

# **TOWN OF ADAMS, MASSACHUSETTS**

ADAMS TOWN HALL BUILDING, 1<sup>st</sup> FLOOR, ADAMS, MA 01220

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## **BOARD OF SELECTMEN MEETING MINUTES JANUARY 23, 2019**

**CALL TO ORDER:** The meeting was called to order by Chairman Duval at 7:00 p.m. Present were Vice Chairman Nowak, Members Blanchard, Hoyt, and Bush, as well as Interim Town Administrator Cesan.

**PLEDGE OF ALLEGIANCE:** *The Pledge of Allegiance was recited.*

**APPROVAL OF MINUTES:** The minutes for the January 2, 2019 and January 16, 2019 Regular Meetings were submitted for approval. *Motion made by Member Hoyt to waive reading and approve the January 2, 2019 and January 16, 2019 Regular Meeting minutes as submitted, second by Member Bush. Vote: unanimous.*

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

**PUBLIC HEARING:** *Transfer of Liquor License, Oasis Liquor Store, Inc., 35 Spring Street, Adams, MA to Mazvar, Inc. dba Oasis Liquor Store, 35 Spring Street, Adams MA, 7:10 p.m. Motion made by Member Blanchard to open the Public Hearing regarding the Transfer of Liquor License for Oasis Liquor Store, Inc. at 35 Spring Street, Adams, second by Member Hoyt. Vote: unanimous.* Attorney Devon Grierson, Michael Mazzeo and Dan Mazzeo, representing Mazvar, Inc., were present to answer questions from the Board. It was noted that the plan is to keep operations as they are today. The real estate closing is scheduled for the end of February. Mike Mazzeo told the Board of his current and past businesses in the local area. It was explained that there is expected to be no interruption of business hours during the transition. They were thanked for coming into the Adams community. There were no questions or comments made by audience members. *Motion made by Member Hoyt to come out of the Public Hearing, second by Member Blanchard. Vote: unanimous. Motion made by Member Hoyt to approve the Transfer of the All Alcohol Package Store License from David I. Sooke, Jr. dba Oasis Liquor Store, Inc. at 35 Spring Street, Adams to Mazvar, Inc. dba Oasis Liquor Store at 35 Spring Street in Adams, second by Member Bush. Vote: unanimous.*

### **NEW BUSINESS:**

**Facility Use Request: Visitors Center, ProAdams, Thunderfest, March 9, 2019 from 10:00 a.m. to 5:30 p.m.** A request was made by ProAdams to table this item until the February 6, 2019 to include a horse drawn carriage in the insurance document, which would take longer to process. A request was made to have all One Day Liquor License applications for this event prepared for February 6, 2019 as well. *Motion made by Member Blanchard to table the Facility Use Request for the Visitors Center by ProAdams for Thunderfest on March 9, 2019, Second by Member Hoyt. Vote: unanimous.*

### **DEPARTMENT REPORTS**

**Town Administrator Report:** The Planning Board met last evening. It appears there will be a new 5.5 MW solar field in Adams at Duke's, and discussion has taken place with the Town Assessor about negotiating a PILOT agreement. There is another one coming in about a month on Lime Street, under 1 MW, taking advantage of the Smart Solar Program. It was note that solar projects are selecting either Brownfields or degraded properties for their sites. Work is being done with the Planning Board on bylaw amendments and Smart Growth Program Chapter 40R, which they are willing to pursue. This was expressed as important for going forward with the developer of 5-7 Hoosac Street, who has made some progress and working with the commercial zone on the Route 8 Corridor.



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**SUB-COMMITTEE AND LIAISON REPORTS:** *Member Hoyt* requested a Board of Selectmen and Finance Committee joint Workshop on Feb 13<sup>th</sup> to go over the changes to the Adams-Cheshire Regional School District Agreement, which is forthcoming. Consultants were hired by the School District to manage the Regional Agreement process regarding making changes to the agreement. Town Counsel St. John III and the School District legal counsel have reviewed this and it is now going to the two towns. *Vice Chairman Nowak* advised he attended the Conservation Commission meeting regarding solar panels being placed on the Krutiak property on Lime Street. Part of the property needs to be put back into original condition and a culvert taken out. He advised he attended the Planning Board meeting and 15,000 solar panels will be put in the gravel pit. He expressed hope that a good PILOT program may be entered into. He advised that the Planning Board realizes changes are needed for updated zoning. *Member Bush* noted that the appearance and condition of signage in town are deteriorating and they will need to be replaced. A meeting with the Traffic Commission has been requested. *Chairman Duval* advised he attended the Metropolitan Planning Organization (MPO) meeting and will go over this information at the next televised meeting. Money is going into the TIF for the bridge by Grove Street.

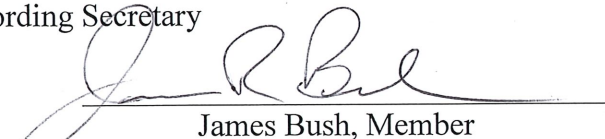
**ANNOUNCEMENTS AND GOOD OF THE ORDER:** *Member Blanchard* and *Vice Chairman Nowak* praised the DPW for their work with the storm and the extreme cold over the last few days. *Member Hoyt* advised she attended the Massachusetts Municipal Association (MMA) conference and will provide handouts to the Town Administrator's office to distribute. MMA attendance made the Town eligible through MIIA for a 2.5% discount. Some of the MMA Executive Committee Members are from Berkshire County so there may be a possibility of meetings in this area. *Chairman Duval* noted there was a letter sent to the Board of Selectmen advising of a notice of foreclosure at 8 Albert Street.

**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; Motion made by Member Blanchard at 7:21 p.m. to enter into Executive Session for Reason #6, as read aloud, second by Member Hoyt. Roll Call Vote: Chairman Duval, Vice Chairman Nowak, Members Blanchard, Hoyt and Bush. Vote: unanimous.*

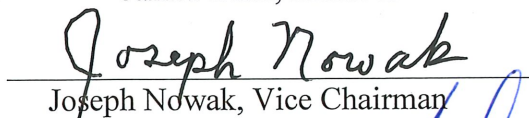
*Motion made by Member Nowak at 7:56 p.m. to exit the Executive Session, second by Member Blanchard. Roll Call Vote: Chairman Duval, Vice Chairman Nowak, Members Blanchard, Hoyt and Bush. Vote: unanimous.*

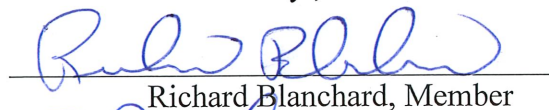
**ADJOURNMENT:** *Motion made by Member Blanchard to adjourn the meeting, second by Member Bush. Vote: Unanimous. Meeting adjourned at 7:56 p.m.*

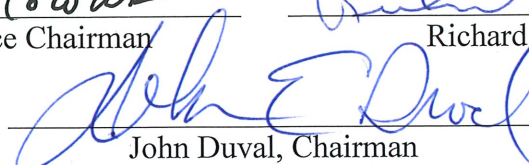
Respectfully Submitted by Deborah J. Dunlap,  
Recording Secretary

  
James Bush, Member

  
Christine Hoyt, Member

  
Joseph Nowak, Vice Chairman

  
Richard Blanchard, Member

  
John Duval, Chairman