

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

**BOARD OF SELECTMEN MEETING MINUTES MARCH 6, 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, Bush, and Interim Town Administrator Cesan. Also in attendance was Jay Green.

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

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

**PUBLIC COMMENT:** *Russ Greenlaw of Adams Hometown Market* advised the Board that he believes the Adams Hometown Market will be opening on the 29<sup>th</sup> of March. A Letter of Intent is in place, and the closing is scheduled for Monday to make it a sixteen store chain. He stated that the store is getting ready as quickly as possible and hope to hire on Tuesday afternoon. He noted that the Adams Hometown Market fully intends to hire many of the team that were previously there and want to be on board. He explained that the footprint of building will be basically the same, but they will not operate a pharmacy. Mr. Greenlaw and the Adams Hometown Market were thanked for coming in to bring the store to Adams. *Virginia Duval* of Precinct One explained the Vote for Susan project, which she noted brought the number of Town Meeting Members from 133 to 143 last year. She pointed out that in 2019 there are only local elections and the goal is to increase turnout at the polls. The goal for the May 6<sup>th</sup> election is to have a full 150 Town Meeting Members when votes are counted. She reviewed the positions for Town Meeting Member in the precincts with openings. She gave an overview of Town Meeting Member responsibilities. *Eugene Michalenko*, President of Historical Society, explained that the portrait of C.T. Plunkett was put in a closet at the school and has been brought back to Town Hall. He explained the huge contribution and all that C.T. Plunkett did for the Town of Adams. The portrait is now hung in the Board of Selectmen Meeting Room. *Haley Meczywor*, Town Clerk, advised that the Annual Town Election will be held from 7:00 a.m. to 7:00 p.m. on May 6<sup>th</sup>. She encouraged residents to get involved as Town Meeting Members by calling the Town Clerk's Office. Nomination Papers are due Monday, March 18<sup>th</sup>. Only ten signatures from the precinct are required for Town Meeting Members. Other open positions were listed. Monday, March 11<sup>th</sup> is the deadline for papers for incumbent Town Meeting Members. The last day to register to vote for the annual election is April 16<sup>th</sup> to be able to vote on May 6<sup>th</sup>. There will be no local early voting but absentee ballots are available by contacting the Town Clerk's office so they can be mailed out as soon as they are ready. She noted that the annual census is very important, especially since the Town will be heading into the 2020 Federal Census. She explained that she has been working with the Senior Center and the Library to help answer questions on it. The population is dwindling and the census helps to keep everyone counted and to help residents keep their voter status. *Erica Girgenti* of the Council on Aging advised of the upcoming programming and noted that 2019 brought in new service goals, which she reviewed. The Informer newsletter is available around the community and the Council on Aging is taking appointments for people to get their taxes done. She gave information about a Retirement workshop to be held on March 13<sup>th</sup> and a follow-up on March 20<sup>th</sup>. The movie of the month is "A Star is Born." The Council on Aging is continuing to have an Alzheimer's Support Group, and there are two vacancies for the Council on Aging Board. Other upcoming programming include handmade card making, a local bee keeper, a trip to Phantom of the Opera in May, a presentation on how to prepare for an expected or unexpected hospitalization, and "What's Your Plan?", regarding preplanning passing away and estate planning. Home Instead will be there for home care, information will be available for downsizing and moving into an assisted care facility.

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The Friendship Center for people living with dementia and Alzheimer's, as well as Hospice Services, and Paciorek Funeral Home will be there to answer questions for funeral planning. She praised the news about the incoming Adams Hometown Marketplace and explained the Council on Aging was entering into an agreement with Big Y in North Adams to shuttle people in the interim. The Council on Aging is providing extended hours for two days to arrange transportation to the supermarket and ask that community seniors call 743-8333. She advised that the problem with the heating and cooling system at the Visitors Center was better but still not fixed and it will have to be addressed. A resident from the Plunkett Hill Condo on Edmund Street advised her questions on the Big Y store were answered. She pointed out to the Board that the town roads are in tough shape by comparison with the towns around us, and as she pays a lot in taxes it is not a good impression on the town. She asked the Board what the plan is for working on the roads. *Interim Town Administrator Cesan* explained the problem with the entire length of Route 8 is that it has been approximately thirty years since the road was last rebuilt and it is delaminating. The DPW puts tons of asphalt in potholes and next day gone because it is not adhering. She advised that the Town has the project, costing \$5.8 Million for reconstruction of the road, scheduled. She explained that it takes a long time to get project on Transportation Improvement Plan and the Board of Selectmen has been aggressive to get it on the plan. The Board is working now to get the north part of Route 8 on that plan and they are working intensively with Mass DOT to see if it can be repaved to give it another couple years. She pointed out that the potholes are horrendous but it is not a staff issue. The DPW is constantly out there working on it but it is a problem with the road, requiring much more than resurfacing. *Chairman Duval* added that the south end of Route 8 from McDonalds to Mullen Mayflower will be redone and that work is being done with Mass DOT on the northern part of town to create long term solutions as well as looking at short term solutions to repair it soon. *Interim Town Administrator Cesan* advised the Right of Way for the southern portion of Route 8 will be done by Town Meeting in June and if all are obtained, the Town will advertise the project after September 2019. Once a contractor is on board, there may be preparation work in the fall, but the project would likely be a 2020 project to be completed in that calendar year. *Mike Cutler*, resident, pleaded with the community that after hearing information on Adams Informed if a business comes to town the community needs to support them and be patient.

