaining to this issue. Both requests were answered accordingly, also without any findings.

Motion to Adjourn made by Mr. Richard; second: Mr. Gagner – unanimous at 3:55 PM.

Respectfully submitted,

Rebecca Acerra
Administrative Secretary

Marc. W. Richard, Clerk