

TOWN OF ADAMS, MASSACHUSETTS
ADAMS TOWN HALL BUILDING, 1st FLOOR, ADAMS, MA 01220

BOARD OF SELECTMEN MEETING MINUTES 02/14/2018

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CALL TO ORDER: The meeting was called to order by Chairman Duval at 7:00 p.m. Members Blanchard, Hoyt and Nowak were present as well Interim Town Administrator Cesan and Town Counsel St. John III.

PLEDGE OF ALLEGIANCE: The Pledge of Allegiance was recited.

APPROVAL OF MINUTES: *January 31, 2018* Meeting Minutes were presented for approval. Motion made by Member Hoyt to waive reading and approve the minutes of *January 31, 2018* as submitted, second by Member Blanchard. Vote: unanimous.

PUBLIC COMMENT: Francie Riley of the *Adams Arts Advisory Board* (AAAB) announced the Board is back from winter recess and planning events for 2018. June 16th will be the Berkshire Mountain Fairy Festival's third annual event. Art on the Trail will introduce new pieces as the Mausert Block art was damaged in a storm and the Wastewater Treatment Plant art was removed due to damage from the wind. Connections are being made with people who are unable to get around and the AAAB is looking for volunteers to share their artistic talent with someone homebound. Those interested are invited to check in by email at Artsinadams@gmail.com or the facebook page.

PUBLIC HEARING: FY2018 Community Development Block Grant Public Hearing, 7:15 p.m.: Motion made by Member Nowak to enter Public Hearing, second by Member Blanchard. Vote: unanimous.

Interim Town Administrator Cesan gave a brief overview of the Community Development Block Grant and reviewed the eligible activities. Similar to previous years with CDBG, eligible project activities include: planning, housing rehabilitation or creation of affordable housing, infrastructure improvements, community facilities, and public social services. The state expects approximately \$29.8 million from HUD for FY 2018 and about \$19.2 million of this will be allocated to the Community Development Fund; this is the competitive program for which the Town is eligible. Under 2018 grant program, the maximum amount of grant funds the Town can request is \$550,000, based on the Town's FY2017 award and CDF communities limited to \$1.35 million every two consecutive years. The deadline for this year's application is March 2nd. Public input and Board of Selectmen approval of the strategy were requested, as well as the Board's approval of the activities proposed for the FY2018 grant application. The Town's Community Development Strategy is a requirement of the CDBG program. The strategy defines community development needs and priorities, and outlines a plan of action intended to accomplish specified community development goals. Proposed activities in a community's 2018 CDBG application must relate to and be reflected in the Strategy. The Strategy must include a list of priority projects. The draft FY2018 Community Development Strategy has been updated from the Strategy approved by the Selectmen in 2015, along with input from the public during the January 30, 2018 public meeting on the Strategy and priority projects. Staff requests a Board vote to approve the proposed FY2018 Community Development Strategy.

Activities for the Grant were a proposed construction activity for the Adams Memorial School to install an HVAC unit and focus on the gymnasium and other portions of the building. It was noted that the current system is antiquated and an updated HVAC system serving the proposed community use portion of the building will allow occupancy and reduce costs with efficiency. There is an anticipated need to replace windows and doors. Proposed costs to carry out the program, including staffing, were reviewed.

