

Town of Adams Massachusetts 01220-2087

BOARD OF SELECTMEN

TOWN HALL BUILDING
8 PARK STREET
ADAMS MASS.

CLERK

**Wednesday, October 2, 2019, 7:00 p.m.
1st Floor, Board of Selectmen Meeting Room
MEETING MINUTES**

CALL TO ORDER: On the date above, the *Board of Selectmen* held a meeting. The meeting was called to order by *Chairman Hoyt* at 7:00 p.m. Present were *Vice Chairman Bush*, *Members Blanchard*, and *Nowak*. Also present were *Town Administrator Green* and *Town Counsel Ed St. John III*.

PLEDGE OF ALLEGIANCE: The Pledge of Allegiance was recited.

REFLECTIONS ON THE LIFE OF JEFFREY LEFEBVRE: *Board of Selectmen Member Nowak* spoke about the life of Jeffrey Lefebvre, who had recently passed away. He noted that he was a football coach, a Veteran of the Air Force, a Member and Color Guard for the American Legion Post #160, and active in drives for goods and materials for the military. He noted that Jeffrey Lefebvre was involved in the civic fabric of this community and was a straight communicator. Mr. Lefebvre was described as socially liberal and very conservative regarding the economics of the community. It was noted that he was not afraid to bring points and concerns forward and in his heart he cared deeply about the community. It was pointed out that Cindy, his wife for over 40 years had only recently passed away as well. She was described as the love of his life and it was noted that he took care of her until the end. It was explained that Adams had lost a piece of the fabric of the community with his passing.

APPROVAL OF MINUTES: The meeting minutes for September 4, 2019 were submitted for approval. *Motion made by Member Blanchard to waive reading the minutes and approve them as provided for September 4, 2019, second by Vice Chairman Bush. Vote: unanimous.*

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

PUBLIC HEARING: *There was no Public Hearing scheduled for this meeting.*

NEW BUSINESS

Introduction of Adams-Cheshire Regional School District Superintendent, Aaron Dean: *Superintendent Dean* introduced himself to the Board. He advised that he is looking at budgets, meeting with focus groups, putting together parent advisory groups and looking at what can be done to move the district forward to bring in stability. He noted that enrollment numbers show a steady decline, which is not unique to Adams-Cheshire Regional School District. Middle School class numbers crest 100 and there is a very strong Kindergarten enrollment of 90. He noted that the Elementary Class numbers are stabilized and solid and work is being done on programming to maintain the middle school throughout the high school. He reported that he is working with the leadership team to build consistency from Pre-K to Grade 12. *Member Nowak* noted that Superintendent Dean attended the Maple Grove Civic Club and fielded a lot of questions. Superintendent Dean was welcomed back by the Board and it was noted that he will be working with the Town Administrator early on the budget.

