



## *Town of Adams Massachusetts 01220-2087*

### BOARD OF SELECTMEN

TOWN HALL BUILDING  
8 PARK STREET

Wednesday, September 1, 2021, 7:00 p.m.

### BOARD OF SELECTMEN MEETING MINUTES

RECEIVED-POST  
21 SEP 20 PM 2:00  
TOWN SELECTMEN  
ADAMS MASS.

**CALL TO ORDER:** On the above date the Board of Selectmen held a meeting at the Town Hall Board of Selectmen Room. The meeting was called to order at 7:00 p.m. by Chairman Duval. Present from the Board of Selectmen were Chairman Duval, Vice Chairman Hoyt, Members Blanchard, Nowak and Rosenberg. Also present were Town Administrator Green, Town Counsel St. John III, Administrative Assistant Dunlap, Community Development Director Coughlin, Community Development Programs Manager Ferguson, Joseph Martin of Adams Street Fair, Erica Wall, McCann Principal Katz, Jennifer Choquette of BART School, Police Chief Kelley, Fire Chief Pansecchi, Forest Warden and Forest Warden Chief Kleiner and members, Michael Gleason of Adams Ambulance, Peter Gentile from NBCTC and Greg Fournier from iBerkshires.

*The Pledge of Allegiance was recited.*

**APPROVAL OF MINUTES:** The minutes for the *August 4, 2021 meeting and August 11, 2021 workshop* were submitted for approval. ***Motion made by Member Blanchard to waive reading and approve the minutes for the August 4, 2021 and August 11, 2021 meetings as submitted, second by Vice Chairman Hoyt. Vote: unanimous. Motion passed.***

**PUBLIC COMMENT:** *No public comment was made at this meeting.*

**PUBLIC HEARING:** Community Development Block Grant Public Hearing, 7:10 p.m. ***Motion made by Member Blanchard to go into the Community Development Block Grant Public Hearing, second by Vice Chairman Hoyt. Vote: unanimous. Motion passed.***

Town Administrator Green provided background information on the complicated Community Development Block Grant (CDBG) process, and noted that there were two workshops before this regarding how to spend the grant money if funded. Community Development Director Coughlin reviewed the FY21 CDBG application and proposed activities of the budget if granted. He explained how the funding reaches the town, and that it includes housing, facilities, parks and eliminating slums and blight. He reviewed recent grants that had been received, which were used on projects including Russell Field, the HVAC system for Memorial School, the reconstruction of Park Street and the alley way of Armory Court. He noted that the Housing Rehabilitation Program provides low- to moderate-income eligible parties grants for upgrades to their homes. Since 2010 the program has benefitted 70 housing units. This year the application is seeking \$56,000 for program delivery in staff costs, and is hoping to retain the Community Development Programs Manager and add a Financial Assistant II position. Other funds will go toward the construction of a new public park on Cook Street, the former home of the Coal and Grain Building, which is a landmark. Additionally, funds go to administrative costs, reporting, project management and accounting. Community Development Programs Manager Ferguson reviewed the design of the park, including an off-leash dog park area. She explained that the park design was created with past funds and the input of a Steering Committee. The location of the park is situated adjacent to the Ashuwillticook Rail Trail and Rail Line and will include a fenced in off-leash dog park area. The park will have play structures, and will be screened from people along the rail trail area. The design of the park will utilize existing structures, and will take advantage of the history of the old Coal and Grain site by using old coal bins that will be stabilized and repurposed as play and rustic climbing areas for children. The park will include lawn, picnic, dog park and sitting areas. It was opened up to the Board of Selectmen for questions.