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If the Grant is awarded it could go out to bid early fall 2018 with an expected 120 day timeframe for the project. In 2014 Arrowstreet Architects assisted by evaluating the building, and found the Town's proposed reuse viable. CDBG funding installed the roof which secured building envelope and improved air quality significantly. The HVAC will improve energy efficiency and comfort for future occupants. The Council on Aging Director Erica Girgenti noted the Senior Center is beyond the space capacity for the Visitors Center. Though the building is designed well and has great amenities, the COA has outgrown it. She explained that the population is continuing to age and with age friendly incentives relocation to the Memorial School will hopefully come to fruition so the COA can expand its focus on services and programming. She noted there is a possibility of funding for a *Meals on Wheels* program which could potentially be organized and the delivery program run from the Memorial School building. A winter walking group program could also be created in the gymnasium space along with other healthy living activities for seniors. The use of the building is consistent to the Downtown Plan and the Community Development strategy. Adams Arts Advisory Board (AAAB) Director Richard Tavelli highlighted that artists would have a lot of programming opportunities if they were able to use the facility and the gymnasium, auditorium and kitchen are all beneficial. He advised the AAAB is looking to expand community classes with sculptors, painters, writers, and others artistic talents. Richard Kleiner, Emergency Management Director of Adams, explained he has for the past three years been advocating for Memorial School to be the Town's emergency shelter and funds have been received through MEMA to put equipment there to serve as a shelter. The auditorium and gymnasium are in good shape and the bathrooms are now working and clean. He requested the Board of Selectmen approve this proposal to give a place for citizens to shelter in case of an emergency. Richard Solis, Developer explained that he had spoken with Interim Town Administrator Cesan and gave his background as a developer of an independent living community in Dalton and the homeless shelter, Barton's Crossing, in Pittsfield. He also developed Berkshire Hills Nursing Home in Lee into apartments. He noted his interest in making the building a mixed use facility for the Town, specifically the housing portion, which could be senior housing or market rate. He advised he is willing to work with the Town on the classroom wing for development ideas. It was explained that Mr. Solis went through the building and did a rough schematic of possibilities consisting of 20 units of one, two or three bedroom apartments. He shared details about a recent 20,000 square foot project which is now modern apartments ranging from \$1100 to \$1450. Chairman Duval noted that this community needs more moderate income apartments and General Dynamics is continuously trying to find housing for the employees. No other meeting attendees came forward to ask questions or give input. A motion was made by Member Nowak to exit the Public Hearing, second by Member Blanchard. Vote: Unanimous. The Board discussed the many different phases the building has gone through and noted that the comments were encouraging. Prior use suggestions were reviewed and had changed once the new roof was done. Prior grant money has been put into the building and the interest expressed in the building was noted as solid to move forward with the building. Members pointed out that the mix of uses put into the building need to correspond with each other. The cafeteria space and its advantages were discussed. Board Members asked Mr. Solis for input on adequate parking for the building, and he recommended two parking areas, and perhaps a carport system. Separate parking would be needed to separate the residents from the community center. The construction of the auditorium was noted as well done and the gymnasium space emphasized as highly needed in the community. A concern was expressed regarding the topography causing water to sheet off and cause freezing and thawing. Interim Town Administrator Cesan was thanked for all her work in putting together the development strategy and not losing sight of the value of this building.

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Board Members described the building as having the potential to provide a nice indoor space with potential for cross-generational program use and an important anchor of the Route 8 corridor. The Cafeteria area was noted as a great community kitchen idea to host benefits. Desire was expressed to officially make the building the Emergency Shelter and the home of the Council on Aging as it expands. Chairman Duval and Vice Chairman Blanchard have been working on this building as a Sub-committee. Everyone that commented was thanked for coming to the meeting. Motion made by Member Hoyt to endorse the FY2018 Community Development Strategy as presented, second by Member Blanchard. Vote: Unanimous. Motion made by Member Blanchard to approve the proposed construction activity for the application for FY2018 CDBG Grant funding, second by Member Hoyt. Vote: Unanimous.

OLD BUSINESS:

Facility Use Request, Adams Memorial School - BART Charter School: This item was tabled on February 7, 2018. Interim Town Administrator Cesan had a meeting with the Building Commissioner, did a building walk through, reviewed improvements that the DPW made and he is ready to give the certificate. The Elevator company and ServiceMaster removed mold in the elevator shaft, and the building use for this request is ready to go forward. Motion made by Member Blanchard to approve the Facility Use by BART Charter School for the Memorial School gymnasium from February 15, 2018 through March 31, 2018 from 3:45 pm to 5:45 p.m., second by Member Hoyt. Vote: unanimous.

NEW BUSINESS:

Ratification of Council on Aging Part-Time Administrative Assistant, Eric LaRoche: Chairman Duval read the letters from the Council on Aging Director Girgenti and Interim Town Administrator recommending the ratification. Motion made by Member Blanchard to ratify the appointment of Eric LaRoche to position of Part Time Administrative Assistant for the Council on Aging, second by Member Nowak. Vote: unanimous.

