

MINUTES OF REGULAR SESSION – October 31, 2011

ROOM 03-TOWN HALL

7:00PM

PRESENT: Chairman Dino B. DeBartolomeis; Selectmen Brian W. Murray and William D. Buckley; Town Administrator Louis J. Celozzi; and Minutes Recorder Jean M. DeTore.

1. Mr. Murray moved, seconded by Mr. Buckley: To sign the warrant and approve the Minutes of October 17, 2011 as submitted, UNANIMOUS.
2. Citizen Participation – None.
3. Susan Clark, Community Development Director was present to discuss her proposal for slum and blight designation for the neighborhood including Church Street, Bancroft Avenue and Draper Park. An inventory of the neighborhood was conducted to determine the overall condition in an attempt to prevent or eliminate these conditions. She stated that to be eligible for Community Development Grant funds under the national objective of Prevention or Elimination of Slums and Blight the community must:
  1. Determine that the area meets the state's definition of substandard, blighted or decadent areas as stated in MGL Ch. 121A and Ch. 121B.
  2. Describe how the conditions in the target area are consistent with the state definitions.
  3. The Chief Official or authorized official must determine in writing that the area is in disrepair or there is a pattern of recognizable disinvestments thereby meeting one of the definitions.
  4. Document that at least 25% of the properties throughout the area experience physical deterioration of buildings or the public improvements (infrastructure) throughout the area and are in a general state of deterioration.

Ms. Clark stated that a total of thirty-eight (38) properties and the entire infrastructure have been inspected and the results of those inspections reveal that 31 of the properties are in fair/poor condition (82%) and 100% the sidewalks, roadways and sewer lines are also deteriorated. She noted that based on this information, this area meets the State's definition of area wide slums and blight and requested the Board's approval to submit her findings to the State for their determination.

Mr. Murray moved, seconded by Mr. Buckley: To approve the above proposal for slum and blight designation for the neighborhood including Church Street, Bancroft Avenue and Draper Park, UNANIMOUS.

Ms. Clark also submitted information to the Board on Community Development Strategy and stated that tonight was the first of three meetings prior to the December 16, 2011 application deadline for the FY12 Community Development Block Grant. She noted that the purpose of tonight's meeting was

to begin the discussion of the Community Development Strategy; the Selectmen as well as citizens, Town Boards and officials are encouraged to provide input. The second meeting, a public hearing, is scheduled for November 14, 2011 and will allow Selectmen to receive input from the community, town boards and officials on projects or activities that are included or should be included in the Community Development Strategy. The final meeting will be held November 28, 2011 and Selectmen will be asked to approve the revised CDS that reflects input of the two previous meetings, which will include affirming target area(s) and updating the project list. At the conclusion of this meeting the Board will approve the activities that will be submitted on the FY12 CDGB application.

#### 4. TOWN ADMINISTRATOR'S REPORT

- Tax Classification Hearing – I'd like to remind the members that I have scheduled the date of November 14, 2011 for the hearing. If there is any particular information that you want Priscilla to present, please let me know as soon as possible.
- License Renewals - This is a reminder to all liquor license holders that renewal forms will be mailed Tuesday and must be returned by November 10, 2011 to the Selectmen Office. Again, please note that no money is due at this time, just the signed form.
- Regional Shelter - As a result of Saturday's snowstorm, the Fire Chief has indicated that about 1,000 homes in the area are without electricity. Milford does not have a shelter open at this time. However the Town of Franklin has opened a regional shelter and Milford residents that are in need of shelter tonight can go to the Franklin shelter located at the Remington School 628 Washington Street, Franklin. For additional information the phone number is 1-508-541-2143. If you are in need of a hot meal, dinner tonight is 4PM-6:30PM; breakfast tomorrow 7AM-9AM and lunch 11AM-1:00PM. If you require shelter, please bring sleeping bags/blankets, towels and toiletries and any medications needed; pets are NOT permitted.

5. Atty. Hyman Stramer was present to discuss various building, zoning, and health violations at his properties on Water/Oliver Streets previously inspected by the Neighborhood Task Force. Also in attendance were John Erickson, Building Commissioner, Paul Mazzuchelli, Health Agent, Lt. Mark Nelson and Patrolman Russell Poissant. Mr. Erickson provided the Board with a list of each property owned by Atty. Stramer along with a detailed list of the violations and conditions. He stated that to date, Atty. Stramer has addressed all the problems but not completed all repairs.

Disputing Atty. Stramer's claim, the Board indicated it was not their intention to have the Task Force single out any one landlord and the basis for the targeted neighborhoods that are visited is a result of complaints received by the Police Department. They also commended the Neighborhood Task Force for their efforts and hoped that all landlords would take a pro-active effort in addressing repairs or possible violations prior to the Task Force inspecting the property.

