



Town of Adams Massachusetts 01220-2087

BOARD OF SELECTMEN

TOWN HALL BUILDING
8 PARK STREET

Wednesday, April 3, 2024, 6:00 p.m.

**TOWN HALL, 8 PARK STREET, ADAMS, MA 01220
1st 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; Tammy Daniels, iBerkshires Reporter; and members of the Adams Community.

Chairman Hoyt stated that meetings are recorded and televised live on Northern Berkshire Community TV and is available on channel 1303. Chairman Hoyt stated that any individual who wishes to record should inform the Board Chair. iBerkshires identified that they would be recording as well.

The Pledge of Allegiance was recited.

APPROVAL OF MINUTES:

The March 6th, 2024 meeting minutes were submitted for approval

Member Duval made a motion to approve the minutes and waive the reading. The motion was seconded by Vice-chair Rosenberg. The motion passed unanimously.

The March 20th, 2024 meeting minutes were submitted for approval

Member Duval made a motion to approve the minutes from March 20, 2024 and waive the reading. The motion was seconded by Vice-chair Rosenberg. The motion passed unanimously.

PUBLIC COMMENT: *None*

OLD BUSINESS:

Greylock Glen Outdoor Center Address Determination, 165 Gould Road, Adams MA

Member Duval made a motion to put back on the table the Greylock Glen Outdoor Center Address determination. The motion was seconded by Vice-chair Rosenberg. The motion passed unanimously.

Chairman Hoyt stated that per Town Code the Board of Selectmen can order that the number be affixed or painted on any public or private building within 10 days of address determination. *Member Duval made a motion to assign the number of the Greylock Glen Outdoor Center as 165 Gould Road, Adams Ma. The motion was seconded by Vice-chair Rosenberg.*

Member Nowak asked how the numbers are determined. Town Administrator Green stated that that is a question for the building commissioner.

Greylock Glen Water Tower Address Determination, 240 Thiel Road, Adams MA

Member Duval made a motion to put back on the table the Greylock Glen Water Tower Address Determination. The motion was seconded by Vice-chair Rosenberg. The motion passed unanimously.

Chairman Hoyt stated that the same Town charter and Town Code as the last item applies here.

Member Duval made motion to assign the number of the Greylock Glen Water Tower as 240 Thiel Road. The motion was seconded by Vice-chair Rosenberg. The motion passed unanimously.

NEW BUSINESS:

Presentation and Selection of Memorial Building Developer: *Makin Inc.*

When the Town wants to dispose of a property, there are two ways that can happen, An auction or a request for proposal (RFP). Roughly three years ago this property went out for a housing RFP. Mr. Makin was the runner up on that bid. He has retained a high level of interest in the building. When the RFP was re-issued, he was the only bidder.

Mr. Makin stated that he will be able to achieve the full vision of that development if he takes full control of the building and then leases it back to the Town.

Member Duval stated that it looks like most of the units are one-bedroom apartments. Mr. Makin stated that that might change in the future because there is a substantial demand for two-bedroom apartments. *Member Duval* asked how the community center vision would be met with having the space leased back to the Town. There will be a very specific lease.

Member Nowak stated that he was going to vote for Mr. Makin at the original RFP selection.

Vice-chair Rosenberg asked in terms or capital reserves, who will be operating the housing project, an individual or company? Mr. Makin stated that it will be managed by a company with capital reserves.

Mr. Makin intends to purchase the entire building for \$50,000 which includes 4 acres of the property. There will be several units to make it compliant with 40R funding, workforce affordable housing. Mr. Makin will own the entire building and then lease some of the space (auditorium gymnasium, and COA space) back to the Town.

Mr. Makin elaborated on the plan to use the cafeteria space in the Memorial Building as a restaurant space. Not a bar, just a neighborhood area. The goal is to provide a gathering space for people to eat and this space would hopefully capitalize on some of the traffic from the area. Mr. Makin also stated that this should create between 10 and 12 full-time positions. The proposal also contains a construction schedule with the bathrooms being a priority. Also included are design, project schedule, renderings, cost estimates, cash flow, and design.

Town Administrator Green stated that the proposal meets the threshold qualifications that the Town laid out in the RFP.