Facility Use Request, Adams Memorial School - Berkshire Music School: Dick Tavelli of the Adams Arts Advisory Board (AAAB) and Alex Reczkowski, Director of the Berkshire Athenaeum and the Artscape Coordinator are serving as hosts for the project called "Summer Music: Painted Pianos Program", similar to the painted cow program done in Bennington, VT. Pianos will be decorated in the school then placed in public spaces throughout the county to celebrate 100th birthday of Leonard Bernstein. The intent is to promote interest in the arts through community demonstrations. Berkshire Music School is the organizer and AAAB will do a couple piano decorations. From March through May pianos will be delivered to the workspace and decorated in unique ways before being delivered to their spaces, as a way to educate about the arts and initiate traffic to Adams. Interim Town Administrator Cesan noted she had worked with Mr. Tavelli and addressed concerns. The area being used is the former wood shop area and the room beyond, which will offer natural light and shelving. A locker room and suite can be used for artists to lock up items and restrooms are on the same floor and access can be regulated. The logistics for building management and coordination of the project were reviewed for the Board. Exhaust fan venting, the opening of windows, and the materials used for decorating were discussed. No highly toxic solvents shall be used and a list of materials will be provided for the Building Commissioner to review. Different media, such as glitter, or metal may be used. Motion made by Member Nowak to allow the Berkshire Music School under Tracy Wilson, Executive Director to use Adams Memorial School from February through June 2018, second by Member Hoyt. Vote: unanimous.

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Facility Use Request, Visitors Center - Karen's School of Dance: Karen Rougeau requested to hold a fundraiser bake sale for students attending the Nationals competition in Cape Cod in July. Students are raising funds to defray costs for the parents. The use would be from 9am to 2pm which includes cleanup, on Easter Sunday. Students will be well supervised and both parents and children will be involved. Motion made by Member Nowak to allow use of the Visitors Center by Karen's School of Dance on March 31st 9am to 2pm, second by Member Hoyt. Vote: unanimous.

One Day Wine License Application - Balderdash Cellars: Motion made by Member Blanchard to approve the One Day Wine License for Balderdash Cellars on February 24th, 12pm to 5pm at the Adams visitors Center, second by Member Nowak. Vote: unanimous.

Northern Berkshire Solid Waste FY2019 Assessment: Chairman Duval advised the committee met recently to review the assessment and rate stayed the same as last year.

Civil Service: Senator Adam Hinds and Representative John Barrett were thanked for making it a priority to get the request for dissolution of Civil Service for the Town of Adams to the Governor's desk for signing. Thursday, February 8, 2018 the Town of Adams will officially dissolve Civil Service. Chief Tarsa was thanked for his work on this and seeing it through.

Acceptance of Easements (Hoosac Valley Service): Interim Town Administrator Cesan is working toward contract execution for the passenger platform. She explained in the late fall the Town obtained easements for four property owners who signed easement documents. The Board needs to formally approve and accept the easements and deeds. They are temporary easements for construction purposes and a couple small drainage easements which allow the Town to use a portion of the owner's property for construction purposes and the easements would retire at the completion of the project. Easements were explained more in detail and do not include the taking of the land. The easements have already been through Town Meeting and these are only adjustments in the amount. With the Platform Project there is additional fencing. There is no cost associated with the use of the property. The anticipated start date is before the end of the month but is weather dependent. Final elements of the formal contract are being put together before it is executed. Motion made by Member Nowak to accept and approve the Easement Agreement with Berkshire Mills Associates Limited Partnership, second by Member Blanchard. Vote: unanimous. Motion made by Member Nowak to accept and approve the Easement Agreement for the Columbia Street Parking, second by Member Hoyt. Vote: unanimous. Motion made by Member Nowak to accept the Easement Agreement with Ronald s. Duda second by Member Blanchard. Vote: unanimous. Motion made by Member Nowak to accept the Easement Agreement with Pierre Kareh, second by Member Blanchard. Vote: unanimous.

