

TOWN OF ADAMS, MASSACHUSETTS
ADAMS TOWN HALL BUILDING, 1st FLOOR, ADAMS, MA 01220

BOARD OF SELECTMEN MEETING MINUTES MAY 29, 2019

CALL TO ORDER: The meeting was called to order by Chairman Hoyt at 7:00 p.m. Present were Vice Chairman Bush, Members Duval, and Nowak. Town Administrator Green and Community Development Director Cesan were also in attendance.

The Pledge of Allegiance was recited.

APPROVAL OF MINUTES: *April 29, 2019 and May 1, 2019 minutes were presented for approval. Motion made by Vice Chairman Bush to waive reading the minutes for April 29, 2019 and May 1, 2019, and approve them as presented, second by Member Duval. Vote: unanimous.*

PUBLIC COMMENT: *There was no public comment at this meeting.*

NEW BUSINESS:

Schedule Board of Selectmen Sub-Committee Assignments and Appointments: *Chairman Hoyt requested members review the assignments for a Tuesday June 11th Board of Selectmen Workshop.*

Application for Permit to Place Sign on a Public Way: *Phil Sellers, on behalf of the Berkshire Mountains Faerie Festival requested to place temporary signs at the Town Hall Lawn, Hoosac Street/Park Street Median Island, and at the Council on Aging. Motion made by Member Bush to approve the placement of temporary signs at the locations outlined effective May 30, 2019 until June 15, 2019, second by Member Duval. Vote: unanimous.*

Facility Use Requests:

Susan B. Anthony Birthplace Museum requested use of the Adams Visitors Center, on July 6, 2019 from 1:00 to 4:00 p.m. for the Mass Humanities Frederick Douglass Community Reading and Discussion. Additional custodial needs as well as high traffic in the Visitors Center for that weekend were noted. Motion made by Member Bush to approve the use of the Visitors Center by the Susan B. Anthony Birthplace Museum on July 6, 2019 from 1:00 to 4:00 p.m., second by Member Duval. Vote: unanimous.

April Varellas requested use of the Adams Visitors Center on July 26, 2019, August 2, 2019, August 9, 2019, August 16, 2019 and August 23, 2019 from 5:00 p.m. to 10:00 p.m. for Movies under the Stars. There is positive feedback and the Town will fund the SWANK license to show these films. Motion made by Member Nowak to approve the use of the Visitors Center by April Varellas on July 26, 2019, August 2, 2019, August 9, 2019, August 16, 2019 and August 23, 2019 from 5:00 p.m. to 10:00 p.m. with cleanup after the movies for Movies Under the Stars, second by Member Bush. Vote: unanimous.

The Downtown Adams Group had advertised online the use of Armory Court on the following Sundays, June 2, 2019; July 7, 2019; August 4, 2019; September 1, 2019 from 10:00 a.m. to 2:00 p.m. for the Adams Open Air Market, but had not submitted a facility use request. It was anticipated the group would come before the Board and the organizers were contacted and invited to come to Town Hall to fill out the paperwork but that did not take place. No action was taken.

Reserve Fund Transfer Request: *Town Administrator Green explained a request to transfer \$60,000 from the Reserve Fund to Capital Projects, Buildings for the Town Hall Roof Project. Community Development Director Cesan outlined the issues with the roof structure, reviewed the change orders originated from Titan Roofing, and advised that some are considered critical. She noted that a couple of*

