



## ***Town of Adams Massachusetts 01220-2087***

### **BOARD OF SELECTMEN**

TOWN HALL BUILDING  
8 PARK STREET

**Wednesday, January 3, 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; Bri Hantman, Recording Secretary; Eammon Coughlin, Community Development Director; Stephen Hutchinson, Becky Cushing Gop, and Dale Abrams, Representatives of Mass Audubon; Sten Spinella, Reporter for the Berkshire Eagle; Tammy Daniels, Reporter for iBerkshires; Daniel Dus of Shared Estates Asset Fund Scott Kelley, Chief of Adams Police Department.

*The Pledge of Allegiance was recited.*

### **APPROVAL OF MINUTES:**

**The December 20<sup>th</sup> 2023, Meeting Minutes were submitted for approval.**

***Member Duval made a motion to waive the reading and approve the December 20<sup>th</sup> 2023 Minutes. The motion was seconded by Vice-Chair Rosenberg.***

Member Nowak noted that there were two corrections to be made. The first is that he was credited with an edit that Member Duval made. The second was that he was referred to as the Chairman of the Mohawk Woodlands Partnership, whereas he was asked to be the chairman of the budgeting and finance subcommittee.

***Member Duval amended his motion to include those changes. Vice-chair Rosenberg seconded the amended motion. The motion passed unanimously.***

### **PUBLIC COMMENT:**

Caroline Scully approached the Board. She wants to know how many years the lease will be for. What the payment amount will be for. What the timeline is. And is there a way to end the lease if the project doesn't seem to be happening. Ms. Scully stated that she believes that the Shared Estates Project is lodging and not rustic camping.

RECEIVED-POSTED  
24 FEB -9 AM 11:30  
TOWN CLERK  
ADAMS MASS.  
CJ FRK

## **NEW BUSINESS:**

### **Compliance Report from Animal Control Officer Regarding Dangerous Dog at 12 Philips Hill**

Chairman Hoyt noted that Officer Witek was unable to attend this evening, however, via the Chief Officer Witek sent in photos. The kennel in the pictures does not have a floor which was an order from the Board. Additionally, although the Chief's email states that there is a vet appointment, that paperwork has not yet been provided. Member Duval stated that he would like there to be a public hearing at the January 17<sup>th</sup> Meeting.

### **Review proposal by Mass Audubon to be Educational Program Provider at Greylock Glen Outdoor Center**

Town Administrator Green stated that the Outdoor Center has always been designed to be occupied by two operators. The first is the restaurant and café operator. The second is the Educational Programming Provider. Mass Audubon responded to the Request for Proposals (RFP).

### **Vote to accept Mass Audubon proposal.**

Stephen Hutchinson, Senior Regional Director; Becky Cushing Gop, Regional Director, and Dale Abrams, Regional Education Manager introduced themselves to the Board.

Stephen Hutchinson offered a brief overview of the work that Mass Audubon does. There are over 160,000 member households across the state and 725,000 individuals who visit sites and participate in programs annually. There are over 9,000 volunteers annually and 41,000 acres of protected land. There are also 210 miles of trails open to the public statewide, including 16 "All persons" trails that are accessible to people of all varying degrees of physical capability.

Currently Mass Audubon is going through their action agenda which includes three goals. 1) Protecting and stewarding resilient Landscapes, 2) Advance inclusive and equitable access to Nature, and 3) Mobilizing to fight climate change.

The integration of conservation education and outdoor recreation is vitally important. Additionally, Climate change is an issue that permeates all of the work that Mass Audubon does. Mass Audubon is confident that they have a long-demonstrated commitment of partnership with the Berkshires. There are currently 6 in Berkshire County.

Mass Audubon looks forward to family programming and adult programming. Additionally, they look forward to the possibility to run a summer camp program like the one that exists in Pittsfield.

*Member Duval* stated that the Town of Adams is lucky to have Mass Audubon looking to partner with the Town of Adams. Member Duval asked how Mass Audubon is funded.

Mr. Hutchinson stated that there are donations as well as grant opportunities that provide funds. There are also charges for a lot of programming that is not grant supported. Additionally, there is a sizeable endowment that allows Mass Audubon to maintain their staff and sanctuaries that they protect.

*Member Nowak* stated that he has been involved with environmental affairs including studying water samples with Williams College professors, co-founding the Agricultural Fair in Adams, forming the Agricultural Commission in Adams, a long-term dedication to the Conservation Commission, and a long career working for DCR particularly on the top of Mt. Greylock. Member Nowak offered his endorsement Mass Audubon as the Educational Provider for the Outdoor Center.

*Vice-chair Rosenberg* thanked the Mass Audubon society for their presentation. *Vice-chair Rosenberg* offered his whole-hearted support of the program.

*Town Administrator Green* asked the presenters what their thoughts are on the Greylock Glen Outdoor Center. The presenters stated that having amenities and shelter available for programming is ideal. They also stated that the relationship with Shared Estates opens up Mass Audubon to a whole different audience and ties into the work that Mass Audubon already does in local schools and libraries.