This is an opportunity to develop the project into something that the Town can be proud of. Mr. Makin stated that if he isn't selected this evening, he hopes that the board chooses another developer and doesn't let the building fall apart.

Member Duval stated that there are always folks at General Dynamics who are looking for housing. Mr. Duval would like to be notified when Mr. Makin is ready to get tenants in there or when the gym is ready for use.

Mr. Makin showed the renderings of the project that he would like to build. He stated that he has worked on Berkshire Mills, the Cable Mills in Williamstown.

Member Nowak expressed concern with drainage and the embankment at the memorial school building.

Member Duval stated that the issue with a drifting wall isn't as bad as was initially thought and the amount of money that the Town has invested into that building has been worthy. Over the last ten years there has been well over a million dollars in grants awarded.

Donna Cesan stated that this project is a great candidate for the Mass Works infrastructure program. There will be a lot of working together with Mr. Makin and the Board.

Ms. Cesan sent the Board a memo with a recommended motion is that the *“Board of Selectmen approve the selection of Michael Makin of Makin Incorporated for the disposition and redevelopment of the Memorial School Building for his proposal and response to Adams RFP # 23-0003 and to authorize the Town Administrator and Town Council to act as negotiators for the town”*. *Member Duval made the motion. The motion was seconded by Vice-chair Rosenberg. The motion passed unanimously.*

Licensing Requests

The first four items under licensing are for Poppies Concessions to use Bowe Field. Gino Orlandi met with the chief of Police, DPW representation, Town Administrator, The Facilities Director, and Ms. Hantman.

Mr. Orlandi stated that this will be a memorial spring fling for a young man that passed away in Dalton last year. There is an amusement Company, Fidelity Amusement, that will provide rides and games for the whole weekend. Additionally, there will be bands on two days and a DJ one day. There will also be food and beverages including alcohol, craft tents, a pancake breakfast, a motorcycle run, tractor pulls and burnouts. Mr. Orlandi stated that he has been involved with the agricultural fair since the 80s. He is aware that the Town is a bit short handed, but they would like to get in there to do some grooming. They are looking to do tractor pulls in the demolition derby area. They will also be responsible for clean-up of the grounds and will return the field to a good state. They will look to rent portable sanitation facilities rather than using the bathroom facilities.

The burnout display will happen with vehicles facing a jersey barrier and then have them chained off in the other direction.

There will be 2-3 officers at the event. Liquor service will stop an hour before closing. Mr. Orlandi intends to speak with abutting neighbors.

Member Nowak stated that he has known Mr. Orlandi and his family for a long time and considers them to be hardworking people.

Review and Approve Facility Use Request for Poppies Concessions to use Bowe Field, May 25th, May 26th, and May 27th, 2024, from 11am to 9pm.

Member Nowak made a motion to approve the Facility Use Request for Poppies Concessions to use Bowe Field, May 25th, May 26th, and May 27th, 2024, from 11am to 9pm. The motion was seconded by Member Duval. The motion passed unanimously.

Review and Approve One Day Entertainment License request, Poppies Concessions, Bowe Field, Saturday, May 25th, 2024, from 11am to 9pm

Member Nowak made a motion to approve the one-day entertainment license for Poppies Concessions, Bowe Field, Saturday, May 25th, 2024, from 11am to 9pm. The motion was seconded by Member Duval. The motion passed unanimously.

Review and Approve Sunday Entertainment License request, Poppies Concessions, Bowe Field, Sunday, May 26th, 2024, from 11am to 9pm

Member Nowak made a motion to approve the Sunday entertainment license for Poppies Concessions, Bowe Field, Saturday, May 26th, 2024, from 11am to 9pm. The motion was seconded by Member Duval. The motion passed unanimously.

Review and Approve One Day Entertainment License request, Poppies Concessions, Bowe Field, Monday, May 27th, 2024, from 11am to 9pm

Member Nowak made a motion to approve the one-day entertainment license for Poppies Concessions, Bowe Field, Monday, May 27th, 2024, from 11am to 9pm. The motion was seconded by Member Duval. The motion passed unanimously.

