



## *Town of Adams Massachusetts 01220-2087*

### **BOARD OF SELECTMEN**

TOWN HALL BUILDING  
8 PARK STREET

**Wednesday, February 21, 2024, 6:00 p.m.**

**TOWN HALL, 8 PARK STREET, ADAMS, MA 01220  
1<sup>st</sup> Floor, Board of Selectmen Meeting Room**

**CALL TO ORDER:** On the above date, the Board of Selectmen held a meeting at 6:00 PM at the Adams Town Hall. Board Chair Christine Hoyt opened the meeting. Present: Chairman Christine Hoyt, Vice-Chairman Howard Rosenberg and Members John Duval and Joe Nowak were present. *Attorney Edmund St. John III and Member Rick Blanchard were absent.* Also present were Jay Green, Town Administrator; Crystal Wojcik, Town Finance Director; Eammon Coughlin, Community Development Director; Bri Hantman, Recording Secretary; Haley Meczywor, Town Clerk; Mike Wynn, Greylock Glen Outdoor Center Executive Director; Erin Mucci and Carol Cushenette, members of the Finance Committee; David Bissaillon, resident; Tom Irwin of the Mass Paint Stewardship Initiative

*The Pledge of Allegiance was recited.*

### **APPROVAL OF MINUTES:**

#### **February 7<sup>th</sup>, 2024 Meeting Minutes**

*The minutes were not presented. Member Nowak made a motion to table the minutes. The motion was seconded by Vice-chair Rosenberg. The motion passed unanimously.*

### **PUBLIC COMMENT:**

Erin Mucci and Dave Bissaillon of ProAdams approached the board. They announced that ProAdams will be hosting Thunderfest on Saturday March 23<sup>th</sup> from 12pm-5pm at the Adams Visitor Center. The rain date of the event is Sunday, March 24<sup>th</sup>.

### **OLD BUSINESS**

#### **Amended November 20, 2023 Meeting Minutes**

Chairman Hoyt stated that the board had previously approved these minutes, however the Board of Selectmen in Cheshire had revisions. These revisions have been provided to the board and that is what was presented today.

*Member Duval made a motion to approve the minutes as revised and as presented. The motion was seconded by Vice-chair Rosenberg. The motion passed unanimously.*

## **NEW BUSINESS:**

**Review and Approve Facility Use Request for ProAdams for Thunderfest, Saturday, March 23<sup>rd</sup> 2024 at the Adams Visitor Center, 3 Hoosac Street, Adams**

*Member Nowak made a motion to approve the use of the Visitor Center for Saturday, March 23<sup>rd</sup> 2024 with a rain-date of March 24<sup>th</sup>. The motion was seconded by Vice-chair Rosenberg. The motion passed unanimously.*

**Review and Approve One Day Public Entertainment License for ProAdams for Thunderfest, Saturday, March 23<sup>rd</sup> 2024 at the Adams Visitor Center, 3 Hoosac Street, Adams**

*Member Duval made a motion to approve the One Day Public Entertainment License for ProAdams for Thunderfest, Saturday, March 23<sup>rd</sup> 2024 at the Adams Visitor Center, 3 Hoosac Street, Adams from 12pm-5pm with a rain date of Sunday, March 24<sup>th</sup>. The motion was seconded by Vice-chair Rosenberg. The motion passed unanimously.*

**Review and Approve One-Day Liquor License application for Bounti-Fare to serve at Thunderfest, Saturday March 23<sup>rd</sup> 2024 at the Adams Visitor Center, 3 Hoosac St, Adams, from 12pm-5pm.**

*Member Duval made the motion to approve the Approve One-Day Liquor License application for Bounti-Fare to serve at Thunderfest, Saturday March 23<sup>rd</sup> 2024 at the Adams Visitor Center, 3 Hoosac St, Adams, from 12pm-5pm with a rain date of Sunday, March 24, 2024. The motion was seconded by Vice-chair Rosenberg.*

Ms. Mucci asked if any additional licensing would be needed for the rain date. Additional licenses are not needed.

*The motion passed unanimously.*

**Review and Approve Resolution in Support of Paint Stewardship Legislation, presented by Thomas Irwin**

Mr. Irwin approached the Board to give an overview of the Paint Stewardship Program. The paint stewardship program would allow someone to return unused or unwanted paint to any retail location to be re-processed.

