

**SELECTMEN'S MEETING MINUTES
UPSTAIRS MEETING ROOM
1 AVENUE A, TURNERS FALLS, MA
MONDAY, March 3, 2014**

Meeting was opened at 7:00 PM in the Upstairs Meeting Room. Present were Selectpersons, Mark Fairbrother, Chris Boutwell, Mike Nelson; Town Administrator, Frank Abbondanzio, Executive Assistant, Wendy Bogusz;

Meeting being Taped

Approve minutes February 3, 10, 18, and 24, 2014

Boutwell makes the motion to approve the minutes of February 3, 2014. Seconded by Nelson, approved unanimously. Boutwell – Aye, Fairbrother – Aye, Nelson - Aye

Walter Ramsey, Town Planner, Sign letter to Meg Lusardi, Mass. Dept. of Energy Resources regarding adding Shea Theater to Montague Green Communities baseline

Nelson makes the motion to authorize the Chair to sign the letter to Meg Lusardi, Mass. Dept. of Energy Resources regarding adding Shea Theater to Montague Green Communities baseline. Seconded by Boutwell, approved unanimously. Boutwell – Aye, Fairbrother – Aye, Nelson - Aye

Margaret Bates, Registration for Assembly, Public Demonstration or Use of Public Property: Request to use Corner of Third Street and Canal Street for raised bed gardens for vegetables and flowers for elderly people

Bates: I was told the land is contaminated because there used to be a garage there and by using raised beds there shouldn't be a problem having a garden. We live at Keith Apartments and we were trying to think of a way to beautify that lot. The only problem I see is there is no cross walk there and elderly people are slow crossing the street and the cars coming up from the bridge are flying.

Abbondanzio: Walter was telling me today there is another group that is interested in doing some kind of garden in that area, Catholic Social Ministries.

Bates: I heard about another group and have made calls but no one has gotten back to me yet.

Abbondanzio: As long as any kind of approval is with the understanding that eventually if parking is put in there all uses would be subject to being removed.

Nelson: I suspect that we are supportive of this idea in general concept, I would like to see if you can contact the Catholic Social Ministries and come back with a better map of what you are thinking of doing and what art items might be in the way and need to be moved or removed. You can come back to the board when this information is available.

Nelson makes the motion to support Margaret Bates for her request of the use of the Corner of Third Street and Canal Street for raised bed gardens for vegetables and flowers for the elderly people pending further discussion with Mr. Landry from the Art Park and the Montague Catholic Social Ministries who are all stake holders in this project. Seconded by Boutwell, approved unanimously. Boutwell – Aye, Fairbrother – Aye, Nelson - Aye

Jon Dobosz, Director Parks & Recreation, Sign letter of support for the “KaBOOM/Playful City USA”© Application

Nelson makes the motion to approve the Board to sign the letter of support for the “KaBOOM/Playful City USA”© Application presented by Mr. Dobosz. Seconded by Boutwell, approved unanimously. Boutwell – Aye, Fairbrother – Aye, Nelson – Aye.

Jon Dobosz and Parks & Rec Commission, Request to appropriate \$5,337.80 from the Community Development Discretionary Account for the purpose of allocating additional funds for the Unity Park Phase 2.2 Improvements Project

Nelson makes the motion to approve the request to appropriate \$5,337.80 from the Community Development Discretionary Account for the purpose of allocating additional funds for the Unity Park Phase 2.2 Improvements Project. Seconded by Boutwell, approved unanimously. Boutwell – Aye, Fairbrother – Aye, Nelson - Aye

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Bruce Hunter, HRA Infrastructure Coordinator, Unity Park Phase 2.2 Improvements Project; Accept and award bid from Taylor Davis Landscaping Co., Inc. or Reject all bids and rebid project with only one of the two components of the project

Mr. Hunter will be back next week to have the Board vote on this as there was incorrect information on the contract

MJ Adams, Director Community Development, Approve Agreement between Town of Montague and FRCOG for the Slum/Blight studies for Millers Falls and Turners Falls Industrial – Historical Districts

Adams: We determined the price and scope of work is reasonable, the grant was awarded last summer and we are now in the position to move forward and to enter into the contract with the FRCOG. Study is to look at the conditions of the infrastructure and the structures that sit within the district of the Town defined. It is to give a report back to the Selectmen that says this percentage of the buildings are blighted or deteriorated, this amount of the infrastructure is blighted or deteriorated; the idea is to give a good clean report back to the Selectmen so you can make a determination whether or not you want to designate this area as being slum/blight. If this district is designated to be slum/blight it then meets the national objective for the block grants and you don't need to go through the low mod qualifications to do work in that district.

Discussion

Golrick: How does a citizen, town meeting member or owner object to this, I read this as we are paying the FRCOG \$60,000 and we already pay the FRCOG for services and we don't get a lot for our money and what action can be taken to follow up on this.

Fairbrother: We can vote it or not vote it.

