



# TOWN OF WARE

Planning & Community Development

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MINUTES FROM JUNE 17, 2019

## Community Development Authority

Meeting held at Town Hall, Select Board Meeting Room, 126 Main Street, Ware, MA

**Members Present:** Paul Opalinski, Tracy Opalinski, John Carroll, Brenda Cooper

**Members Absent:** Danielle Souza

**Guests:** Ted Harvey (PVPC), Rebekah DeCoursey (Director of Planning & Community Development), Nicole Croteau (Assistant to the Director), Stuart Beckley (Town Manager)

Pledge of Allegiance – Chairman P. Opalinski opened the meeting at 6:30 PM and led the Pledge.

Approval of Minutes – Motion by J. Carroll and seconded by T. Opalinski to approve the meeting minutes of 5/6/19 as submitted. Vote 4 - 0

### Updates –

- a. CBDG. T. Harvey from PVPC reviewed the:
  - i. FY19 Still waiting for the State, usually announced at the end of July.
  - ii. FY18 Preconstruction meeting was done at Spring Street. Attendance was about six people. They expressed concerns such as water connections and asked about retaining wall on the sidewalk, which may or may not need to be replaced. The attendees were concerned about entering driveways during construction. T. Harvey has informed the contractors to let homeowners through construction into the driveways. Construction was supposed to start but delayed due to the rain.
  - iii. FY17 As discussed at the last meeting, T. Harvey asked if the CDA would approve to fund the Hardwick Senior Outreach Program using the remainder of FY17. This \$6,000 would cover funding the program until FY19 would start. This does not require a public hearing.

Motion to transfer \$6,000 to Hardwick Senior Outreach Program by P. Opalinski. J. Carroll seconded. Vote 4-0.

- b. Spring Street Update

J. Carroll expressed concerns over the police detail and how if the department is there daily, it is really not necessary, and could be costly.

P. Opalinski stated that the Project Manager as well as the Police Department is aware that detail is not needed daily and only needed when construction is done at the intersections.
- c. First Time Homebuyers Program was postponed until the next meeting.

d. Review Financial Accounts

CDA members reviewed the accounts. Need to transfer any monies over \$35,000 in CDBG HR Loan Recapture account into Program Income account.

R. DeCoursey asked for clarification of what the purpose of the Program Income account is used for.

T. Harvey explained this account is used prior to using monies from a grant.

CDA members reviewed the Septic Loan Fund Account.

J. Carroll asked if the Septic Funds are used for water house connections.

P. Opalinski said it could be added to the strategy.

S. Buckley suggested they check the guidelines of the Septic Loan account.

T. Opalinski stated we should look into the strategy and the 1990 strategy.

P. Opalinski expressed interest in using the Cash Account or PI Account for demolition of a building. However, if there are additional costs for Spring Street the money would need to be used for that. The demolition project will have to wait until Spring Street has been invoiced.

e. Reed Pool

R. DeCoursey and John Piechota (Parks Department) prepared a draft of a survey for residents to fill out to see how the community currently is involved with use of the pool. The CDA was asked for suggestions and input. R. DeCoursey stated the project could cost up to \$3M which would include: updating the pool, the concession stand, and the bathrooms. There may be grants available as well.

J. Carroll stated the swim lessons would be valuable for the community.

T. Opalinski suggested handing out the survey at town events and made some suggestions for revisions to the survey.

B. Cooper asked if there is an entry fee and R. DeCoursey stated that currently there is a \$3.00/day or an annual pass available.

T. Opanliski stated it may be in the best interest to have a meeting with Parks, CDA and a YMCA local representative to see if a YMCA would be best for the Town.

J. Carroll stated that DCR may be helpful as well.

f. Monroe Street Brownfield

R. DeCoursey would like to proceed/revisit with the Monroe Street brownfield project and included a sketch plan for the Board showing ample room for parking and other amenities.

J. Carroll suggested meeting with Parks Dept. to see what the Dept. would like to see as well. There are some field improvements that could be made.

3. Other – R. DeCoursey stated she had interest in a project to possibly invest in a few lawnmowers for the community to “rent” out or possibly have the local Boy Scout Troop cut the unkempt lawns in town for a small fee. This fee would be used to fund Troops to attend social events. The Board thought it was a fantastic idea. R. DeCoursey hopes to have a plan laid out over the next year or so for the citizens to hire the Boy Scout Troops or another community entity to conduct small yard projects.

4. Adjourn – Motion to adjourn by T. Opalinski at 7:45pm and second by P. Opalinski. All in favor.

***Next Meeting: July 15, 2019***