*Member Nowak* clarified that because the site had coal and other types of materials, Brownfields funds are used to remediate residual residue. He emphasized that making this area recreational is another step in the right direction. He recalled when the hopper was in use and how orders would be filled at that location by rail. *Member Blanchard* noted he was approving overall of the grant application, but expressed that there needs to be some discussion on the funds being put toward the handicap ramp to the site and nothing being put toward stabilization of the building. He pointed out that windows are open and there are holes in the building, allowing in rain and snow which is deteriorating the building. He explained that there is an area between the coal bunkers which can support a dirt ramp, and there is room in the front of the building for bikes to come off the trail onto Cook Street. He stated that \$30,000 or more could be utilized to stabilize and protect the building. *Community Development Director Coughlin* clarified that the ramp is included as a safety feature for cyclists to get into the park area instead of having to go onto the Cook Street area. *Member Blanchard* advised there is at least six feet in front of the front door that can be utilized by bikes to stay out of the street. *Vice Chairman Hoyt* noted she is happy to see housing rehabilitation program in the proposal as housing stock is a priority. She pointed out that residential improvements for homeowners and seniors would allow them to age in place. She expressed that she was pleased to see the Coal and Grain Park program at this point and that former colleague and the late Jim Bush would have loved to see this coming forward as he served on the Steering Committee. *Member Rosenberg* echoed support for the housing rehabilitation program to help the town corridor, which sorely needs an upgrade. He noted that older residents with a fixed income will be able to utilize this help. He pointed out that the park will help reduce the Covid-19 mental health impact with socialization and the dog park, so he is in favor of both initiatives. *Town Administrator Green* thanked the Community Development staff for their efforts on this application, and explained that costs always exceed the funds available. He shared *Member Blanchard's* concern on the stabilization of the building and explained he hoped to put some funds in the next grant application round into stabilizing the building and he will have the DPW look at it. It was explained that those who wish to apply for the Housing Rehabilitation Program should come to the 3<sup>rd</sup> Floor of Town Hall to fill out paperwork, however there are 34 people still on the waitlist and selections are made from there to see if they are still interested and eligible to participate. He advised that a mailing has been sent out to over 50 homes along the Route 8 Corridor and 22 new inquiries were received for the program from the mailing. Anyone in town can apply but currently the focus is on Route 8. It was explained that the Housing Rehabilitation Program is a zero-interest loan, forgiven in 15 years. If the person moves within 5 years they will have to pay back the loan amount, and it then reduces over the years until it is forgiven. The public was asked for their questions and comments. *Ray Gargan* of Burlingame Hill spoke in favor of Cook Street Project, noting it is an iconic property. He expressed that what is proposed is great for the town, the people and their pets. He pointed out that thousands of people from outside the town walk the trail and ride the train and the more abutting properties can be upgraded the better it is. There were no other public comments or questions asked. It was explained that a number of support letters were received by Community Development regarding the project. ***Motion made by Member Blanchard to come out of the Public Hearing, second by Vice Chairman Hoyt. Vote unanimous. Motion passed.*** *Member Rosenberg* emphasized his 100% support for the application as presented. *Vice Chairman Hoyt* advised she also was in support of the application. *Community Development Director Coughlin* explained that the Town hopes to know by end of year and if funds are received, the project could start January 1<sup>st</sup>. *Member Blanchard* noted he had already expressed his concern and was ultimately in favor of the application. *Member Nowak* expressed he is in favor of the application and hopes the Town gets the funds for the project. ***Motion made by Vice Chairman Hoyt to approve and endorse the FY21 CDBG proposed program activities and application as presented in the amount of \$800,000, second by Member Blanchard. Vote: unanimous. Motion passed.***

## NEW BUSINESS

***Appointment of Adams Representative for Cultural Council of Northern Berkshires, Erica Wall. Motion made by Vice Chairman Hoyt to appoint Erica Wall as the Adams Representative to the Cultural Council of the Northern Berkshires (CCNB), second by Member Blanchard. Vice Chairman Hoyt*** advised she met Ms. Wall last week and was impressed with the letter of interest in the position that she had submitted. ***Vote: unanimous. Motion passed.***

**Adams Street Fair Public Service Recognition:** *Joe Martin and Leanne O'Brien*, co-chairs of the Adams Street Fair Committee thanked the Town of Adams and the Board of Selectmen for approving and allowing them to put on the street fair. They noted that they had raised a little over \$3,000 in proceeds and wished to present checks to each organization. Checks in the amount of \$850 were given to each the Adams Police Department, Adams Alert Hose Company, Adams Ambulance, and Adams Forest Wardens. They expressed how amazing it was to see all the people that came out and noted that the vendors did well but it would not have been possible without the support of the Town and community. They advised more information will be on the Adams Street Fair Committee Facebook Page for those interested in the event or volunteering.