This would add a cost of roughly \$.75 per gallon at the time of purchase.

Although 28 representatives and 11 senators have co-sponsored this bill, it is insufficient to compel the House Ways and Means committee to review it favorably. Hopefully, with the support of at least 40 communities, this resolution will be able to pass through the State Legislature.

*Member Duval clarified that there is a cost to the consume at the time of purchase, not at the time of discard. Member Duval also stated that should the board pass this resolution, it is in no way becoming a law at this time. Member Duval asked Mr. Irwin who would be responsible for managing the additional cost per gallon. Mr. Irwin stated that this is a regulation at the State level.*

*Member Nowak complimented Mr. Irwin on his ability to articulate the facts regarding this legislation. Member Nowak also inquired how many communities Mr. Irwin has visited and how many communities have declined*

the resolution. Mr. Irwin stated that he has been to over 35 communities. None of those communities have declined to pass the resolution but two are still contemplating. *Member Nowak* asked why the Senate Ways and Means committee hasn't done this yet. Mr. Irwin clarified that their plates are quite full with other legislation, so there needs to be a lot of favor and noise regarding this issue to help it get momentum.

*Vice-Chair Rosenberg* expressed his enthusiastic support of the legislation.

*Chairman Hoyt* stated that the resolution goes to House Ways and Means committee after being passed by the Board of Selectmen, so if the Board of Selectmen should vote to pass this resolution, it would not instantly be implemented.

Vice-chair Rosenberg read the suggested paint stewardship resolution, as was provided by Mr. Irwin, as follows. *"Now, therefore be it resolved that the Adams Board of Selectmen urges the Massachusetts General Court and the leadership of both chambers to view the pending Paint Stewardship legislation favorably and take whatever actions are necessary to pass the Paint Stewardship bills into law, including voting favorably out of any and all committees. A Paint Stewardship law will begin relieving municipalities and consumers of every-rising solid waste management costs, significantly reducing a toxic waste going to landfills and decrease greenhouse gases generated by the paint industry by 4%."*

*The motion was seconded by Member Nowak. The motion passed unanimously.*

### **Greylock Glen Outdoor Center Solar Car Port Project Funding Discussion and Approval**

Town Administrator Green stated that this next agenda topic would include a discussion of funding in order to move a part of the Outdoor Center construction project forward. The building has always been designed to be carbon neutral. Part of that would include photovoltaic charging for vehicles.

Mike Wynn, Executive Director of the Greylock Glen Outdoor Center approached the Board.

Solect is the preferred vendor by the Commonwealth of Massachusetts. Geotechnical testing costs are between \$10,000 and \$15,000. A lot of funding sources were explored only to find that funding is otherwise spent, encumbered, or otherwise restricted. There are two potential funding sources that this could come from. One is the Capital Reserve Fund. The other is the Building and Facilities Capital line. Last year Town Meeting was asked to approve a Capital Reserve fund transfer of \$160,000.

The capital reserve fund has roughly \$100,000 in it. Town Administrator Green stated that it is the recommendation of the Town Administrator and the Finance Department that the Facilities Capital reserve be used for this request which will protect the Reserve Fund. The recommendation is for a transfer of \$25,000 from the Capital Reserve. If the totality of that funding is not used, it will go back into the Capital Reserve and it will be available for re-appropriation.

If the Board decides to wait and not pay the amount up front, then the solar car ports would not be available until 2025 and the building will not be a net-zero building upon opening.

*Vice-chair Rosenberg* stated that it will be important to include that \$25,000 payment up front into the power purchasing agreement with Solect. The Power Purchasing agreement will be negotiated with the Town Administrator. *Member Duval* clarified that the costs would be off-set by the power purchasing agreement.

*Member Nowak* asked if part of the initial design of the building included solar panels on the roof. Town Administrator Green stated that while that was initially discussed, it was ruled out by the architect and structural engineer prior to the construction of the building. That's why this is being discussed now. *Member Nowak*

stated concerns about north to south parking trends in relation to the productivity of solar charging ports. *Member Nowak* also commented about the potential output of kilowatts from the ports versus kilowatt demand and expressed concern.

Town Administrator Green clarified that this is a question of when those carports will go in. It is not a question of if.