Review and Approve Facility Use Request for Adams Street Fair Committee: Mills Street to Columbia Street, Depot Street from Spring Street to East Maple Street, East Maple Street, Pleasant Street, Sunday, July 14th from 6am to 7pm (Rain Date, Sunday July 21st from 6am to 7pm)

This year's Adams Street Fair Program is scheduled for the 14th of July with a rain date of the 21st. They are asking for the parking lot at the Visitor Center and the same road closures. Joe Martin has begun working with the Police Department and Forest Wardens.

Member Nowak made a motion to approve the facility use request for Adams Street Fair Committee: Visitor Center Parking lot, Mills Street to Columbia Street, Depot Street from Spring Street to East Maple Street, East Maple Street, Pleasant Street, Sunday, July 14th from 6am to 7pm (Rain Date, Sunday July 21st from 6am to 7pm). The motion was seconded by Vice-chair Rosenberg.

Member Nowak commented that he enjoys seeing these types of events come before the Board.

Member Duval asked what the time of the actual event is. It will be 11:30 until 5 or 6pm.

The motion passed unanimously.

Review and Approve Application to place signs on a public way for Adams Street Fair Committee: Town Hall Lawn, Visitor Center Lawn, Library Lawn.

Town Administrator Green suggested that they add Memorial Park East and West. Chairman Hoyt noted that The Adams Street Fair Committee will need to complete the Sunday Entertainment License for the state. Chairman Hoyt suggested that they work with Ms. Hantman to get that paperwork complete.

Member Nowak made motion to approve the sign placement for Town Hall Lawn, Visitor Center Lawn, Library Lawn, and Memorial Park (East and West sides). The motion was seconded by Vice-chair Rosenberg. The motion passed unanimously.

Interview Housing Authority Board Candidates, Selection to be made at April 17th Board of Selectmen Meeting

In 2021 there were changes made regarding the Housing Authority Board. The Board was provided with that information from the Department of Housing and Community Development. Mr. Schrade from the Adams Housing Authority approached the board and explains that the act being discussed appoints one tenant of the Housing Authority to sit on the board. All of the elderly units received a hand-delivered letter, and all family units were mailed a letter. Mr. Schrade thanked the Town Clerk for her help in making this transition smooth.

Mr. Schrade also announced that the Secretary of Housing with DHCD will be in Adams. The Board will receive an invitation to that event.

Chairman Hoyt stated that residents had until the close of business on April 1st to submit their applications to the Board. The current Board Member's appointment expires in May.

Member Nowak asked who the state appointed representative on the Board is. It is Linda Cernik.

The First Candidate, George Jacobson approached the board. He stated that he is a relatively new member of the Adams Community. He is a Navy veteran and even though he has only been here for a short time, he is looking for ways to give back.

Member Nowak asked Mr. Jacobson if he had any other experience with Community Service. Mr. Jacobson stated that he worked as a COVID ambassador with the security company he works for. Member Nowak asked Mr. Jacobson what positive experiences he has had in Adams since he arrived here. Mr. Jacobson stated that Mr. Schrade was eager to get him into the Housing Authority as they had an opening. Mr. Jacobson was impressed with how quick the response was from the Adams Housing Authority. Mr. Jacobson stated that he really enjoys how nice and quiet it is.

Vice-chair Rosenberg asked what Mr. Jacobson would change about housing in Adams.

Mr. James Suttle approached the Board. He came here with his wife in April of 2020. He stated that he does not have experience with community work. Mr. Suttle stated that he feels inspired by Mr. Schrade and the work he does at the facility and how caring he is about the people. Mr. Suttle decided that he would really like to work with Mr. Schrade. Mr. Suttle described his work experience including construction, maintenance, shipping and receiving. Member Nowak and Member Duval indicated that their questions were answered.

Chairman Hoyt echoed the nice things that were said this evening by Mr. Suttle and Mr. Jacobson about Mr. Schrade.

Mr. Schrade stated that there is an online training that board members will go through regarding their role and what their responsibilities are.

Appointment of Temporary Town Clerk

A municipal employee cannot participate in the election where they are being elected and as such, the Temporary Town Clerk must be appointed. The request before the board is that Timothy Rowley be appointed as temporary Town Clerk.

Chairman Hoyt stated that this is a temporary appointment because Ms. Meczywor is on the ballot.

Member Duval made a motion to appoint Timothy Rowley as the Temporary Town Clerk for the Election on Monday, May 6th.

