

Town Manager Report


Town of Lunenburg- April 6, 2021





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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)
- Bylaw Review Committee (4 vacancies)
- Green Communities Task Force (1 vacancy)
- Historical Commission (1 vacancy)
- Housing Authority (2 vacant positions)
- TCP Building Design Committee (1 vacancy appointed by the Select Board and Town Moderator for member at large)
- Senior Work Off Program Committee (1 vacancy)
- 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 Select Board's Office.

Update on Debris found on Woodruff Property:

Last week I reached out to the consultant that will perform an Environmental Site Assessment and he was planning on visiting the site this week.

Mass Ave Bridge over Pearl Hill Brook:

MassDOT and their contractor for the replacement of the Mass Ave bridge over Pearl Hill Brook project are scheduled to begin work shortly. This bridge is located just east of the intersection of Mass Ave and Richards Way (near Maki Building Center). Signs for construction are going up and message boards are out to keep drivers updated, so please watch for changes.

The first phase of this construction will reduce Mass Ave to a single lane width and traffic flow will be controlled by temporary traffic signals. During this phase, Richards Way at Mass Ave will be blocked and residents in the neighborhood will be detoured up White Street to the northern end of Richards Way where the existing gate will remain open for access to residents. A shift in traffic pattern is scheduled for April 12th. This detour will be in Phase 1 of the project and last approximately 10 weeks. There will also be a large detour that will be used 8-10 nights, randomly, over the course of the year, to set the barrier and pave. Those detour hours will be 7 pm to 5 am and residents and businesses will have access to their properties.

Phases 2 and 3 of the project will have 2 way traffic.

MassDOT will have detour signs installed and signs will be covered until needed and covered again when done to avoid any confusion.

The DPW will post additional updates to the construction as they receive them from MassDOT.

Earth Day Town Wide Activities:

- The Lunenburg Turkey Hill Family Lions Club is organizing volunteers to do a spring clean up at the Gazebo in the center of town on Saturday, April 17th.
- The DPW is providing bags for the continuation of the annual "Neighborhood Cleanup". If you are interested in helping clean up your neighborhood, you can stop by the DPW Building during office hours and notify the DPW once they need to be collected.

Invitation for Bids/Request for Proposals:

- We received 6 bids for the work for the Complete Streets project. Richard D'Ambrosia Inc. provided the low bid of \$198,314 and has been issued a Notice of Award. We will have a pre-construction in the next couple of weeks, after which I will give an update on project timeline and any traffic impacts. I submitted an extension letter to MassDOT to extend our ability to submit for reimbursement up to September 30th, in the event there were unexpected delays that would prohibit us from finishing this by the end of June. I do not anticipate there will be but this will ensure that leeway.
- Proposals for Curbside Trash and Recycling Services are due on April 14th.
- Bids for Landscaping Services for town properties are due on April 15th.

925 Mass Ave (Goal #1, ii, iii)

On March 31st I had a meeting with MA DEP, our consultant that performed the Phase II Environmental Site Assessment (BETA Group), and MassDevelopment in order to discuss the site and any assurances they could provide that the town would not be a responsible party if we foreclosed on the property.

During the meeting MA DEP identified possible funding through the LUST (Leaking Underground

allowing us to take the property after it is cleaned up. MA DEP also confirmed that there is an exemption for remedial action if the town's intent is to market the property for redevelopment in accordance with the exemption's requirements. If the town were to take the property with the intent to market the property for redevelopment the town would not be considered a Potentially Responsible Party (PRP) with liability for response action costs and damages as required under MGL c. 21E section 5. Although the municipal exemption applies if the Town is marketing the site for redevelopment, the Town would need to address any sudden releases, conditions of Substantial Release Migration, or Imminent Hazards requiring an Immediate Response Action (IRA), if present. The Phase II ESA that was performed indicates no known such conditions requiring an IRA. Also, the exemption does not require the Town to submit a tier classification (unless the Town decides to keep the property or conduct Comprehensive Response Actions).

The property has been in tax title since 2005 and we have maintained it in tax title and can foreclose on the property at any point we determine. At this point I recommend continuing to work with MA DEP to see if clean-up can occur before taking the property even though no known imminent hazards are present and take the property once the tanks and contaminated soils are removed.

We will also be proceeding with having the property surveyed shortly.

Correspondence from the APDC:

I received correspondence from the APDC recently on different items, including, a request for a copy of the 2017 RFP to sell the Old Primary property, a request for an appropriation in the FY 2022 budget for an expense line for the APDC, and that APDC has become aware, through reporting in the Ledger, that there will be upcoming work on the Ritter and Town Hall. Their correspondence was a reminder that APDC guidelines state that altering any contributing properties must go through the APDC Certificate to Alter (CTA) process and review. Contributing properties in the APD include private and public buildings.

I responded to all of their requests immediately. I forwarded a copy of the RFP and relayed that the budget process began in November and has concluded but will include their request for funding for the fall Special Town Meeting. In response to the town building projects, I responded that there were actually three projects on the FY22 Capital Plan, one for building envelope work and a handicapped ramp at the Ritter and one for building envelope work at the Town Hall which will be voted on at the May 1st Annual Town Meeting. I relayed that I was aware that we will need to have the relevant portions of these projects reviewed by the APDC but that would not be until after they receive town meeting approval and I anticipated this would not be until after the start of the new fiscal year (July 1).

Meetings, Events and Other Announcements:

- The TCP Building Design Committee has a meeting on Wednesday, April 7th at 5:30 p.m. through Zoom.
- The Finance Committee has a meeting on Thursday, April 8th at 7 p.m. through Zoom.
- Spring 2021 Yard Waste Days are the following Saturdays from 8 am to 4 pm: April 17th and 24th and May 1st, 8th, 15th and 22nd. For information is found on the DPW page on the website.

Primary School Fire Alarm Upgrade Earmark:

As reported last week, formal requests to include the earmark for the Primary School fire alarm upgrade in the end of the year supplemental budget were sent to the House and Senate Ways & Means

Chairs. The end of the year supplemental budget will occur around the end of June- beginning of July. Representative Kushmerek will be running point on the continuance in the House and Senator Cronin will be running point on the continuance. It is unlikely there will be any updates as the supplemental budget until after the end of this fiscal year.

With regards to any possible additional funding in the upcoming FY 2022 state budget, additional funding was included in our legislator's district budget priorities. At this point, the House draft budget draft will be released later this week or early next week. From there, amendments will be filed by the end of next week and the formal votes on those house budget amendments will occur the week of April 26th. As this was his earmark secured in last year's budget, Representative Sena will be filing the amendment for the FY 2022 earmark and Representative Kushmerek will be a co-sponsor to the amendment.

