

April 26, 2017

Budget Review meeting of the Finance Committee dated Wednesday, April 26, 2017 beginning at 6:02 p.m. in the Selectmen's Conference Room, Town Hall

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Members present: Maureen Downing, Chairman, Heidi Fogg, Susanne Boyea, Joan Cavallo, Eric Gregoire, Raymond Yando and Beverly Tokarz

Members excused: Richard Moskal and Nelson Duarte

Ms. Villano and Ms. Collins were also present

First Order of Business: The Pledge of Allegiance

At this time the committee met with Douglas Stefancik, Town Planner to review the Planning Board's Articles for Town Meeting.

Article 23: Temporary Moratorium on the sale and Distribution of Recreational Marijuana and amend the Table of Contents to add Section XI.

Last year the State passed a law legalizing the sale of Recreational Marijuana. A committee will be set up and there will be Rules and Regulations from the State to help cities and towns with implementing the sale and distribution by September, 2017. The Moratorium would be in effect until June 30, 2018. The hope would be to have some type of bylaw in place. If a ballot measure is necessary that falls under the purview of the Board of Selectmen. The ballot measure would illuminate the marijuana out of the towns. The Town voted not to support the marijuana at the last election. Mr. Yando asked if there were any applications for the sale. Mr. Stefancik answered no. The Planning Board voted 4-1-0 in favor.

Moved by Ms. Fogg, seconded by Ms. Cavallo to recommend approval of Article 23 as written
Vote: 7-0 in favor

Article 24: Zone Change for a parcel of land located at 252 West Street from Agriculture to Industrial A owned by Dominic and Deborah Torretti.

The area parcels are owned by Springfield Truck Leasing which is zoned Industrial and New England Pallets which is zoned Agriculture. The owner of the West Street property has a Septic System business and would like to add a building on the property. Changing the zoning would allow Mr. Torretti to meet the set-backs. Agriculture is a larger set-back. In the future other parcels would be coming in Industrial because of the area. There was one abutter that objected to the change. The Planning Board voted 5-0 in favor of the change.

Moved by Mr. Yando, seconded by Ms. Fogg to approve Article 24
Vote: 7-0 in favor

Article 25: Zone Change for a parcel of land located at 485 Center Street from Residence A to Business A owned by Ludlow Center, LLC

The parcel was purchased last year by the Coldvest Group. They own three neighboring parcels across from the turnpike. The property is located next to the car wash. The Coldvest Group

would like to develop the property in the future for business purposes. With this piece of land they almost have a 4 acre parcel. The Planning Board voted 4-0 in favor

Moved by Ms. Fogg, seconded by Ms. Cavallo to approve Article 25 as written
Vote: 7-0 in favor

Article 26: Zone Change for a parcel of land located at 603 Alden Street from Agriculture to Residence A owned by Stephen M. Ecrement and Mariamar Gutierrez Ramirez

It's a long parcel. The owner would like to add a bedroom addition to the house. Residence A zoning would give him a 10 foot set-back from the sidelines instead of 20 feet. It would be an easy fix to change the zoning with the possibility of not having to meet with the Zoning Board of Appeals. The Planning Board voted 4-0 in favor at their March 9th meeting.

Moved by Mr. Gregoire, seconded by Mr. Yando to recommend approval of Article 26
Vote: 7-0 in favor

Article 27: Zone Change for a parcel of land located at 720 Chapin Street from Residence A and Agriculture to Business B owned by John and Melissa Garcia.

This is a split zoned parcel and it's under the agricultural moderate density district which have the same dimensions and are the same as agriculture. It's very hard to add on and do things because of the 20 foot set-back as opposed to a 10 foot set-back. There is a storage type building on the property. The property is near the HAP Housing project. Ms. Cavallo asked if the owners intent is to have HAP Housing take the property over? Mr. Stefancik said the owner of the property would like to put his limousine business there and use the building. Under Business B designation he would be able to do that. There were no abutters that attended the Public Hearings. The Planning Board voted 4-0 in favor of the change. The change would allow Mr. Garcia to have multiple projects on the property such as office units etc. It's almost a 3 acre parcel.

Moved by Mr. Yando, seconded by Ms. Fogg to approve Article 27
Vote: 2-5 motion failed. Ms. Downing, Ms. Cavallo, Ms. Tokarz, Mr. Gregoire, Ms. Boyea disapproved

Ms. Downing feels that it's not a good fit on that street to have a vehicle business in that area where there is an issue with traffic already with HAP Housing. Mr. Gregoire echoed Ms. Downing's comments. He's not quite understanding how it fits in with the same rationale that the Planning Board and others have been making against the HAP Housing project and this being a broadly residential neighborhood. It meets the definition of Spot Zoning

At this time the committee met with Steve Santos and Thomas Haluch from the Board of Public Works to discuss Article 17.

Article 17: Money to be used for a 50/50 State and Town share Historical Preservation Grant for repairs, construction and accessibility at the First Meetinghouse

Mr. Santos said that the final number that they are asking for is \$163,500 which is the total budget for the completion of the First Meetinghouse minus the plans which come out of the DPW's budget.