**NEW BUSINESS**

**Ratifications:**

*Part Time Council on Aging Van Driver, Chuck Gebauer:* Chairman Duval read the letter from Interim Town Administrator Cesan requesting ratification of Charles Gebauer for the position of Part Time Council on Aging Van Driver. ***Motion made by Member Bush to appoint Chuck Gebauer as Part Time Council on Aging Van Driver, second by Member Blanchard. Vote: unanimous.***

*Senior Planner, Kevin Towle:* Chairman Duval read the letter from Interim Town Administrator Cesan requesting ratification of Kevin Towle for the Senior Planner position. She noted it is a newly created position to support the Community Development boards and assist the Town in being more customer friendly. The portal in the Town's website will update the development review process. She advised the position was approved at Town Meeting on the budget last June. *Vice Chairman Nowak* pointed out that the Senior Planner position was sorely needed and the Town needs more help with grant writing and getting information out in a timely manner. He noted the challenge due to limited employees.

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***Motion made by Vice Chairman Nowak to ratify Kevin Towle as Senior Planner for Community Development Department, second by Member Hoyt. Vote: unanimous.***

*Building Commissioner, Gerald Garner:* Chairman Duval read the letter from Interim Town Administrator Cesan requesting ratification of Gerald Garner to the position of Building Commissioner. She advised she had worked with Mr. Garner years ago and he has been with City of Pittsfield for over ten years. She noted that he currently supervises four local inspectors, and brings with him a lot of experience gained over the last decade. She explained that there had been discussions on having a high level of customer service and there will be a smooth transition. Board Members advised that with both positions coming before the Board at the same time they will be working hand in hand. The Building Commissioner salary was explained as being high but it was noted that it is difficult to find a Building Commissioner with the needed credentials and to keep up with the ever changing building codes. ***Motion made by Member Bush to appoint Gerald Garner to the position of Building Commissioner, second by Member Hoyt. Vote: unanimous.***

**Facility Use Requests:**

*Adams Visitors Center:* The Cystic Fibrosis Foundation, MA/RI Chapter, applied for use of the Visitors Center on Saturday, June 15, 2019 from 8:30 a.m. to 1:30 p.m. for the Cystic Fibrosis Xtreme Hike 2019, which is a 27 mile hike. The route of the hike was briefly reviewed. ***Motion made by Member Hoyt to approve use of Visitors Center on Saturday, June 15, 2019 8:30 a.m. to 1:30 p.m. to be used as an aid station for hikers, second by Member Bush. Vote: unanimous.***

*Adams Visitors Center:* The Noah Brown Scholarship Fund requested use of the Visitors Center on Saturday, May 11, 2019 from 6:30 a.m. to 12:00 p.m. for the 5K Noah's Run. ***Motion made by Member Hoyt to approve use of the Visitors' Center on Saturday, May 11, 2019 from 6:30 a.m. to 12:00 p.m. for the purpose of the 5K Noah's Run, second by Member Blanchard. Vote: unanimous.***

*Adams Visitors Center:* The Alzheimer's Association requested use of the Visitors Center on Saturday, September 21, 2019 from 6:30 a.m. to 1:30 p.m. for the 2019 Walk to End Alzheimer's. Bianca Walker noted that more people are being diagnosed with dementia and Alzheimer's and the numbers are staggering. ***Motion made by made by Member Blanchard to approve the use of the Visitors Center on Saturday, September 21, 2019 from 6:30 a.m. to 1:30 p.m. for the 2019 Walk to End Alzheimer's with updated insurance prior to the event date, second by Member Hoyt. Vote: unanimous.***

**Review and approval of Town Administrator Contract for Jay Green:** *Member Hoyt* advised that at the last meeting the Board selected Jay Green as Town Administrator and worked on the three year contract since then, which will commence on March 25, 2019. Contract details were reviewed including base salary and the eligibility of a percentage raise annually upon performance review. Professional development allowances were reviewed as well as achieving a procurement certification. Mr. Green was thanked for his patience and was welcomed aboard. It was noted that the Town was operating at a good pace with the Interim Town Administrator. *Mr. Green* introduced himself, gave a brief background and expressed excitement about the future. He thanked department heads and the Board for their support. *Chairman Duval* thanked Interim Town Administrator Cesan for stepping into the role for the second time, and Town Accountant Mary Beverly was thanked for extra time and work put in over the last year. ***Motion made by Member Hoyt to approve the contract for Jay R. Green as Town Administrator for a three year term, second by Member Blanchard. Vote: unanimous.***