Analysis of Brownfields Cleanup Alternatives (ABCA), 1 Cook Street, Adams: *Community Development Director Cesan* advised the Board of the remediation application in 2017 for the 1 Cook Street property for the plan to create it into a "Pocket Park". She noted that Armory Court and Adams Station have already been done and she is hoping to do the old Hoosac Valley Coal and Grain property next. She explained that in April 2018 the Town received a \$200,000 grant for the project, which required a public review process. TRC was selected as a consultant and has worked with the Town in the past on assessment projects on the Route 8 corridor. *Jamie Stapleton of TRC* was introduced and addressed the building and the petroleum and coal contaminated areas. He explained that the Environmental Protection Agency (EPA) Brownfields grant was received for the project and he reviewed the requirements. Alternative options and an evaluation of strategies and costs were reviewed. He advised that some assessment work had been done and the area is well situated for the cleanup. *Alternative 1* was noted as taking no action and having no work done. A deed restriction was outlined as having no residential area, no gardening, and no parks, which was noted as not being helpful. *Alternative 2* is to provide soil removal and removal of the deed restriction. It was noted that the underground storage tank would need to be removed, and to demolish the slab of the south barn. Soil would need to be removed down to seven feet, and clean soil brought in to bring it back to grade. There would be no deed restriction, and housing, gardens and parks would be allowed. The cost for this option would be \$1Million. *Alternative 3* is selective replacement. This would include the removal of the storage tank, demolishing the slab, and removing mixed soil at a cost of \$250,000. It was noted that this was an estimated cost which could vary due to assumptions on the need for materials and once the tank is out the Town can better assess what is needed. If the slab is removed the soil may be found to be uncontaminated under the footprint. It was explained that surgical excavations would require soil sample collections on sidewalls and if they are acceptable the project will move on. It was pointed out that on *Alternative 3* the current deed restriction would be replaced with another one to restrict having single family housing on the property but facilitates the installation of a park. Work is being done with a landscape architect and a civil engineer on the plan. It was clarified that a playground may be put in after it was cleaned up. Financing the project and required permits were briefly discussed. The Fire Department would be involved and the Conservation Commission would require a Notice of Intent. The tank removal and inspection processes were outlined. The contamination that may be present was outlined as coal dust, ash, and brick. The grant received in the amount of \$200,000 is dedicated for the cleanup. Some contamination may go deeper than three feet, but the top three feet is being targeted. The next steps were reviewed. There will be a 30 day public comment period and copies will be available in public areas and posted on the website. TRC will develop bid documents, will go to the Conservation Commission and get permitting in place. It was further explained that the Town had applied for the maximum grant amount of \$200,000 and if the work exceeds that amount additional funds can be applied for to complete the project. The Town will be applying for grant funding in the future through the Community Development Block Grant program for a project of full park development. Board Members will be advised when the process begins.

Reserve Fund Transfer Request: \$10,000 from 02131-58010 (Reserve Fund) to 04294 -58710 (Forest Warden Department, Replacement Equipment) for 1986 GMC Pierce Fire Truck. *Chairman Hoyt* reported that at the workshop last week Board Members toured the truck being traded in and viewed the 1986 GMC Pierce Fire Truck and asked a lot of questions of Forest Warden Kleiner. *Town Administrator Green* explained that the Forest Wardens are combined with the Emergency Management Department and augment the Adams Fire District with flooding issues, street closures, and wildland firefighting as well as assisting other towns when needed. It was outlined that the Forest Warden Department has three primary firefighting vehicles; a tanker, a brush truck and a pumper.

Details were given on the pumping duties. He noted that discussion about the need for the truck began in May or June regarding significant mechanical problems with the 1975 Ford that was created specifically for Adams. The vehicle is a Middlesex, which is no longer in business, and it has reached the end of its serviceable life. The option to restore the vehicle was fully researched and found not to be cost effective. The repair needs included leaking water and gas tanks, a weak pump, and a worn out clutch on the manual transmission. The Town has been unable to find parts to repair these effectively and estimates of over \$20,000 were received in order to repair these items. *Forest Warden Kleiner* advised he found a comparable vehicle in Colorado for \$40,000, which was not a viable option. He advised that he was able to find this current 1986 GMC Pierce Fire Truck locally for \$10,000. He outlined the positive features of the truck including it being 4-Wheel Drive, automatic transmission, it has a diesel engine which is more efficient, and the complexity of the pump is simplified to allow for ease of use. He advised the pump was tested and it drafted but there were small leaks found which were addressed at no cost to the Town. He noted that the truck has only 9,000 miles on it, and the 1,000 gpm pump maintains both volume and pressure. The truck has more storage capacity for hose which will be available to more departments due to the hose size range. It was pointed out that the truck will serve in emergency management capacity for storm activity and to pump out basements, saving the Town \$10,000 by doing this rather than repairing the 1975 Truck. Other than tires no major expenses are anticipated. It was explained that this option would have the least budget impact and will restore the Forest Wardens to 100% capacity. It was explained that this truck would be a great asset for remote areas. Grant funding was researched and this type of truck was found not to be a compatibility with grant programs. It was noted that vehicles are driven every Monday night to keep them active and keep the seals from drying out. Warranty parameters were inquired about, and lettering can be removed by the seller, which will save money. It was pointed out that the Forest Wardens are under the Town of Adams and not under the Prudential Committee, as they are a separate government entity. It was explained that the other Forest Wardens trucks have been picked up by that department themselves, some from old military surplus that have been fixed up and run for a long time. It was pointed out that the trucks are constantly maintained. Mileage on the truck was briefly discussed. The DPW Chief Mechanic went through the 1975 Truck to see what could be done to restore it, and also went through GMC Pierce Truck. The Forest Wardens were praised for the cleanliness and maintenance of their vehicles. ***Motion made by Member Bush to approve a transfer of \$10,000 from 02131-58010 (Reserve Fund) to 04294 -58710 (Forest Warden Department, Replacement Equipment) for 1986 GMC Pierce Fire Truck to move forward to the Finance Committee, second by Member Blanchard. Vote: unanimous.***

