



## *Town of Adams Massachusetts 01220-2087*

**BOARD OF SELECTMEN**

**TOWN HALL BUILDING  
8 PARK STREET**

**Wednesday, December 14, 2022, 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. Chairman of the Adams Board of Selectmen, John Duval opened the meeting at 6:00 PM. Present: Chairman, John Duval; Vice-chair, Christine Hoyt, and Members, Joseph Nowak, Howard Rosenburg, and Town Counsel Edmund St. John. *Member Richard Blanchard was absent.* Also present were Jay Green, Town Administrator; Bri Hantman, Recording Secretary; Brian Rhodes, iBerkshires; Peter Gentile, NBCTC; Melissa Silverstein (via Zoom), Adams Arts Advisory Board; Daniel Dus and other Members of the Shared Estates Asset Fund Team; and residents of the Town of Adams.

*The Pledge of Allegiance was recited.*

**APPROVAL OF MINUTES**

None were presented at this meeting.

**PUBLIC COMMENT:** None

**OLD BUSINESS:** None

**NEW BUSINESS:**

**Ratification of Rebecca Ferguson as the Assistant Community Development Coordinator:** *Jay Green*, Town Administrator read his ratification letter to the board explaining the reasons why Ms. Ferguson is being promoted.

*Member Rosenberg* stated that he is pleased with and gratified by the work that is happening in the community development office. There are a lot of projects happening that are exciting.

*Motion from Vice-Chair Hoyt to ratify the appointment of Rebecca Ferguson to the position of Assistant Director of Community Development at a Grade 12 Step 8 in the amount of \$70,105 annually. The motion is seconded by Member Rosenberg. The motion passes unanimously.*

**Ratification of Elias Masse as Part time Inspectional Service:** *Jay Green*, Town Administrator, read his ratification letter to the Board of Selectmen.

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***Motion by Vice-Chair Hoyt to ratify Elias Masse as the Part-time Administrative Assistant for the Department of Inspectional Services at a Grade 6, Step 1 rate of \$19.22 per hour. The motion seconded by Member Rosenberg. The motion passes unanimously.***

**Request by Adams Arts Advisory Board to separate from Town as Public Body:** *Chairman John Duval* introduced why the Adams Arts Advisory Board was initially integrated into the Town structure seven years ago.

*Vice-Chair Hoyt* stated that she believes that it is very exciting that this group is ready to branch off on its own. It's time as a Town body has outlasted its usefulness.

*Town Counsel:* The Town Administrator has the authority to propose any changes to the document establishing the AAAB as a part of the Town of Adams.

***A motion was made by Vice-chair Hoyt to rescind the governance structure of 2015 that established the Adams Arts Advisory Board. Motion is seconded by Member Rosenberg.***

Discussion: Vice-chair Hoyt stated that the Adams Arts Advisory Board wishes to keep their name.

***Motion passes unanimously.***

#### **SUB-COMMITTEE AND LIAISON REPORTS:**

Member Rosenberg: None

Vice-Chair Hoyt: None

Member Nowak: None

Chairman Duval: None

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

*Member Nowak:* Asked for clarification on what is the process by which a member of the Board of Selectmen can request an agenda item.

*Chairman Duval* stated that any member of the Board can simply contact the Chairman and the Town Administrator with a topic and it can be placed on the agenda. *Chairman Duval* noted that requesting an agenda item is simple and it allows the time administrator time to call in any Town employees who may be helpful in answering questions or providing background information.

*Vice-chair Hoyt* stated that there will be a ribbon cutting tomorrow at Red's Viking Pub. Also, the winners of the Adams Home Decorating Contest were announced. Thank you to everyone that participated, and thank you to those who participated and those who engaged in the voting process.

**Selection of Campground Developer for Greylock Glen:** *Jay,* The Outdoor Center has always been known as the portion of the building that needed to be publicly funded. Phase two has the portion that includes the hotel, trails and other aspects.

The Town released an RFP for the camp-ground. The RFP was active for 90 Days. During that time, two separate developers came forward.

David Dus presented on their vision for the space for Shared Estates. He stressed an emphasis on embracing the natural beauty of the space, while incorporating fine art in order to enhance the guest experience. They are hoping to be accessible to all, eco-friendly, and locally-minded. They believe that they can be fully operational by late 2024. Shared Estates will begin launching their finance process upon award. They are committed to doing environmental impact surveys, endangered species surveys, and comply with all storm water runoff guidelines in the state of Mass.

Daniel Dus of Shared Estates shared an in-depth review of the plans, including tent sites, air stream sites, cabin sites, and mirror houses. Daniel also stated that the camp ground will have an app that guests can use to help them connect to local businesses and experiences

Questions:

*Vice-Chair Hoyt:* Some of the questions that we have been asked along the way is, how do we connect our downtown businesses with the project. How does the software work to connect people to local businesses and vendors? Daniel stated that every property has a vendor recommendation list. Business owners will engage in a short interview, and then upload a business profile. Right now, there are no fees for the vendors. Shared Estates has contemplated instituting a venue fee, with that money being recycled into advertising for those vendors. The more vendors, the better!