***Vice-chair Rosenberg made a motion to fund the geotechnical study for the car port solar panels from the Building Facilities Reserve. The motion was seconded by Member Duval. The motion passed unanimously.***

### **Massachusetts Preservation Projects Fund Application for Quaker Meeting House and Authorization of Town Administrator to enter into a Contract**

Eammon Coughlin, Community Development Director approached the board.

Director Coughlin stated that the Massachusetts Preservation Projects Fund is a 50% reimbursable matching grant program. In 2020 a very detailed study was done on the Quaker Meeting House. With this grant application, he is hoping to translate that report into a set of construction documents which would allow the Town to apply for preservation work in the future. With \$5,000 from the Adams Historical Society, funds that were prior appropriated, and the authorization this evening, we would be able meet the grant matching requirements.

*Member Nowak* inquired about the \$80,000 in the Susan B. Anthony fund being used. *Member Nowak* stated that he would like to see the funding used to care for the Quaker Meeting House and not used as a “slush fund” for the Town. Mr. Coughlin stated that the recommendation for those funds would be to create a Historical preservation fund that can be appropriated by Town Meeting. Town Administrator Green agreed that that would be the planned use for the funds and would be done with oversight from the Attorney General’s Office to make sure that use on the Quaker Meeting House would be an appropriate use. Town Counsel was also consulted in the matter.

The ultimate breakdown of funding sources for this would be \$5000 from Quaker Meeting House Trust, \$5000 from the Historical Society, and the last \$5000 would either come from the funds that *Member Nowak* recommended from the Facilities Reserve. There will not be a vote this evening on which funding source the Town will use as it was not on the agenda. There will be a discussion and vote at a future meeting. *Member Nowak* later stated that he rescinded his offer to use the Susan B. Anthony funding source.

If the town is awarded the funding, an RFP will need to be issued and then a historical architect would come back with the plans for the Quaker Meeting House.

***Vice-chair Rosenberg made a motion to allow the Town Administrator to enter into a contract with the Massachusetts Preservation Projects Fund. The motion was seconded by Member Duval. The motion passed unanimously.***

### **Update on Stormwater Bylaw Approval Process**

Director Coughlin stated that the Town of Adams is beholden to certain regulations regarding stormwater regulation. Over time we are required to make improvements to the storm water collection system and sewer system, as well as prevent illicit discharge.

Director Coughlin hopes that at the end of March, the board can hold a workshop to help develop the language with the board, then host a public hearing prior to the Town Meeting in June.

Member Nowak stated that he is concerned about the pH levels of the waterways during the salt season with the DPW.

### **Update on Hoosac Coal and Grain Park Project**

This project has been ongoing since last Fall. The contractor is based out of Lenox. They have installed a pollinator-friendly wildflower buffer along the retaining wall. The project is funded with \$411,532 through CDBG funds. At the time, it was assumed that program income funds would be used to make up the difference between the grant funding and low bid price. This was clearly communicated to all of the appropriate individuals at the funding source. As part of our grant application we are required to submit a contingency plan. Since that time, a change was made in the rules of the funding. Additionally, there are several potential change orders that will be included. This includes regrading the dog park area to be level and more usable. Also, the small barn was recently demolished. The foundation was left in place, however that foundation is essentially a pit that is not only an eyesore but a potential safety hazard. That needs to be filled in and then flower beds will be extended. The dog park area and children's play area include a wood chip surface. Recommendation have been made to make the woodchip area deeper and use a better material. With all of these change orders and the gap in funding, the request is for \$50,000. A future agenda item will include a vote from the Board to approve funding. Director Coughlin offered to bring Board Members to the site in order to help them gain a better understanding of the layout of the space and the ask.

In speaking with the contractor and the rest of the design team, there are no future change orders anticipated in this project.

*Chairman Hoyt* stated that the March 6<sup>th</sup> meeting will include a funding discussion with an itemized list being asked. Additionally, Chairman Hoyt stated that Director Coughlin should follow up with the Board in order to plan a site walkthrough.

### **Fiscal Year '25 Preliminary Budget Goals and Overview**

We have begun the process of building the budget. The budget books will be out in time for Town meeting in the first week of June. Budget Books will be available to the Board at the March 6<sup>th</sup> meeting which is 96 days before Town Meeting. People will have about a month with those budget books to review the information prior to meeting with the individual departments. Feedback has been collected over the course of the year regarding where changes can be made. Town Administrator Green reminded the Board that the budget is restricted by Proposition 2 ½.