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the repairs could be put off but need scaffolding, which has an \$850 per week rental cost and is more cost effective to do now with scaffolding already in place. Chimney work was estimated to be between \$15,000 and \$20,000 and the repair needs are still developing. It was explained that the base bid for the project was \$163,000 and the Town had \$190,000 for the project. Due to the project being initiated by the previous Town Administrator the exact appropriation for construction and engineering work was not clear. Alternate #1 of the Bid that was accepted was for \$47,000 to do exterior cladding for the Clock Tower as it was showing alarming signs of expanding deterioration. The engineer reviewed the bids and the project was delayed for safety until spring. It was noted that the installation of the scaffolding took two weeks and at that time it was discovered how badly the Clock Tower had deteriorated. Pictures were provided to show the areas of concern. It was noted that Titan Roofing has been doing an excellent job and the Town and the architects are pleased with their workmanship. Chimney repointing concerns were discussed and a price was received from a structural engineer for \$2,500 to evaluate all chimneys. It was suggested by a Board Member to put caps on the chimneys, and this will be investigated and reported back to the Board. Extensive discussion took place regarding the responsibility of building maintenance and upkeep, and it was questioned how important the Clock Tower is to the building as it is not historical. The history of the addition of the Clock Tower to the building was reviewed. One Member expressed concern and stated he would like to go up and see it for himself. It was stated that the Town should have used a drone to take pictures to get a better assessment of the roof before going out to bid on it. It was noted that the scope of the project given to the architect was very narrowly defined by the prior Town Administrator. Assessment of the dormers was discussed and it was pointed out that the shingles need to be removed but the existing shakes will not survive being removed and replaced. Flashing was briefly discussed. The warranty on the roof is 30 years and a copy of this was requested to be given to the Board. An inquiry will be made on the Clock Tower and whether the repairs will be weather tight and good for the 30 year expected duration of the roof. It was noted that this additional work delays the timeline but once approved time will be made up. Warranty on the work was discussed, and it was explained that workmanship is standard practice but the plank has its own length of warranty. The product is a cementitious product called Hardy Plank, which won't need stain to protect them. It was outlined that there is currently \$135,000 in the Reserve Fund. ***Motion made by Vice Chairman Bush to transfer \$60,000 from the Reserve Fund to Capital Projects, Buildings to cover the projects as presented, second by Member Nowak. Vote: unanimous.***

Town Administrator's Report: Town Administrator Green advised that the DPW paving has been challenged by the rain, but Route 8 is mostly done and they are concentrating on Howland Avenue, weather permitting. The Street Sweeper is down for repairs and the roller for the paver is leaking and burning oil so the DPW is replacing it with a used motor for \$11,000 from the DPW Maintenance budget. The work can be done by DPW mechanics. A new unit is \$25,000. The DPW is doing its best to keep the roads patched and requests that citizens be patient during the repair process. Concern was expressed that the Town continues to take on more responsibilities and has both a lack of manpower and funds to do the work needed. The upkeep that will be needed for the Bike Trail Extension from Lime Street to Hodges Cross Road was brought up as a future issue. Dog waste bags were discussed, and when replaced they are gone almost immediately because people take them all. It was explained that the DPW and Cemetery crews are working to the best of their ability, and have had their hands full getting everything ready for the holiday. It was noted that the crew responded efficiently to the Memorial Park lighting issue and got it fixed. A brief discussion took place about placement of a picnic table there.

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Two bent signs observed by the Murray Street Bridge have already been fixed by the DPW team with U-Bolts. The Police Department will address vandalism.

Sub-Committee and Liaison Reports: *Member Nowak* advised he attended the Planning and Zoning Board meetings. He noted that discussion between the two boards was regarding the zoning being antiquated and not being where the Town needs to be with current situations. He noted that in the past the Town did not have a solar bylaw when it was needed, and both zoning and planning are aware that Airbnbs need to be considered, 40R needs to be investigated for changing zoning codes, and work needs to be done on home businesses regarding parameters for vehicles. He noted that broadband will be an issue with people working out of their homes. He reported that there was talk of combining the Planning and Zoning Boards, and decision making between the two Boards was discussed. He pointed out that one problem was that the Planning Board could not get a quorum. It was explained that one person works and cannot get to the meetings and another was elected to the board but was never sworn in. He noted discouragement that was expressed by one member of the Zoning Board of Appeals because they had not met for six months. He advised that the Adams Suffrage Centennial Celebration Committee (ASCCC) had meetings and is working hard to raise money for a memorable event for 2020 in Adams and the surrounding areas. *Member Bush* advised he attended an Emergency Management meeting and it is moving forward. He advised the Northern Berkshire Community Coalition met and discussed schools, bowling and respect. He noted that there is a lot of thought going into it and Adams should have a liaison on it. *Member Duval* advised that the Berkshire Regional Planning Commission (BRPC) Planning Board doesn't have a delegate and has the Alternate filling in. He advised that the Sub-Committee identifies leadership and he was nominated as Vice Chair. He advised that a MPO meeting took place and the fiscal year planned for completing the bike trail is still good. He advised that the Route 8 Project is moving forward and additional funding was approved, and the Grove Street Bridge is still on the Transportation Improvement Plan (TIP) for \$500,000. *Chairman Hoyt* advised she attended the ACRSD Committee meeting and announced the new Chair and Vice Chair. She advised she attended the NBCC forum which was well attended by the School Districts and gave feedback on community within education. She noted there was a Personnel Sub-Committee meeting where a number of positions are being looked at and will continue to be reviewed. She advised the BRTA Advisory Board met and the budget for the next fiscal year. She advised that the Finance Committee met and reviewed the articles for the Town Meeting Warrant. Board Members inquired about FEMA and it was noted that the Hazard Mitigation Plan has been formally approved by FEMA. It was noted that copies of the plan are being put together for the Board. It was explained that the Town applied to MVP program, received some funding, and is closing that grant out in June. The Town is applying for a program for the Davis Street Bridge and stream restoration at Southwick Brook, for long term protection of that area. June 4th is the deadline to address the Jordan Street Culvert and the Town is applying to MEMA and FEMA. It was estimated to be \$1.5 Million to reroute the stream for repair and work to be done and with the Hazard Mitigation Program and the Municipal Vulnerability Program grant the Town will be well positioned. Board Members were encouraged to call the delegation to help address the flooding problems experienced last year.