One Day Wine & Malt License Application

Balderdash Cellars, 75 Leona Drive, Pittsfield, October 13, 2019 12:00 p.m. to 5:00 p.m. for Ramblefest. The Facility Use Request and other licenses have been approved for the event already. Motion made by Member Blanchard to approve the One Day Wine license for Balderdash Cellars for Ramblefest on October 13, 2019 from 12pm to 5pm, second by Member Bush. Vote: unanimous.

Ratifications

Per Diem Council on Aging Van Driver, Bruce D. Shepley. Letters recommending the ratification of appointment were received by the Council on Aging Director and the Town Administrator. Town Counsel St. John III was asked for a review and this ratification will be tabled while it is being reviewed for conflict of interest. Motion by Member Blanchard to table the ratification of the appointment of Bruce Shepley for the Per Diem Council on Aging Van Driver position, second by Member Bush. Vote: unanimous.

Code Enforcement Officer, Mark Blaisdell: *Chairman Hoyt* read the letter provided by the Town Administrator recommending the ratification of the appointment of Mark Blaisdell. *Building Commissioner Garner* advised that several candidates applied and it was narrowed down to three candidates. One candidate dropped out, and another lacked experience in this field but seemed a fit for another department. He reviewed the interview process. It was noted that Mr. Blaisdell understood the technical aspect, had the proper certifications and understanding of code, and the personality and skillset required for the position. Regarding the housing stock issues faced by Community Development, he will bring knowledge, certifications, the proper mindset and experience. There will be able to be remediation for some problems, receivership and housing rehabilitation. He is versed in the context of 40R. Mr. Blaisdell greeted the Board and advised that he would like to pursue the receivership program here in Adams and get on a faster track to tap into resources. He was asked to address the concern about blight and he explained his extensive experience with handling it. He noted there are a lot of private investors that can be connected with properties so it doesn't go into tax title and stays on the tax rolls. He explained that in eight years in Pittsfield, he was able to bring full compliance on five properties. Town Administrator Green thanked Dr. Hoyt from the Board of Health for his participation in the interview panel. ***Motion made by Vice Chairman Bush to ratify the appointment of Mark Blaisdell to the Code Enforcement Officer position for the Town of Adams, second by Member Blanchard. Vote: unanimous.***

Setting Halloween Hours: in the past Trick or Treat hours were 5:30 p.m. to 7:00 p.m. and it is recommendation by the Police Chief to be on Thursday October 31, 2019. ***Motion made by Member Nowak to set Halloween hours for October 31, 2019 from 5:30 p.m. to 7:00 p.m., second by Member Bush. Vote: unanimous.***

DEPARTMENT REPORTS

Town Administrator: *Town Administrator Green* advised he attended the regional Town Managers meeting and Berkshire Regional Planning Commission put on a presentation on the census forthcoming in March 2020. It was noted that the census will be online, and the Town will offer computer resources at Town Hall, the Council on Aging and the Library. It was pointed out that the Town relies a lot on grants which require data from census numbers and every person counted will matter. He noted that Reverse 911 has changed over from Code Red and is now a free service. He explained that those with a landline are all set, but those with cell phones and VOIP services must register. Forms to register are available at Town Hall and through the Town webpage. He reported that the Youth Center is in the process of moving out of the 20 East Street building. The locks have been changed and Community Development Director Cesan is drafting an RFP for decision by the BOS on what to do with the building. He reported that North Adams Public Safety Commissioner E. John Morocco, Jr. passed away last weekend. He advised that he attended the wake, and Chief Tarsa, Chairman Hoyt and Town Administrator Green will attend the funeral services. He noted that the DPW is working hard and thanked citizens for being patient while they caught up on tasks and emergency work. *Member Nowak* inquired when the Route 8 Project will begin and it was clarified that it is a two year process which will begin likely spring 2020. He advised that MassDOT is inspecting local bridges.