**Facility Use Request, Greylock Glen:** *McCann Technical School* requested use of the Greylock Glen trail for Cross Country Races, from 4:00 p.m. to 6:00 p.m. on Tuesday, September 7, 2021, Tuesday, October 5, 2021 and Tuesday, October 19, 2021. *Coach John Estes* and *McCann Principal Justin Kratz* advised that their home course at Windsor Lake is a dangerous situation with the recent weather so they were forced to look elsewhere. They explained that the trails at the Greylock Glen were recommended by Becky Barnes at the Department of Conservation and Recreation. They noted that participants would be coming in by bus and vans for the meets. *Town Administrator Green* advised that Town staff endorses the request and recommends its approval. *Member Nowak* advised that the Town needs to create a policy to handle exclusive use or a way to avoid excluding the public when it is being used by a school especially as there will be a lot more use of the trail. *Town Administrator Green* noted this will require communication, and the same issue will happen with weddings as it is a popular place. He explained that when there is staff monitoring the use there are costs incurred. *Chairman Duval* requested McCann staff communicate to the public during the use of the trail for the time being. *Coach Estes* noted that some training was done there and the team gives way to people walking, running, and with dogs as the public has the right of way. He pointed out they have been conscious and courteous of that aspect. He explained that during meets the team would only be on Glen Loop Trail for 15 minutes and will then move to Bellows Falls and Gould, which will alleviate the situation with the public. He noted the track season will be over on October 19<sup>th</sup>. *McCann Principal Kratz* pointed out that there are between four and six staff available weekdays in addition to parents to help do public relations. The dates and times of use were reviewed. *Vice Chairman Hoyt* pointed out that BART School was also in the room with similar requests, and they been running cross country races there for a number of years. ***Motion made by Member Blanchard to approve the use of the Greylock Glenn for McCann on September 7th, October 5th, and October 19<sup>th</sup> from 4:00 p.m. to 6:00 p.m. for Cross Country Races, second by Member Nowak. Vote: unanimous. Motion passed.***

**Facility Use Request, Greylock Glen:** *BART Charter School*, Cross Country Races, from 2:30 p.m. to 5:30 p.m. on Wednesday, September 15, 2021 and Wednesday, October 20, 2021. *Jennifer Choquette*, representing BART School, advised the team has been running there for a number of years and has had no issues, no markings are left on the trail, and runners take 40 minutes total. She advised there will be 7 schools total that have approximately 5 to 8 runners per school. They will be driving small 16-passenger vans or school buses and park further up out of the way to alleviate traffic issues. A brief review was done on the dates. It was clarified that the BART team participates in a small school league. ***Motion made by Member Blanchard to approve the use of Greylock Glen for BART on September 15<sup>th</sup> and October 20, 2021 from 2:30 to 5:30 pm. for Cross Country Races. Vote: unanimous. Motion passed.***

**Appointment of Historic Commission Members,** *Bruce Dumochel, Ryan Biros, Susan Denault, Jody Fijal.* ***Motion made by Member Blanchard to appoint to Historical Commission, Jody Fijal until 2023, Susan Denault, to 2022, and Bruce Dumochel and Ryan Biros until 2024, second by Vice Chairman Hoyt. Vote, unanimous. Motion passed.***

**Appointment of Council on Aging Board of Directors Member:** *Sarah Kline.* *Town Administrator Green* advised she is a member of the Finance Committee, and the Town Charter prohibits Finance Committee Members from being on another board or committee. He asked the Board to take not action on it at this time. Council on Aging Director Girgenti will recommend a new appointment in the future. Appreciation was noted for Ms. Kline's willingness to serve on more than one committee.