Abbondanzio: The FRCOG is set up to provide standard services and the also provide fee for services and this is one of the instances where it is a fee for service. We do get a lot for the funds we pay for general services including in particular transportation plan. We get a lot of work done in transportation planning, but also in a lot of other areas as well.

Discussion regarding why a certain area of Millers is not included. (There are specific guidelines that have to be followed) We have outlined the area that we can include.

Adams suggests that the boundaries be discussed at Wednesday's public hearing. Adams will commit that she will be back just not next Monday night as she has a prior commitment, but she is willing to make sure the question about looking at the boundaries, seeing if there is the possibility to expand if the expansion would meet the general guidelines of DHCD. It might require additional fees depending on how extensive the additional parcels are that you want to put in.

Nelson makes the motion to approve the agreement between the Town of Montague and the Franklin Regional Council of Governments for the slum and blight studies for Millers Falls and Turners Falls Industrial – Historical Districts. Seconded by Boutwell, approved unanimously. Boutwell – Aye, Fairbrother – Aye, Nelson - Aye

Town Administrators Report

Other

Meeting with Erving Board of Selectmen next Tuesday at 6:30 will be held here at Town Hall.

Turners Falls Fire District Order to comply with building/fire code issues at the Strathmore Mill. Votes may be taken.

Abbondanzio: We had an excellent meeting with the Fire Chief last Thursday to talk about the order given to the Town. Present at the meeting were: Fire Chief, TF Water Department Mike Brown, David Jensen, Tom Bergeron, Myself and Mr. Hobbs, Turners Falls Hydro. We spent a lot of time talking about Swift River Hydro in particular the apartment located in the facility. Everyone thinks having a person in that building 24/7 has been a good thing, prevents a lot of issues. There was a certificate of occupancy issued to allow living space in the building but there are a number of issues the Chief wanted to see addressed to make sure the occupancy at that address continues to be safe

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and appropriate. Swift River will be allowed to maintain the apartment at the facility for the worker providing they work towards correcting the following conditions: 1) Proper permitting allowing this apartment will be developed by the Town. 2) Solutions for potable water are being researched and be implemented as soon as possible. 3) The frozen sewer line is being worked on now and will be insulated and or heated to prevent a recurrence of freeze up. 4) The Building Inspector and the Fire Department will conduct an inspection to ensure the apartment is code compliant. The following are items that were discussed concerning the Strathmore Complex following numerical order from my letter.

1. The goal is to completely empty the entire facility of any contents. At this point Building #3 Floor #3 is where the bulk storage of bailed and rolled paper is stored. This storage was approved by Chief Godin some time ago based on the existing sprinkler system. As you know this system has been out-of-service since February 10th. This storage will be able to remain as stored with a long term goal of removing it completely. The rest of the facility will be emptied starting as weather permits with a completion date scheduled for the end of June 2014.
2. Making the building weather tight – The Highway Department will make an assessment and develop a scope of work needed report to you. The Town may choose to have their own resources conduct this work or hire a subcontractor. This work should begin now and be completed as soon as possible.
3. Roof repairs – An assessment needs to be done to identify all roofs. Roofs specifically mentioned in our meeting are the Building #5(?) which needs scrap metal removed from it and what the building inspector believes to be a significant repair. Both stair tower roofs are leaking and need repairs. Building #6 has a hole in it which needs to be closed/repared. There may be more than what was discussed at the meeting of which the assessment should identify. The assessment should be conducted now with repairs as soon as possible.
4. The boarding up of the lower section of the complex will not be required with consideration to the plans made at today's meeting. Understand that if these plans do not come to development this will be revisited.
5. My understanding based on our conversation is that the parts have been ordered and work will be starting shortly. The building inspector assured me that we will have discussion on the installation of this water feed.
6. The #1 sprinkler valve is out of service to date and has been since February 10th. My understanding is parts are ordered or have been obtained and work is ongoing. This system must go back in service as soon as possible.
7. The building will not be required to be marked outside providing that the hazards that exist now with openings in the floor be either removed or properly safeguarded. The Building Inspector and I will tour the complex Tuesday March 4th to identify the hazards specifically and develop a method of securing each one.
8. The Building Inspector will research the possibility of installing devices that will indicate to the Fire Department a more general location for the water flow alarms. This should be looked into within a weeks' time at minimum a discussion with the sprinkler contractor.

Discussion

Approve permits for Bread and Water, LLC: Entertainment and Common Victuallers License, 440 Greenfield Road, Montague

Nelson makes the motion to approve the Common Victualler's License to Bread and Water, LLC d/b/a The Alvah Stone, 440 Greenfield Road, Montague, pending approval by the Board of Health Director. Seconded by Boutwell, approved unanimously. Boutwell – aye, Fairbrother – Aye, Nelson - Aye

Entertainment License

Wendy to ask owner of The Alvah Stone to come in to discuss the Entertainment License at a future meeting. Fairbrother would like to see it listed separately on the agenda

Boutwell makes the motion to adjourn the meeting at 8:14 PM. Seconded by Nelson, approved unanimously. Boutwell – Aye, Fairbrother – Aye, Nelson - Aye