*Chairman Hoyt* stated that she is excited about the fact that Mass Audubon touched on all of the things that she looks for in outdoor recreation. She likes the access to amenities as well as the educational component that is tied in with the outdoor recreation. One of the most exciting aspects about the Glen project has been making the outdoors accessible to everyone. There really is something for everyone to do up at the Glen so the idea of making it more accessible really speaks to the vision of the project.

*Member Duval* stated that over the last 10 years, working with the State and visioning for the Glen site has been long and involved emotions. Mass Audubon has been on the radar for a long time, so this is an exciting opportunity.

*Member Nowak* expressed some of his concerns regarding invasive species of plants as well as insect and fungal infestations that are affecting the forests.

***Member Duval made a motion to accept the Mass Audubon Society as the Educational Provider for Greylock Glen Outdoor Center in response to RFP #2023-003. And to give the Town Administrator negotiating authority to discuss and negotiate the lease. The motion was seconded by Vice-chair Rosenberg.***

Town Administrator Green offered clarification on process. Negotiation of the Lease will happen in executive session as it is relevant to the negotiation of real property.

***The motion passed unanimously.***

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

*Member Nowak:* None

*Vice-chair Rosenberg:* Wishing everyone a happy New Year

*Member Duval:* None

*Chairman Hoyt:* stated the reason that the Board intends to go into executive session, *per M.G.L. c. 30A, § 21, #6: To consider the purchase, exchange, lease, or value of real property if the chair declares that an open meeting may have a detrimental effect on the negotiating position of the public body.*

Member Duval made a motion to go into Executive Session *per M.G.L. c. 30A, § 21, #6: To consider the purchase, exchange, lease, or value of real property if the chair declares that an open meeting may have a detrimental effect on the negotiating position of the public body*, in order to Review Development Agreement and Sublease Agreement with Shared Estates Asset Fund (SEAF) for campground development at Greylock Glen. Following the Executive Session there will be an open session where the Board may vote to approve the Lease and Sublease agreement. The motion was seconded by Vice-chair Rosenberg.

Member Nowak asked Town Administrator Green to clarify what would be happening tonight. Town Administrator Green stated that this is a landlord and tenant negotiating the terms of a lease. This is in no way an attempt to subvert public question or attention. This is to protect the legal interest of the Town. Once the Lease is signed and approved Shared Estates will move forward with their planning and which will include going through the Conservation Commission and the Planning Board.

***Roll Call Vote. Member Nowak, yes. Vice-chair Rosenberg, yes. Member Duval, Yes. Chairman Hoyt, Yes. The motion to move into Executive Session was approved unanimously at 7:10pm.***

*Chairman Hoyt called for a six-minute recess.*

*The Board of Selectmen moved into Executive Session at 7:18pm.*

*The Board came out of Executive Session at 9:23pm.*

## **OPEN SESSION**

**Approve Development Agreement and Sublease Agreement with Shared Estates Asset Fund (SEAF) for campground development at Greylock Glen.**

*Member Duval* stated that the information that was provided tonight is a lot. *Member Duval* stated that he has seen all that he needs to see and has trust in our legal council and Town Administrator. The Developer did state that an announcement this evening would be beneficial to the developer.

*Vice-chair Rosenberg* stated that he is also ready to vote.

*Chairman Hoyt* stated that she trusts the individuals who have labored over this for the past nine months. They have walked the Board through it thoroughly.

***Member Duval made a motion to approve the development Agreement and Sublease Agreement with Shared Estates Asset Fund (SEAF) for campground development at Greylock Glen. The motion was seconded by Vice-chair Rosenberg. The motion passed with 3 votes in favor and one vote against by Member Nowak.***

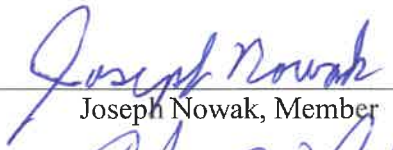
## **ADJOURNMENT**

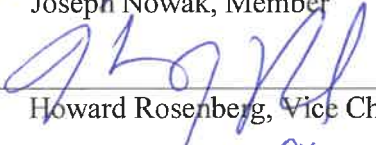
**A motion to adjourn was made by Member Duval. The motion was seconded by Vice-chair Rosenberg. The motion passed unanimously. The meeting was adjourned at 9:33pm.**

## **Documents Referenced**

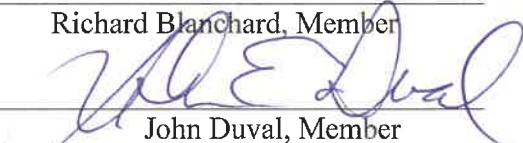
- **December 20<sup>th</sup>, 2023 Meeting Minutes**
- **Memo Re: Mass Audubon Society**
- **Educational RFP**
- **Mass Audubon Society Slideshow Presentation**

Respectfully Submitted by Bri Hantman, Recording Secretary.

  
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Joseph Nowak, Member

  
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Howard Rosenberg, Vice Chairman

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Richard Blanchard, Member

  
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John Duval, Member

  
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Christine Hoyt, Chairman