Tim Butterworth from the Berkshire Innovation Center spoke about the entrepreneurship aspect of the site. The idea is that we would engage with the Adams Public Schools, ideally hiring an Adams public school teacher to run an externship, partnered with Mass MoCA.

There is a group Travel setting here which would allow folks to book the large space and host 25-30 people together. The cost is \$100-\$150 per person, per night. There are grouping of cabins with communal deck space. Cabins are set in groups of five and each cabin has 5 beds. Average age of renters is late 40s or early 50s.

*Member Rosenberg* stated that there is some tension in Adams as there are folks who enjoy the natural beauty of the Greylock Glen. He asked David how he goes about building community relations. David said that they view the local stakeholder relationships as key to the success of the project. They will go door-to-door and business-to-business in order to solicit feedback (as well as build vendor information).

Shared Estates is committed to being Carbon neutral, install edible landscaping, plants that are specifically helpful for carbon sequestration, and plants that are native species. Noise detection technology is installed and there are cameras on the perimeter of the property. High density spray-foam is sprayed in the building to help with noise mitigation because it is important to have as little noise pollution as possible. Shared Estates wants to integrate with the community and be friendly to the local community, so they aim to do everything they can to help build that relationship.

*Member Nowak:* Reflected that he had a lot of time to ruminate on this project as he was hiking Mt. Greylock. In his past experience with DEM (Now DCR) he felt that some of the proposed projects would cause too much damage to the natural environment. People tend not to want change.

*Member Nowak* feels that there are narrow roads leading up to the campsite and is troubled by the fact that traffic flow will affect the residential neighborhoods that these roads go through. *Member Nowak* also noted that there is not a lot of parking that is down-town and that will create another quandary. This town needs an economic boost, which has been lacking since the mills closed. David Dus stated that core to their belief is that spaces should be left better than they were found. David is a biologist at heart and wants the Towns to gain funds that can be used for public schools. They are going to do everything they can to make this an introductory experience to the reservation as a whole. We want to take the history seriously.

*John Duval* clarified that no motor homes will be allowed.

David stated that there will be tents available or folks can bring their own tents in.

Chairman Duval asked how bathroom facilities would work? David stated that they intend to maintain all facilities as per the site plan.

Donna Ceasan spoke regarding the Glen project stating that this proposal reflects back the Town's vision and the promise that the glen has held for all of these years. She is very excited about this Shared Estates and this project. She believes that this team will help create something truly wonderful.

The Selection Committee was unanimously confident that the Shared Estates Team fully understands and embraces the Town's vision for the Greylock Glen. The Selection Committee fully recommends that the Shared Estates team for the following reasons,

Jay Green read into record a few notes from the Selection Committee,  
The Shared Estates team fully embraces and supports the Town's vision for the Greylock Glen.

The selection committee was unanimous in their decision to recommend Shared Estates to the Board of Selectmen. The selection committee recommends the Shared Estates team to the Board of Selectmen as the developer for the Greylock Glen Campground Project for the following reasons. Shared Estates has extensive experience with hospitality in the Berkshires. Shared Estates has the funding in place to undertake the immediate project. Shared Estates has a well-thought-out plan. Shared Estates shares the Towns environmental goals for the project and the Greylock Glen. Shared Estate's proposal provided the selection committee a high level of confidence that the project would be complimentary to the other goals of the Greylock Glen and that they will complete the project in a timely manner.

The Selection Committee recommends that the Board of Selectmen enter the following motion, that the Board of Selectmen approve the selection of Shared Estates Asset Fund for the lease, development, and operation of camp ground at the Greylock Glen per their proposal and response to

RFP 23-003 and to authorize the town administrator and special counsel to act as negotiators for the town.

*Vice-Chair Hoyt would like to make the motion to approve the selection of Shared Estates Asset Fund for the lease, development, and operation of camp ground at the Greylock Glen per their proposal and response to RFP 23-003.*

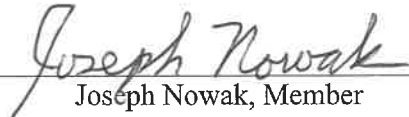
Member Nowak is curious if Vice-chair Hoyt was engaging in a conflict of interest in giving that this Company is a member of 1Berkshire. After input from the attorney for Shared Estates, it was determined that Vice-chair Hoyt was not engaging in a conflict of interest.

*The motion passes unanimously.*

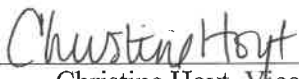
*A motion was made by Vice-chair Hoyt to Authorize the Town Administrator and Special Counsel to act as negotiators for the town of Adams with Shared Estates Asset Fund. The motion is seconded by Member Rosenberg. The motion passes unanimously.*

*Motion made Christine to adjourn. Seconded by Member Rosenberg. Meeting Adjourned at 8:01pm.*

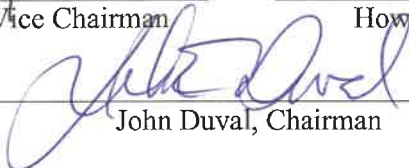
Respectfully submitted, Bri Hantman, Recording Secretary

  
Joseph Nowak, Member

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Richard Blanchard, Member

  
Christine Hoyt, Vice Chairman

  
Howard Rosenberg, Member

  
John Duval, Chairman