



Minutes of the Meeting of the Board of Selectmen

Date: Monday, August 18, 2014
Time: 6:00 p.m.
Place: McCourt Social Hall, Memorial Town Hall, Spencer, MA
Present: Chairman Pepe, Vice Chair Fritze, Members Stevens & C. Woodbury and Administrator Gaudette. G. Woodbury was absent.

At 6:00 p.m. Chairman Pepe called the meeting to order and led the Pledge of Allegiance.

Discussion: Recreational Assets/Restoration of Howe State Park

Mr. Stevens reviewed a copy of a report by CMRPC on priority preservation areas, which mentioned Howe State Park in Spencer. He asked the Board about their thoughts on gathering a group to discuss how to market existing recreational facilities. The Board agreed with the idea. Mr. Fritze pointed out that Howe is a State owned facility and they have been closing parks, either way, DCR will need to be involved. The Administrator will add to a future agenda.

Sugden Block Sale Committee and Draft RFP

Present were Sugden Block Sale Committee members Michelle Buck, Mary Baker-Wood, Carol McPherson, and Lynn Dobson. Mr. Pepe is also a member.

Ms. Buck presented the draft Request for Proposals (RFP). She reported the goal is to determine the type of use or redevelopment that's in the best interest of the Town, not necessarily the highest price. The main objectives are for economic development, building improvements, and historical preservation.

If a proposal is selected, clarification is needed on whether the Board of Selectmen or the Library Trustees, or both, shall select the final proposal.

Mr. Pepe thanked the committee for their hard work and commented that the RFP is an excellent draft.

Mr. Gaudette noted the draft RFP is well done and complies with MGL Chapter 30B. He will ask Town Counsel to review and get clarification on whether the Selectmen or Trustees make the final decision. Nevertheless, both groups will work together.

Mr. Stevens asked about parking. Ms. Buck said the Committee felt parking issues are outside the scope of the RFP. Mr. Gaudette mentioned there is an informal agreement with Price Chopper that allows them to store snow at O'Gara Park and in turn, they don't restrict parking. A recent study on downtown parking is also an available source of information.

Zoning in the RFP will be consistent with underlying zoning within the district. A PILOT project may also be considered. Ms. Buck will look into placing a sign on the building advertising the RFP.

Mr. Stevens will forward information from cell tower companies to Ms. Buck to determine if it's a feasible revenue stream.

Mr. Gaudette said, after the RFP is approved, it will be advertised in the Central Register and MGL Chapter 30B and guidelines will be adhered to.

Ms. McPherson asked if a letter should be sent to tenants informing them of the RFP. The Board will hold a public hearing on September 24th on the draft RFP and tenants will be invited. The RFP will be posted on the Website after approval by Town Counsel.

Administrator Gaudette noted that the Special Town Meeting will be held on August 21st at 7 pm to ratify the SEBRSD budget assessment.

The next BOS meeting will be held on Wednesday, September 10th.

The meeting was adjourned 6:47 pm. All were in favor.

Respectfully submitted,

Brenda Savoie
Administrative Assistant

Referenced Materials
Sugden Block draft RFP