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**Discussion and vote regarding residency requirement for Town Administrator Jay Green:** It was noted that per Section Five of the Town Charter and Section Seven of the Contract with the Town Administrator, the Board of Selectmen has the ability to waive the residency requirement for the Town Administrator. *A motion was made by Member Hoyt to waive the residency requirement for Jay R. Green because of the close proximity of his residence to the Town of Adams, second by Member Blanchard. Vote: unanimous.*

**DEPARTMENT REPORTS**

**Town Administrator Report:** Engineers for the Route 8 Project met with abutters to see the plans and talked to them about the Right of Way needs. A couple businesses expressed concern and they were able to add spaces for parking. The Town is about to embark on a formal Right of Way proposition which includes approximately eighty abutters, some with easements. The Community Development Block Grant is due Friday and on the way. On March 22<sup>nd</sup> the Town will submit the Green Communities Grant application for a new boiler in this building and to retrofit lighting in the parks. There has been some success in retrofitting LED lighting and the Town needs to do it for both the building in the parks and lighting for the playing field. Interim Town Administrator Cesan noted she has enjoyed working with the Board for over a year and is impressed with the level of commitment each and every Board Member shows. She advised it is well beyond Wednesday night meetings and they contribute a lot of time for the love of this community.

**SUB-COMMITTEE AND LIAISON REPORTS:** *Member Hoyt* advised that work with the Berkshire Flyer 2.0 Sub-Committee has completed and the report has been sent to the state. The report will be available in the Town Administrator's office. *Chairman Duval* and *Vice Chairman Nowak* attended a productive Planning Board meeting looking at zoning issues in this community. 40R may be possible for development of housing. *Interim Town Administrator* explained the 40R Program and its parameters. She noted that old mills are candidates for this type of zoning and adaptive reuse of mill buildings into housing has already had some success. If the Town can receive payment for this, the funds can be directed toward other community projects to enhance the community in Adams. Berkshire Regional Planning Commission has worked with five other communities on this and is now working with Adams. This may be ready as early as a fall Town Meeting. *Member Bush* attended the Planning Board meeting and approved the location for a marijuana distribution center for both medical and recreational marijuana. It was noted that the Town does not anticipate this business opening for another six to nine months next to Ronnie's Cycle. The Police Chief has approved the security plans and deemed it safe.

**ANNOUNCEMENTS AND GOOD OF THE ORDER:** *Member Hoyt* advised it is important to support local businesses as much as possible. The Jeepers Creepers grand reopening last weekend was noted and she hoped most of the community comes to the Visitors Center Saturday for Thunderfest. The Snow Train will be running four trains a day on Saturday and Sunday. She advised anyone looking to be a Town Meeting Member to go to the Town Clerk's office. She thanked *Chairman Duval* for brokering a meeting with Adams Marketplace and working with Jonathan Butler. She expressed appreciation for the leadership praised the positive news. *Chairman Duval* advised it was a team effort with the Board of Selectmen and hopefully there would be more good news this year. He noted that Berkshire Regional Planning Commission MPO meeting indicated that the Ashuwillticook Rail Trail from the Visitors Center to the Berkshire Mall will be completely repaved this year. The final stage of the trail to Hodges Cross Road is moving forward along the Hoosac River. *Vice Chairman Nowak* advised that Tim Ziemba was going to come to the meeting to update the Board on the Ziemba Farm but was unable to make it.

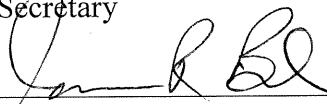
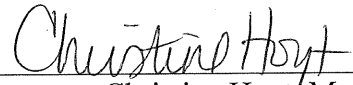
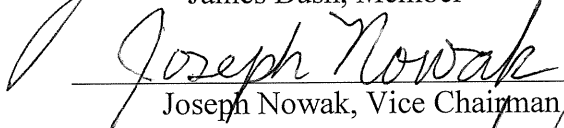
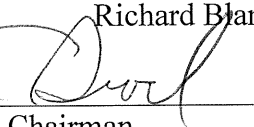

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He noted that he checked in with the Ziemba Farm to see the progress. Two barns are up, and built by Mennonites and Amish. He expressed that they had done a beautiful job and are putting up a barn which was donated by Jane Swift for feed and hay in the spring in the spring because of the weather. Tim Ziemba and his family thanked everyone who helped them to get through their hard times.

**ADJOURNMENT: Motion made by Member Blanchard to adjourn the meeting, second by Member Hoyt. Vote: Unanimous. Meeting adjourned at 8:21 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	