**Appointment of Burial Agent:** *Michelle DeRose.* Town Administrator Green explained that this position is currently held by Pam Gerry and handles official death certificates. As Pam is retiring in mid-September, the new DPW Administrative Assistant, Michelle DeRose, will be taking over the duty. *Motion made by Vice Chairman Hoyt to appoint Michelle DeRose to the Burial Agent position, second by Member Blanchard.*  
*Vote: unanimous. Motion passed.*

**Assignment of Street Number:** *Map 224, Parcel 51 from 0 East Orchard Terrace, Adams to 36 East Orchard Terrace, Adams.* Town Administrator Green advised this is a routine matter. East Orchard Terrace has a number of parcels for development and this is a new assignment. *Chairman Duval* read aloud the letter by the Building Commissioner. *Motion made by Vice Chairman Hoyt to assign street number to Map 224, Parcel 51 from 0 East Orchard Terrace, Adams to 36 East Orchard Terrace, Adams, second by Member Blanchard.*  
*Vote: unanimous. Motion passed.*

## DEPARTMENT REPORTS

**Town Administrator:** *Town Administrator Green* thanked residents who live next to the flood control system for keeping it open and allowing DPW access to the system. He noted recent rainfall events and minor flooding, and with Hurricane Ida arriving the DPW is looking at problem areas. He thanked Vice Chairman Hoyt and Erin Mucci for putting together the Susan B. Anthony Celebration event, and noted positive feedback on it. He reported that fireworks were funded by the Adams Suffrage Centennial Celebration Committee (ASCCC), and thanked them for their fundraising efforts. He noted it was positive for the community. He advised that L.L.Bean is coming with a pop-up store on the weekend, and recommended people stop by. He reported that there are quite a few cases of Covid-19 in Adams, and that most of the state is at high transmission levels. He noted he is not sure if the Board of Health will take specific action but the public is still requested to wear masks when entering public buildings. He recommended as a public Health Message for citizens to consider vaccination. He pointed out that the mobile vaccination van was available at the Susan B. Anthony Celebration event and the Town can get it back to facilitate vaccination for residents. *Member Nowak* expressed concern that with schools back in session will be a test as the numbers are proving that children can catch and transmit it which was different than the original data. He inquired the status of the former Mobil Station and Town Counsel St. John III advised a contract has been drawn up. Community Development Special Projects Coordinator Cesan is awaiting results on the hazardous waste. It was explained that there are two liens filed against the estate of Charles Ransford and Town Counsel St. John III spoke with the attorney of the estate and they must clear the two liens to have a good title. There is no update on the information and the litigation is in Hampden County Superior Court. *Vice Chairman Hoyt* suggested that with the L.L.Bean pop-up event it might be possible for Dr. Rhoads to have the vaccination van come back for one of those days.

**Town Counsel:** *Town Counsel St. John III* advised that he received and forwarded the decision of the District Court upholding the Selectmen's decision to humanely euthanize Justin Dupee's dog, Lucky. He responded to Selectman Nowak's questions regarding the appointment of a tenant member to the Adams Housing Authority. He attended a workshop meeting of the Board of Selectmen on August 11, 2021, he met with the Veterans' Services Agent regarding pending matters. He received and responded to questions as to conducting a meeting without a quorum present. He communicated with the Housing Court, with the code enforcement officer and with the property owner's attorney regarding evidence of compliance with a correction order and dismissal of the court action. He attended, via Zoom, a meeting of the Board of Health on August 18, 2021, and discussed insurance requirements for the proposed coffee kiosk with staff. *Town Administrator Green* updated the Board that the Poseidon Coffee Kiosk was installed last Friday and was successful in having electricity installed. It will open either Saturday or Sunday. He noted it was in Pittsfield on First Street and Mr. Fiorentino decided to come to Adams. He is interested in applying for a Seasonal Liquor License, and the Lease Agreement has been provided to Town Counsel St. John III for signature. *Chairman Duval* noted there was a protest gathering at the roundabout and expressed concern about the location due to higher safety concerns. He asked Town Counsel St. John III to look into permit requests and if there is a safety issue the Board can act on it. *Town Counsel St. John III* noted the need to balance First Amendment rights with public safety concerns and he will report back on it. It was noted that the former Curtis Fine Paper property has had no change in status.