Town Administrator Greens stated that the same budget review process will happen this year. The Board will receive their budget books at the next regularly scheduled Board meeting. Following that there will be a series of joint workshops with the Finance Committee to review the individual department budget.

### **SUBCOMMITTEE AND LIAISON REPORTS:**

*Member Nowak:* Attended a Parks Commission meeting. Also, one of the members stated that she would not be running again this year. Member Nowak could not recall the name of that individual but there will be a vacancy there. Member Nowak stated that there is a shortage of fields.

*Vice-Chair Rosenberg:* None

*Member Duval:* None

*Chairman Hoyt:* None

## **ANNOUNCEMENTS AND GOOD OF THE ORDER:**

*Member Nowak:* There are some signs stapled to trees distastefully in the confines of the Gould Trail off of Gould Road. Also, the owner of LC Square recently won a competition based on the quality of his marijuana plants where he was ranked number two in the state out of 158 growers.

*Vice-chair Rosenberg:* offered his thanks to the Community Development Department for their work with the Coal and Grain project.

*Chairman Hoyt:* MOTAH420 is holding a community outreach meeting on Feb. 22 at 6pm at the Adams Visitor Center. This meeting is being held in accordance with the Mass. Cannabis Control Commission requirements.

*Member Duval:* Stated that he is very pleased with the 6 new apartments and commercial space that went in at the Jones Block on Park Street. There is a great demand for people to live in our community. He is looking forward to the housing project in the former Youth Center building on East Street being completed. As soon as these places are done, folks are experiencing a huge number of inquiries which is exciting to see and it is nice to know that people are looking forward to moving to this community.

**EXECUTIVE SESSION:** *Per Open Meeting Law, MGL c. 30A, § 21, reason #3, To discuss strategy with respect to collective bargaining or litigation if an open meeting may have a detrimental effect on the bargaining or litigating position of the public body and the chair so declares.*

Chairman Hoyt declared that talking about the Town's negotiation position in open session would have a detrimental effect on the bargaining position of the public body. As such, she requested that the board move into executive session, Per Open Meeting Law, MGL c. 30A, § 21, reason #3, To discuss strategy with respect to collective bargaining or litigation if an open meeting may have a detrimental effect on the bargaining or litigating position of the public body and the chair so declares, which she did.

***A motion was made by Vice-chair Rosenberg to move into executive session. The motion was seconded by Member Duval.***

***Roll Call Vote: Member Nowak, yes. Vice-Chair Rosenberg, yes. Member Duval, yes. Chairman Hoyt, yes. The motion passed unanimously.***

*Chairman Hoyt called for a 5-minute recess in order to clear the room.*

*The Board of Selectmen entered into Executive Session at 7:55pm.*

*The Board of Selectmen came out of Executive Session at 8:44pm.*

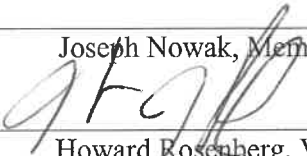
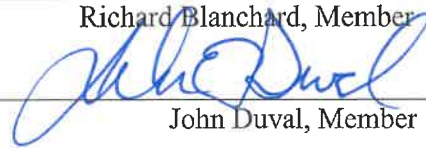
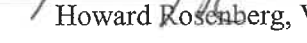

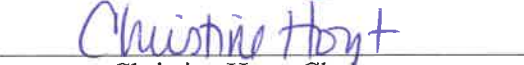
**ADJOURNMENT:** *Member Duval made a motion to adjourn. The motion was seconded by Vice-chair Rosenberg. The motion passed unanimously. The meeting was adjourned at 8:44pm.*

## **Documents Referenced**

- November 20, 2023 Meeting Minutes
- Facility Use Request, ProAdams for Thunderfest 2024
- One Day Public Entertainment License Application, ProAdams for Thunderfest 2024
- One Day Liquor License application, Bounti-Fare
- Paint Stewardship Informational Flyer
- Paint Stewardship Proposed Resolution
- Memo Re: Greylock Glen Outdoor Center Car Port

- **Memo Re: Mass Preservation Projects Fund Application**

Respectfully Submitted by Bri Hantman, Recording Secretary.

 _____ Joseph Nowak, Member	 _____ Richard Blanchard, Member
 _____ Howard Rosenberg, Vice Chairman	 _____ John Duval, Member
 _____ Christine Hoyt, Chairman	