The Board also reviewed correspondence from John Erickson, Building Commissioner detailing the recent efforts of the Neighborhood Task Force including a list of violations for properties on Franklin, Chestnut and Forest Streets.

6. Chairman DeBartolomeis requested that Town Administrator Celozzi review the environmental evaluation provided by Enstrat Environmental Services for the property located at 8 Blanchard Road. Mr. Celozzi stated that he had been prepared to offer a recommendation to bid the project, however, he has since received a telephone call and correspondence this afternoon from Paul Germano requesting the opportunity to purchase the building and property at 8 Blanchard Road. After a discussion, the Board agreed to give Mr. Germano the opportunity to proceed with rehabilitating the property with the following conditions:

1. A signed P&S Agreement by November 14, 2011.
2. A closing date on the property prior to year's end.

Also, a copy of the environmental evaluation will be forwarded to Mr. Germano.

7. Town Administrator Celozzi provided the Board with correspondence outlining the "Designer Selection Law" which requires the appointing Body to appoint an individual or group of individuals ("Committee") to conduct the design selection process. He further noted that with the passage of Article 22 at the October 24, 2011 Special Town Meeting, the town may proceed with the projects including the repainting of the Town Hall exterior, the rebuilding of the stair to both side entrances and the granite ramp to gain accessibility to the platform of the WWI Memorial at Draper Park.

8. Mr. Murray moved, seconded by Mr. Buckley: To approve, on the recommendation of Town Engineer Santora: To prohibit parking and establish a tow zone on Water Street at the following two locations:

1. Water Street – north side, for a distance of 30 feet centered on the Godfrey Brook
2. Water Street – north side, for a distance of 30 feet centered on the O'Brien Brook

UNANIMOUS.

9. Mr. Buckley moved, seconded by Mr. Murray: To appoint Town Administrator Celozzi and Town Engineer Santora to the Designer Selection Committee, UNANIMOUS.

10. Mr. Murray moved, seconded by Mr. Buckley: To approve the request from The Milford High School Boosters Club, Inc. for the annual 5K Turkey Day Road Race, Thursday, November 24, 2011, 7:00AM-11:00AM, UNANIMOUS.

11. Mr. Murray moved, seconded by Mr. Buckley: To approve, on the recommendation of Town Engineer Santora: To revise the current sign regulation on North Bow Street from No parking on North Bow Street, south side from Main Street to Central Street to No parking on North Bow Street, west side, from a point 140 feet north of Spring Street to Central Street, and further that the Highway Department provide a "No parking" sign at each end of the zone with left and right arrows, respectively and intermediate "no parking" signs spaced appropriately to define the zone, UNANIMOUS.

12. The Board reviewed correspondence from Brian W. Murray, Chairman of the Community Field Committee addressed to Mr. Buckley, seeking the names of the contractors who wish to donate to the field project. Mr. Buckley stated that as this issue was discussed at the October 24, 2011 Special Town Meeting, it was his opinion that no volunteers would come forward after learning of the obstacles and concerns as expressed by Mr. Murray.

13. The Board reviewed correspondence from Beatriz Almeida de Stein, Consul Ad Honorem of Ecuador in Boston. After a discussion, the Board expressed extreme disappointment with the response and stated that the Police Chief was already working closely with schools and churches to educate the Ecuadorian population.

14. Mr. Murray moved, seconded by Mr. Buckley: To accept with regret, the resignation of Leonard P. Clancy from the Capital Improvement Committee, UNANIMOUS.

**15. INFORMATIONAL CORRESPONDENCE**

1. Police Chief, re: Federal Mental Health Grant Award
2. COMCAST, re: Programming Changes
3. PERAC, re: Post Retirement Limits
4. Dr. Carl J. DiGregorio, re: "Thank You"
5. Milford Water Company, re: D.P.U. 11-99
6. Police Chief, re: Federal VAWA Investigative Equipment Grant
7. Leonard Clancy, re: Resignation/CIC
8. Schedule of Meetings

Invitations

1. Dept. of Veterans' Service, re: Veterans' Day Parade-November 11, 2011

16. Mr. Murray moved, seconded by Mr. Buckley: To adjourn the Selectmen's meeting at 8:31PM.

Respectfully submitted:

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Jean M. DeTore  
Minutes Recorder

MILFORD BOARD OF SELECTMEN

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Dino B. DeBartolomeis, Chairman

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Brian W. Murray, Esq.

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William D. Buckley