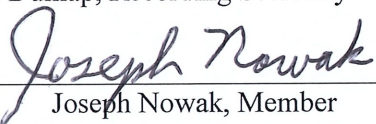
**SUBCOMMITTEE AND LIAISON REPORTS:** *Chairman Duval* noted an error in scheduling and the September 8<sup>th</sup> potential topics were reviewed briefly. *Vice Chairman Hoyt* noted she would be unavailable next week. *Member Nowak* reported he attended the Conservation Commission Meeting and was pleased to see a full complement of Commission Members for the meeting. He reported he attended the Zoning Board of Appeals meeting where they discussed the Poseidon Coffee Kiosk. Parks Commission Members expressed concern on how the Russell Field process turned out and the field didn't get the attention it needed when it was seeded and could have been better attended to. He reported he went to the Historical Society annual meeting and was impressed. He advised there was an Executive Board Meeting of the Mohawk Trail Woodland Partnership and they were contacted by the new Chief of the Forest Service to meet with the Partnership on its mission and with Kathleen Theoharides of the Executive Office of Energy and Environmental Affairs. *Vice Chairman Hoyt* mentioned there was some rain over the last week and a half and noted a real collaborative effort of northern Berkshire communities with the Emergency Management group. They all gathered last Sunday to talk about storm preparations and emergency shelters, and noted they are really dedicated personnel that the Town is blessed to have working on their behalf to keep everyone safe. She thanked Town Administrator Green for his leadership and having his team there at that meeting. She noted that the team mobilized quickly on Sunday to make sure porta potties were tucked away with the 50 mph winds coming in. She noted it is back to school week, and as the liaison to BART and McCann she reported that the first day back for BART was last Monday. She outlined that they started the year with a new principal, Rebecca Gleason. She reported the school is fully enrolled with a waitlist. They have eight new staff; some local and some came to BART from PA, NY, VT and Barcelona. She reported they now have a full-time Director of Diversity, Equity and Inclusion. She reported she talked to McCann, where staff are in Professional Development Days and begin the first day of school on Friday, September 3<sup>rd</sup>. The school did upgrades over the summer to improve air flow in the building. They had two initiatives; a one-to-one Chromebook initiative for all students to have a device to use in school and at home, and grant funding for \$96,000 for robotic welding equipment. She noted that since 2016 McCann School has been awarded over \$1 Million in grant funds to upgrade equipment in the shops.

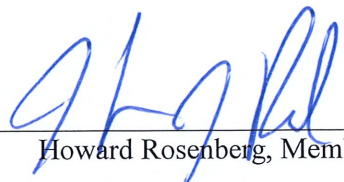
**ANNOUNCEMENTS AND GOOD OF THE ORDER:** *Member Nowak* asked for a list of the tax liens to see what the Town has for buildings. He inquired whether auctions are being planned. *Town Administrator Green* noted this is planned by the Treasurer's Office and he will have her come in to a meeting with the information. He explained that once a municipality acquires property, it takes six months to a year delay to clear the property, which then becomes more valuable. *Member Nowak* noted Adams was lucky from the last storm and that with the weather pattern Adams will continue to get pockets of heavy rain. He advised that he observed that at Jordan Street the water was pretty high. It was explained that the Town has a grant for the culvert, which is pending at the FEMA level but MEMA approved it. It was noted as a large grant to cover the design, engineering and construction, amounting to over a million dollars.

**ADJOURNMENT:** *Motion made by Member Blanchard to adjourn, second by Vice Chairman Hoyt. Vote: unanimous. Motion passed. Meeting adjourned at 8:20 p.m.*


*Respectfully Submitted,*

Deborah J. Dunlap, Recording Secretary

  
Joseph Nowak, Member

  
Howard Rosenberg, Member

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Christine Hoyt, Vice Chair

  
John Duval, Chair

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Richard Blanchard, Member