SUB-COMMITTEE AND LIAISON REPORTS – *Member Nowak* advised the Adams Suffrage Centennial Celebration Committee (ASCCC) is working hard on planning the 2020 celebration. He invited those interested in helping out to contact the committee. He noted that the fundraising goal is going forward. *Town Administrator Green* advised the Town put forth a grant application for the Town Common and announced the receipt of the grant to put the statue there by the ASCCC, but also to renovate the Town Common. Community Development Director Cesan was thanked for her work.

Vice Chairman Bush advised that on Saturday he worked with Northern Berkshire Solid Waste Management District (NBSWMD). He attended the Prudential Committee meeting and preventative maintenance is being done of Tower 4. He attended the Board of Health meeting today and is working with Northern Berkshire Community Coalition (NBCC) on Matter of Balance classes at the Mary Spitzer Center in North Adams, which is a free program. He noted there will be a Meet and Greet at the Fire House Café at 12:00 p.m. *Chairman Hoyt* reported that she attended an Economic Development Summit put on by Congressman Neal and was able to hear from panelists about housing as economic development tool. She noted there was a lot of information for the Town of Adams, and thanked Congressman Neal for putting it together. She advised she spent time at the NAACP first county meeting in North Adams and hopes they will continue to meet in North County. She advised that the Berkshire Regional Planning Commission (BRPC) and the annual Berkshire County Selectmen's Association meeting took place and Secretary Kennealy spoke about a number of different housing initiatives for economic development.


ANNOUNCEMENTS AND GOOD OF THE ORDER: *Member Nowak* thanked Chief Pansecchi and the Adams Fire District for bringing the Ladder Truck to Hoosac Valley Elementary School and clean out the gutters. He noted there have been a lot of problems with the roof which predominantly stems from the gutters being filled up and sagging. He noted that a number of objects were taken out and the Adams Fire District will do as much as they can before winter arrives. *Chairman Hoyt* advised that next weekend is Columbus Day Weekend, and Ramblefest and the Greylock Ramble will be taking place. Over the next couple weekends through month of October Berkshire Scenic Rail will be running Fall Foliage Trains. This Sunday is the Fall Foliage Parade and Berkshire Scenic Rail is running a special train from Adams to North Adams in time for the parade to run so people do not have to fight traffic. The train is allowing coolers and chairs for the parade, and will drop off by the Brien Center, which is walking distance to the parade, and will return after the parade. She thanked Berkshire Scenic Rail for taking a chance on the event. She announced the next tentative date for information on 40R is Tuesday, October 22nd at the Visitors Center and the Community Development office is lining up speakers. Once the date and details are confirmed it will be posted publicly.

ADJOURNMENT - Motion made by Member Blanchard to adjourn, second by Vice Chairman Bush; vote: unanimous.

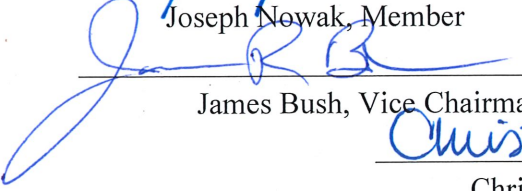
Meeting adjourned at 8:16 p.m.

Respectfully Submitted by Deborah J. Dunlap,

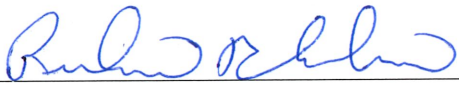
Recording Secretary



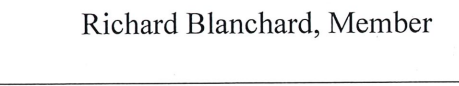
Joseph Nowak, Member



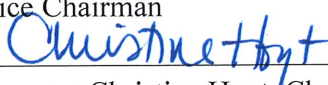
James Bush, Vice Chairman



Richard Blanchard, Member



John Duval, Member



Christine Hoyt, Chairman