

Present: Chairman Dan Haskins, Selectman Seth Alexander, Selectman Colton Andrews, Town Administrator Ronald Boucher, Board of Health Inspector Valerie Bird.

I. Call to Order.

Chairman Haskins called the meeting to order at 5:00 p.m. and noted that the meeting was being recorded using artificial intelligence for note-taking purposes.

II. Pledge of Allegiance.

The Pledge of Allegiance was recited.

III. Approve meeting minutes from April 6th.

The Board reviewed the meeting minutes from April 6th, 2026.

MOTION: Selectman Andrews motioned to approve the meeting minutes from April 6th, 2026.

SECOND: Selectman Alexander seconded.

VOTE: All were in favor.

IV. Nuisance Correction Order from Board of Health for 805 River Rd.

The Board heard from the Board of Health Inspector Valerie Bird regarding several nuisance property complaints. The first property discussed was 805 River Road, where a letter had been issued requiring cleanup within 30 days. The property owner received the certified notice, and a reinspection is scheduled. If compliance is not achieved, non-criminal citations will be issued, with a recommended fine of \$25 per day. Concerns at the site include accumulation of debris and potential hazards such as appliances.

Additional properties discussed included 835 Daniels Road and 830 Daniels Road, where warning and nuisance letters have been issued due to debris, appliances, and potential public health hazards including rodent harborage and unsafe structures. The Board noted that these properties are being monitored and that further enforcement action may follow if compliance is not achieved. Ms. Bird also referenced an emergency condemnation at 754 Daniels Road, where occupants have vacated, though significant trash remains on site.

Other ongoing concerns were noted on Horrigan Road and 301 West Road, with continued monitoring and follow-up planned. Ms. Bird discussed the importance of enforcement while also recognizing that assistance programs may be available to help property owners,

including organizations such as the Salvation Army and Catholic Charities. The Board expressed support for continued enforcement efforts to address recurring issues.

V. Discuss FY27 budget updates.

The Board reviewed updates to the Fiscal Year 2027 budget. Town Administrator Ron Boucher reported that the school budget had been approved in the amount of \$3,209,711.34, representing an increase of \$124,068.31, or 4.02%, which falls within the target parameters discussed previously. The original proposed increase was approximately 6.9%, and reductions totaling approximately \$93,000 were made to reach the finalized figure.

On the municipal side, adjustments were made to the snow and ice budget line due to a consistent deficit trend over the past four years, totaling approximately \$24,000. This adjustment was made to better reflect anticipated costs, particularly given rising material prices such as salt. Chairman Haskins noted that this account is one of the few that can exceed its budget without penalty, but the Board preferred to plan more conservatively.

It was further noted that all warrant articles are complete, except for the sewer commitment figures from the City of North Adams, which are expected by May 1. A projected 16.9% increase in sewer rates was discussed.

The Board reviewed the timeline for the May 4 meeting, at which time the Selectboard and Finance Committee will jointly review and vote on the full budget, including town, school, and McCann Technical School assessments, as well as all warrant articles and free cash appropriations. It was emphasized that all items must be finalized at that meeting to meet posting and certification deadlines.

The Board also discussed maintaining a minimum tax levy capacity of approximately \$60,000 to provide flexibility within the budget. Updated budget documents and warrant articles will be distributed to Board members in advance for review.

VI. Town Clerk Retirement Notice

Mr. Boucher presented a formal letter of retirement from Town Clerk Marilyn Gomeau, effective May 1, 2026. The letter expressed appreciation for the opportunity to serve the Town of Clarksburg and outlined a transition plan to assist the incoming clerk through the election and town meeting process. The Board acknowledged and thanked Ms. Gomeau for her years of service and her efforts to ensure a smooth transition.

It was noted that the incoming clerk has begun training and is performing well. Ms. Gomeau has agreed to assist on several scheduled dates leading up to and following the town election to support certification and transition tasks.

VII. Town Administrator Updates.

Mr. Boucher provided updates on several operational items. The new generator installation at Town Hall has been completed and is fully operational. The system has been configured to run weekly test cycles every Thursday at 2:00 p.m. All inspections and approvals have been completed, and final documentation will be submitted.

The Board also received the annual management letter from the Town's auditors. While only minor accounting recommendations were included, the Board discussed inviting the auditor to attend a future meeting to present the findings publicly, similar to the prior year.

VIII. Recess for Public Hearing

At approximately 5:20 p.m., the Board voted to take a brief recess until 5:30 p.m. in preparation for the scheduled public hearing with the Board of Health.

IX. Condemnation hearing from Board of Health for 750 Daniels Rd. and 754 Daniels Rd.

Chairman Haskins resumed at 5:30 PM with a public hearing regarding conditions at 750 and 754 Daniels Road. Ms. Bird and representative from Berkshire Public Health Alliance James Massey presented findings, citing numerous Conditions Deemed to Endanger (CDE), including lack of adequate heat (since addressed), excessive clutter, unsanitary conditions including animal waste, eighteen unregistered vehicles, and significant debris posing public health risks. The property had been under review since July of the previous year with minimal improvement observed.

The current property occupant and owner were present and provided input, acknowledging some cleanup efforts but citing challenges. The occupant told the Board he is currently unemployed and without a driver's license. He also has his hands tied regarding the vehicles on the property due to title ownership of said vehicles. The Board discussed options including condemnation, fines, and potential receivership. Selectman Andrews felt that the occupant had been given an ample amount of time to produce a good-faith effort in clearing the property of the Board of Health's concerns. Selectman Alexander conversed with the current occupant about what had been done since the first citation, to which the occupant explained one

vehicle had been removed off the property. Concerns were raised regarding health and safety conditions, lack of sustained progress, and the occupants' limited resources.

After deliberation, a motion was made and seconded to condemn the properties at 750 and 754 Daniels Road.

MOTION: Selectman Andrews motioned to condemn 750 and 754 Daniels Road.

SECOND: Chairman Haskins seconded.

ROLL CALL VOTE:

Dan Haskins – Yes.

Colton Andrews – Yes.

Seth Alexander – No.

The motion passed. The occupants were informed they would have 48 hours to vacate, after which the property must be secured. Ms. Bird will continue to work with the individuals to provide resources for housing and assistance, and future inspections will monitor progress toward compliance.

X. Public Comment.

Chairman Haskins opened the floor to public comment. Limited public comment was received from the property owner and current occupant, primarily expressing concern about the condemnation decision and the challenges faced by the occupants. Mr. Boucher reiterated that the findings from the Board of Health reinforced that the property is not habitable in its current condition.

XI. Adjourn.

MOTION: Chairman Haskins motioned to adjourn the public hearing and meeting at 6:02 p.m.

SECOND: Selectman Andrews seconded.

Respectfully submitted,

Markell Shea, *Town Executive Assistant*

Selectboard,

Dan Haskins, *Chair*

Colton Andrews, *First Vice Chair*

**Seth Alexander, *Second
Vice Chair***