TOWN ADMINISTRATOR REPORT: Interim Town Administrator Cesan gave an update on the Visitors Center Parking Lot project with Waterfield Design engineers and the DPW. A request for bids will hopefully go out by the end of the month. Alternates are being added into the bid. A second meeting will be held with the architects selected to design the Greylock Glen Outdoor Center. Once the schematic plans are completed there will be a public meeting for input on the first component of the Greylock Glen Resort project. The downtown lighting updated invoice has been received from the contractor. Sommer Electric will be going forward with installation within the next month. The Green Communities application deadline was missed for this fiscal year and the rest of the remaining \$60,000 to \$70,000 will be spent down. A strategy will be created for a new plan for the next grant period.

TOWN COUNSEL REPORT: *There was no report submitted at this meeting.*

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SUB-COMMITTEE/LIAISON REPORT: Member Nowak advised the **Adams Suffrage Centennial Celebration Committee** is putting on fundraisers and sending out letters to the community about events. They hope to erect a statue of Susan B. Anthony, have a parade and fireworks. Member Hoyt advised she attended the Adams Cheshire Regional Agreement meeting. Changes and updates are being proposed to the agreement. All but one section has been worked on and once completed it will be reviewed as a whole by the group and by the Massachusetts Department of Elementary and Secondary Education (DESE). She advised she attended Zoning Board meeting last evening. Chairman Duval advised that tomorrow there are interviews for the Berkshire Regional Planning Commission Executive Director position to replace Nat Kearns. There will be a Finance Committee meeting tomorrow to review the warrant and the Reserve Fund transfers.

ANNOUNCEMENTS AND GOOD OF THE ORDER: Citizen Francie Riley inquired about the brightness of the street lights chosen by the former Town Administrator. Baffles to deflect the brightness and the opaque top of the lights were discussed. The contractor will be consulted. Chairman Duval read the letter from the Commonwealth Department of Conservation and Recreation (DCR) which advised that DCR is under consideration for approximately 90 acres in Town of Adams for use for recreation and conservation purposes. Regulations require the announcement of their intentions in a public forum, and no formal action needs to be taken by the Board. Member Nowak thanked Representative John Barrett for advocating for the citizens regarding the Spectrum Cable changes. He expressed a desire for a positive outcome or compromise. He thanked the Administrative Assistant to the Board of Selectmen and Town Administrator for taking on extra work. Member Hoyt advised that nomination papers are available at the Town Clerk's office and Town Meeting Member positions are open.

EXECUTIVE SESSION:

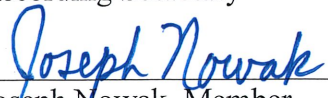
#6 To consider the purchase, exchange, lease or value of real property if the chair declares that an open meeting may have a detrimental effect on the negotiating position of the public body;

At 8:31 p.m. a motion was made by Member Blanchard to enter into Executive Session for Reason #6, second by Member Nowak. Roll Call Vote: Chairman Duval, Vice Chairman Blanchard, Member Nowak and Member Hoyt.


At 8:40 p.m. a motion was made by Member Blanchard to exit the Executive Session, second by Member Nowak. Roll Call Vote: Chairman Duval, Vice Chairman Blanchard, Member Nowak and Member Hoyt.

ADJOURNMENT: Move by Member Nowak to adjourn the meeting, second by Member Blanchard, Vote: Unanimous. Meeting adjourned at 8:40 p.m.

Respectfully Submitted by Deborah J. Dunlap,
Recording Secretary

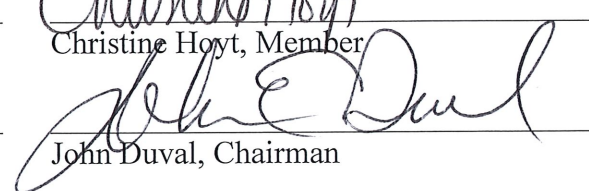


Joseph Nowak, Member



Christine Hoyt, Member

Richard Blanchard, Vice Chairman



John Duval, Chairman