

Town Council Meeting
June 10, 2025

Open Town Council Meeting: Council Chair Mark Ketch opened the Town Council Meeting; all Town Council Members were present. Also present was Town Manager Melissa Doane

Review of Minutes: Councilor Ketch made a motion to accept the May 27, 2025, Town Council Minutes as presented, seconded by Councilor Wade, vote 4/0 (Councilor Hatch absent May 27, 2025).

Citizens' Request: None

Manager's Report: Melissa reported that she received an informal report stating that the water table for the Viola Rand School was only at 2 feet, whereas the recommended water level is 5 feet for cemetery development. Melissa is unsure where this testing was conducted, as it was done in conjunction with a potential developer. She has spoken to Carpenter Associates, and they recommended an independent soil tester. She spoke with them today and hopes to schedule something quickly. Regardless of the soil test results, Melissa would suggest that the Town Council take ownership of the Viola Rand School property, effective September 1, 2025. The reason for this recommendation is that she has spoken to three prospective buyers, who have expressed interest in the building. In addition, if the Town has the ownership, a request for proposal could be done in September, with a possible change of ownership by November. This RFP would provide the Town Council with an opportunity to maintain ownership and development in the best interest of Bradley. She is concerned about developments such as medical marijuana, as the legislation is continually changing around municipal authority. She also stated that, regardless of the soil test results and the possibility of cemetery development, there may be a future project that the Town could benefit from, in which the soil would be suitable, such as solar or storage units. She would recommend that a property split be done, with the Town maintaining a right-of-way or easement to the back acreage, and the building, parking lot, and playground be placed out for proposal (RFP). Councilor Ketch agreed, as there is some value in the property, and the town would only be short-term owners of the building. Councilor Lugdon also agreed, adding that having an interest makes the decision to keep easier. Melissa will request an extension from the RSU of June 24, 2025, to decide on the ownership of the property.

Melissa stated that in 2021, a student from Dartmouth College contacted her, requesting permission to conduct an archaeological dig on land owned by the Town that is adjacent to Blackman Stream. The student, Nathaniel Kitchel, did not receive the funding, and the project was discontinued. Nathaniel contacted Melissa last week. He is now an associate professor at Salve Regina University and has the funding to move forward with the project. The digging would be a 6.5' x 6.5' with handheld tools. He would be taking soil samples. A dig in 1987 revealed that the area was a campsite dating back between 10,000 and 11,000 years old. Melissa has spoken to Dean, and the dig is allowable. She will also have Nathaniel sign a waiver and provide the required insurance. It is anticipated that this dig will take place in August of this year. Councilor Clemons made a motion to allow the archaeological dig, seconded by Councilor Wade. Councilor Hatch asked if there would be any cost to the town. Melissa stated there would not be a cost to the town, vote, 5/0. Melissa also noted that she plans on notifying the superintendent of schools, as Mr. Kitchel stated he would welcome student or teacher involvement.

Melissa provided a copy of the report that Carpenter Associates submitted regarding 114 Cram Street. As she suspected, they were not able to find significant findings to support condemnation. She emailed the attorney this morning, requesting an update regarding the contempt of court case, but did not receive a response. Melissa was at the property today to take weekly pictures. There are many more signs and napkins with what appears to be feces on the fence facing the neighbors.

New Business: Melissa stated that she, Councilor Ketch, and Clemons attended the Viola Rand School Celebration on Monday, June 9, 2025. There was a terrific turnout. Councilor Ketch asked who planned the event. Melissa reported that Heidi Gifford had. Melissa also noted that she spoke with Superintendent Cyr at the event, and he asked if the Town wanted any items in the school, such as tables and chairs. He plans on reaching out to other organizations as well.

Councilor Lugdon reported that he had seen what appeared to be trucks installing fiber on Route 178.

Unfinished Business: Melissa reminded the Town Council and those watching the meeting that the polls are open until 8:00 p.m. today for the annual referendum.

Councilor Wade stated that the legislature voted down new laws regarding medical marijuana.

Online Public Comment: Michael Eastman inquired whether the Department of Health could assist with the feces on the fence. Melissa was unsure if there was a specific Department of Health, and she felt they would likely refer the issue back to the Town. Louis Magoon thanked the Town Council for their continued efforts on the 114 Cram Street issue.

Municipal Warrants: Councilor Ketch made a motion to accept the municipal warrants as presented, seconded by Councilor Wade, vote 5/0.

Next Meeting: The next meeting was set for June 24, 2025

Adjourn: Councilor Ketch made a motion to adjourn, seconded by Councilor Clemons, vote 5/0.