Announcements and good of order: *Member Nowak* announced that the Memorial Day Parade was great and noted the importance of children recognizing that people have given their lives for the country. He advised that they placed flags on the graves of veterans, and gave a brief history of his own father who was a WWII Veteran. An inquiry was made regarding invasive plants at the Greylock Glen.

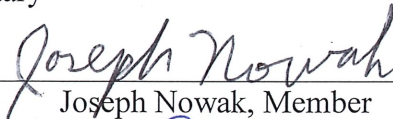
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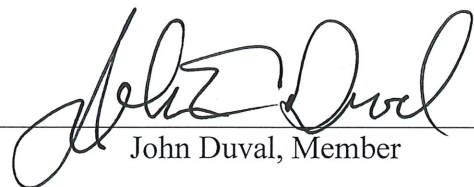
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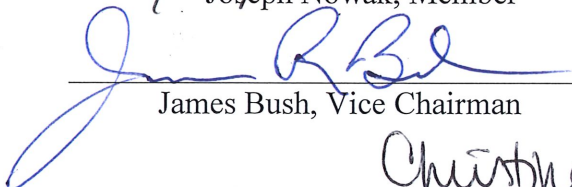
It was explained that Department of Conservation and Recreation (DCR) is responsible for a few years, and once DCR's responsibility ends the Town will be responsible and will have to transition the team into what DCR has found effective for continuity. *Member Nowak* suggested that the Board should keep its own log of each incident when the Police Department responds to a bar. He reminded the Board that he asked on May 1st on behalf of Coach Wojcik to put signs at the entrance to the communities as being the Home of Hoosac Valley State Championship. The Greylock Glen property the bike trails were observed as coming along well and Heather Linscott, Josh Chittenden, John Armstrong and Rich Adamczyk were thanked for working on the trails at the Greylock Glen free of charge under Becky Barnes of DCR. He expressed frustration that something has to be done about privately owned empty downtown buildings. He gave a history about one building's purchase, sale price and the owner's statement that the building would become the fabric of the community but it is still a vacant building. He noted that there is a desire to put life back into Park Street and \$15,000 was given for a façade program but now the corner posts are off, and the granite is starting to separate. He outlined the proposed plan that was given and the timeline of events. He explained that the recent Grand Opening was for a business that was an aisle with a desk and a sink, and the rest was a shell of a building. It was explained that letters were sent to the two building owners asking them to come to the Board meeting and they did not attend. It was noted that one of the building owners was invited to meet with the Town Administrator and was trying to promote the Adams Open Air Market. A request was made for the Town Administrator to check with the Building Commissioner to see if all is in order. Further discussion took place about what the Town can legally do about vacant buildings in the downtown area. It was noted that the Town wished to offer as many solutions as possible. It was suggested to assemble a team to encourage business owners to give Adams another look. Social Media allowing negativity was noted as not being good for the town. *Member Bush* advised that there have been complaints about four-wheelers and motorcycles on the Greylock Glen trails rutting them up. It was mentioned that the solar panels on East Road have weeds blocking the panels and the Town Administrator was asked to contact the solar company about vegetation removal.

ADJOURNMENT: Motion made by Vice Chairman Bush to adjourn the meeting, second by Member Duval. Vote: Unanimous. Meeting adjourned at 8:25 p.m.

Respectfully Submitted by Deborah J. Dunlap,
Recording Secretary


Joseph Nowak, Member


John Duval, Member


James Bush, Vice Chairman


Richard Blanchard, Member


Christine Hoyt, Chairman