Signing of Town Election Warrant

This is to set the Town Election Warrant. Voting at the Memorial Building, 30 Columbia Street on Monday, May 6th from 7am to 7pm. Up for election are Moderator (1 year), Town clerks (3 years) two selectmen (3 years), Assessor (3 years), one Board of Health member (3 years), two Library Trustees (3 years), three Park Commissioners (3 years), one Planning Board member (5 years), one Cemetery Commissioner (3 years), one redevelopment authority member (5 years), one Northern Berkshire Vocational Regional School District committee member (3 years), one Hoosac Valley Regional School District Committee Adams Representative (3 years), and one Hoosac Valley Regional School District Committee Cheshire Representative (3 years). There are also various precinct seats available for folks who want to join Town Meeting.

The Town Clerk is requesting that the Town Election Warrant be approved this evening so that it can be posted in time for the May 6th. *Vice-chair Rosenberg made a motion to approve the Town Election Warrant. The motion was seconded by Member Duval.* Member Nowak asked if any positions failed to have a candidate run. Ms. Meczywor stated that she would get into that information once the warrant is approved. *The motion passed unanimously.*

May 6th Town Election Information

Ms. Meczywor stated that there are candidates for all spots except for a Board of Health spot which will have a write in seat. There are 5 candidates running for the two Board of Selectmen Seats. Ms. Meczywor gave an overview of all the races. The information is available in the Town Clerk's office.

Vote by mail applications is due by April 30th. There will not be in-person early voting, but you can always stop into the office and vote as an absentee.

Set Town Meeting Date, Monday, June 3rd, 2024

We are in the process of setting the fiscal year 25 budget. We are in line to host a Town Meeting on Monday June 3rd. Historically it has been at 6pm.

Member Nowak made a motion to set the Town Meeting date on Monday June 3rd at 6pm at Memorial Building on Columbia Street. The motion was seconded by Vice-chair Rosenberg. The motion passed unanimously.

Open Town Meeting Warrant

Chairman Hoyt stated that opening the Town Meeting Warrant allows for any citizen petitions to come forward. The warrant will be closed at the April 17th meeting. *Vice-chair Rosenberg made the motion to open the Town Meeting warrant with a close date of April 17th. The motion was seconded by Member Duval. The motion passed unanimously.*

Authorization for Adams Forest Wardens Department to Provide Mutual Aid

The Forest Wardens already provide mutual aid. This is just a formal piece of housekeeping.

Vice-chair Rosenberg made a motion to authorize the Forest Wardens to provide mutual aid. The motion was seconded by Member Duval.

Member Nowak asked how this related to the McNamara Law, which covers all volunteers. This authorization does not affect that.

The motion passed unanimously.

Invitation from American Legion to Board of Selectmen to Participate in Memorial Day Parade

Chairman Hoyt read the invitation to board from the American Legion.


The next regular meeting is April 17th. We have a budget workshop scheduled for tomorrow. Please keep an eye on the website as the weather situation for tomorrow continues to develop.

ADJOURNMENT: *Member Duval made a motion to adjourn. Vice-chair Rosenberg seconded the motion. The meeting was adjourned at 7:58pm.*


Documents Referenced

- March 6th 2024 Meeting Minutes
- March 20th 2024 Meeting Minutes
- Memo Re: Greylock Glen Outdoor Center Address
- Memo Re: Greylock Glen Water Tower Address
- Memorial Building Project Proposal
- Facility Use Request for Poppies Concessions to use Bowe Field, May 25th, May 26th, and May 27th, 2024, from 11am to 9pm.
- Entertainment License for Poppies Concessions
- Sunday Entertainment License for Poppies Concessions
- Facility Use Request: Adams Street Fair
- Application to Place signs on a Public Way: Adams Street Fair
- Temporary Town Clerk Memo
- Annual Town Election Warrant
- Forest Warden Mutual Aid Approval
- Invitation from the American Legion to Participate in Upcoming Memorial Day Parade

Respectfully Submitted by Bri Hantman, Recording Secretary.



Joseph Nowak, Member



Howard Rosenberg, Vice Chairman



Richard Blanchard, Member



John Duval, Member



Christine Hoyt, Chairman