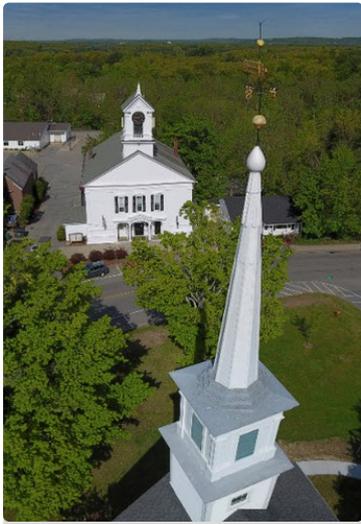


Town Manager Report

Town of Lunenburg-September 15, 2020



Contact Information

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Announcement on Existing Vacancies:

The following is a list of vacancies on the following committees:

- Architectural Preservation District Commission (1 vacancy)
- Historical Commission (1 vacancy)
- TCP Building Design Committee (1 vacancy-member at large)
- Zoning Board of Appeals (1 Associate vacancy)

Interested persons can find application forms on the Town Website and completed forms can be sent to the Board of Selectmen's Office.

Parking at Town Hall:

We were informed today by the neighboring property owner (The Village) that we can no longer use the parking located behind Town Hall as it is interfering with the parking needs of their tenants. Approximately half of the staff at the Town Hall uses those spaces so I have asked them to park in the Teen Center lot until the Boys and Girls Club reopens. I have contacted the Boys and Girls Club Director to notify her as well.

925 Mass Ave (TM Goal #1):

The consultant hired by Montachusett Regional Planning Commission through the Brownfields Grant has provided a summary of their findings from the Phase II Environmental Site Assessment at 925 Mass Avenue and their findings include the following:

Hazardous Building Materials: identified non-friable asbestos materials (sealants, floor tile, and roofing), lead-based paint on several exterior surfaces, light ballasts and transformers that may contain PCBs, and fluorescent light bulbs that may contain mercury

Underground Storage tanks: the GPR survey identified five USTs at the Site as well as the septic system

Soil contamination: Lab analysis has identified fractions of EPH, PAHs, PCBs, arsenic, lead, VOCs, and fractions of VPH that exceed MassDEP standards in the soil samples. Six of the eight borings have at least one exceedance of a MassDEP standard.

Groundwater contamination: Lab analysis identified total lead above the MassDEP standards in one monitoring well.

The consultant will have a draft written report for review towards the end of September. I contacted MassDevelopment about funding for clean-up costs and learned that applications for Brownfields Redevelopment funding is currently open but closes September 18th. This funding is for up to \$250,000 in remediation costs and is open to advance the redevelopment of sites where the development potential has been identified but an end-user has not yet committed to redeveloping the site.

Home Rule Petitions for Liquor License for Jaxx Country Variety and Library Trust Funds:

The Home Rule Petitions for an additional off-premise liquor license for Jaxx Country Variety (Senate Bill 2896) and special legislation to allow the Library to invest the Library Trust Funds (Senate Bill 2898) were both sponsored by Senator Tran. I reached out to Senator Tran's Office for an update on their status and the Senator relayed that the bill for an additional liquor license for Jaxx Country Variety is currently being reviewed by the Committee on Consumer Protection and Professional Licensure and the bill to authorize the Library to invest the Library Trust Funds is being reviewed by Senate counsel to ensure it is properly drafted. I have asked Senator Tran to send us the language that is drafted once Senate counsel completes their review.

After speaking with Representative Hay on these two bills, his legislative aid contacted Senate legal counsel to see if the bills could be moved forward.

Today I was notified by both Senator Tran and Representative Hay's Office that there will be a public hearing to hear testimony on the bill for an additional liquor license for Jaxx Country Variety. This information was forwarded to the Board as well as the owner of Jaxx Country Variety.

Home Rule Petition for Additional Liquor License (House Bill 4366):

After reaching out to Representative Hay's Office, who sponsored the bill to grant the Town an off-premise additional license for the sale of wine and malt beverages and why this bill was not moved forward, it was relayed that the Committee on Consumer and Professional Licensure was in favor of bills that identified a specific address but were not in favor of a town holding a "pocket license" that did not specify an address.

Town Charter Update:

In order to determine how the final drafting of the Town Charter legislation ended up differently from what Town Counsel provided to the Senate's legal counsel, I spoke with Representative Hay and his legislative aid requested the Governor's counsel look into whether these changes were made by the legal counsel for the Senate or the legal counsel for the House. I will update the Board once I receive a response.

TriTown Density Bonus Payment:

I received notification from the Department of Housing and Community Development that we would be receiving a \$210,000 Density Bonus Payment per MGL Chapter 40R related to Smart Growth Zoning District payments which equates to \$3,000 for each housing unit of new construction that is created in the smart growth zoning district. These funds will come in as general fund receipts and if not used this fiscal year will close out at the end of FY21. When Tritown was originally constructed we received \$350,000 under the Department of Housing and Economic Development's Zoning Incentive Payment in FY2007, a density bonus payment of \$198,000 in FY10, \$99,000 in FY14, and \$96,000 in FY16.

Remote Learning Center at TCP:

The school will be opening a Remote Learning Center to provide childcare needs for Lunenburg Public Schools teachers and this was offered to town employees' children. This program will temporarily utilize one classroom at the TCP and will be Tuesday-Friday from 7 a.m. until 4 p.m. and will be staffed with a Lunenburg staff member that is not certified in teaching.

Fire and Clerical Union Negotiations:

The Assistant Town Manager and I will be recommencing negotiations with both the Fire and Clerical unions beginning tomorrow. Our goal would be to wrap up negotiations as soon as possible in time to take the relevant town meeting votes at the Special Town Meeting.

Meetings, Events and Other Announcements:

- I attended a Personnel Committee meeting today at 5 p.m.
- The Conservation Commission has a meeting on Zoom on Wednesday, September 15th at 7:00 p.m.
- The School Committee has a meeting on Zoom on Wednesday, September 2nd at 6:30 p.m.
- The Library Board of Trustees has a meeting on Zoom on Thursday, September 17th at 6:45 p.m.
- The Agricultural Commission has a meeting on Zoom on Thursday, September 17th at 7 p.m.
- I will be attending the TCP Building Design Committee meeting on Zoom on Monday, September 21st at 6 p.m.
- The Board of Health has a meeting on Zoom on Monday, September 21st at 7 p.m.
- I will be attending the Capital Planning Committee meeting on Zoom on Tuesday, September 22nd at 5:30 p.m.

- There will be a flu clinic on Wednesday, October 14, 2020 from 3-6 p.m. at the High School . Persons 60 and older will be given priority from 3-5 p.m.

Small Business Emergency Assistance Grant Program:

The Montachusett Regional Planning Commission (MRPC) is administering a **Small Businesses Grant Assistance Program (SBAGP)** in the greater north central Massachusetts region providing up to a \$1,000 business grants to eligible businesses (up to 20 employees) that were adversely impacted by the closure and losses as a result of the economic decline caused by the worldwide COVID-19 pandemic. Eligible businesses include food service and/or production, restaurants, housecleaners, dry-cleaners, car repair/garages, barber shops/beauty salons, healthcare and social assistance and small retail shops. All applicants will be required to demonstrate a direct or indirect financial hardship resulting from COVID-19. These funds need to be expended no later than September 30, 2020. For any questions or inquiries please contact Glenn Eaton, Executive Director, geaton@mrpc.org, or at 978.345.7376, X310.