Mr. Haluch gave a handout to the committee and explained about the grants that they received. He feels that it's one of the more significant historical buildings in Town. They're trying to make the improvements that it needs to become occupied. As the building sits vacant it deteriorates faster. Mr. Jablonski said the State money is available and the Town could get the matching grant. It would take \$163,500 to finish the project. A new list of updated plans have to be ordered due to new building codes and occupancy permits. Those updates will come out of the DPW budget. Ms. Downing wanted to know if the second floor will be completed and accessible. Mr. Santos said that it would be. He approached the Building Inspector to try and get the first floor handicapped accessible, get the bathrooms done. The Building Inspector said that he wants full compliance or no occupancy. The two floors need to be completed. Ms. Downing said that Mr. Larivee didn't have any information on anything. He had an original unstamped version of the plans which did not give him occupancy, full smoke stations, fire alarm stations, emergency exits or updated with stamped plans so that he could give direction on what needed to be completed to comply with the first floor. The issue on the set of plans that Mr. Larivee has is the entrance way where the lift is, which only takes you to one floor. It doesn't give access to the second floor. He hasn't seen the updated set of plans. Ms. Downing wants to make sure that the second floor can be accessed on the new set of plans. Mr. Jablonski said after completion the building will be issued a new occupancy permit if all the improvements are made. She wants to make sure that the entrance way, where the lift is located is accessible to the second floor. If the money asked for is the last step to get the building open, everyone would want to make sure that the second floor can be accessed. If a vote is taken tonight it should be contingent upon Mr. Santos getting back to the committee to make sure that the roof has raised and that the lift has been moved to a different location or that it is accessible. Mr. Yando had questions about money that was appropriated and gradually expended over the years. Now the price would be half of the \$326,000 which would be \$163,500 which would get us into full compliance. Ms. Downing said that in each of the requests the funding was \$95,000 from the Town and \$80,425 from the Grant. Mr. Gregoire explained the process further to Mr. Yando and the committee. There is \$4,500 remaining from the two rounds of Grants. Mr. Haluch said that the Town will submit a final design which will go to the State. They will approve it probably by next spring. The funds would be raised and appropriated. Ms. Downing said that when the committee takes a vote she would prefer it be contingent that the lift be accessible to the second floor and that would be part of the project so when the \$327,000 is used the entire building will be up and running and handicapped accessible. She would feel more comfortable if Mr. Larivee got a set of plans or a letter from the architect assuring him that the building will be compliant and then letting the committee know that everything is acceptable.

The Snow and Ice account expended \$436,271.56 total for the year. Mr. Santos broke down the expenses for the committee. The salt shed is full, which is a savings of \$78-\$82,000 at this year's price.

Ms. Downing said that the DPW's other Articles 28,29, and 30 for Chapter 90 Highway and establishing the Enterprise Fund for the Landfill Enclosure were voted on and approved.

Article 2 of the Special Town Meeting, borrowing for Center Street Project has been postponed. Mr. Santos said that he believes there will be a Special Town Meeting in June to move the project forward by voting on all of the land takings and they will have the dollar amount for those takings.

Prior to Town Meeting the committee will revisit and vote on Articles 4 and 5 in the Special Town Meeting.

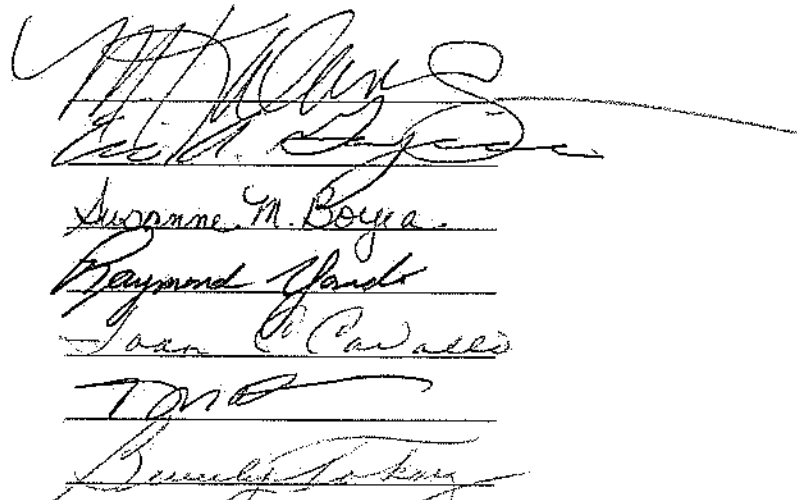
Article 17 – The First Meetinghouse will convert to \$.07 which will be added to the tax rate, if approved. Mr. Yando said that the numbers on the DPW sheets don't add up. There was discussion on the funding that was received in 2008, 2009 but work wasn't done until 2014. Ms. Downing feels that it's an inaccurate listing. More discussion went on as they tried to outline the projects that were completed. Mr. Gregoire feels that the goal is to make sure that the plans are complete. The Town has already invested large sums of money into the building. It's an important facility for the community and he thinks that it's important that assurances are there for a 100 % design with the Building Inspectors approval. Ms. Cavallo asked when grant money is appropriated where will the money be placed while waiting for construction. Ms. Collins said that there is a special article fund where the money is placed and roles from year to year.

The next meeting will be tentatively scheduled for May 3rd, if the committee has all the information for the Articles. If not, the committee will meet at 6:45 p.m. prior to Town Meeting.

Ms. Downing said that prior to Town Meeting the committee will be voting on Articles 34, 35, 36, 22 and 17. In the Special Town Meeting, Articles 4 and 5 which may be postponed along with Article 2. She will concur on the floor if they are postponed.

Moved by Ms. Fogg, seconded by Ms. Boyea to adjourn the Finance Committee Meeting at 7:25 p.m.

Vote: 8-0 in favor



The image shows five handwritten signatures, each written over a horizontal line. From top to bottom, the signatures are: a large, stylized signature; a signature that appears to be 'William J. Santos'; a signature that appears to be 'Stephanie M. Boyea'; a signature that appears to be 'Raymond Yando'; and a signature that appears to be 'Joan C. Cavallo'. Below the fifth signature, the text 'Ludlow Finance Committee' is printed.

Ludlow Finance Committee