

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

BOARD OF SELECTMEN MEETING MINUTES FEBRUARY 27, 2019

On the above date the Board of Selectmen held an Executive Session meeting. Present were Chairman Duval, Vice Chairman Nowak, Members Blanchard, Hoyt, Bush, and Interim Town Administrator Cesan.

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 8:26 p.m. Motion made by Member Blanchard to enter into Executive Session for reason #6, second by Member Hoyt. Roll Call Vote: Chairman Duval, Vice Chairman Nowak, and Members Blanchard, Hoyt and Bush. Motion carried.

Chairman Duval advised there was a tour of the Curtis Fine Paper property a year ago and the attorney discussed the possibility of giving the property to the Town instead of going through court. He advised that a number of chemicals were found, which can be taken care of by federal grants. It was brought back to the Board and the suggestion was made not to take it until the chemicals were identified and able to be secured. It was noted that six weeks ago the process has begun and a fence is in place. It was explained that there were thoughts expressed about making the property into a separate corporate park, and the Town to take the land. He explained that the offices and buildings have junk in them, and holes in roof and floor. The hope is to get the property cleaned up and produce an RFP quickly. It was explained that a solar company wants to get in there but can't do it because of the liens on the property. Taxes due on the property are \$822,000 and the Town won't likely get the money so it will go back to court for the Town to get the land. Town Counsel sent a letter to the property owner's attorney to continue the court process. It was explained that dumpsters need to be removed. There was roof damage noted from the wind, but the smoke stack is still up. Efforts are being made to get the EPA to allow the Town to take down the smoke stack. Something has been worked out with the EPA and DEP, and existing EPA grant funds may be used to secure the property and acquire liability insurance. An energy developer is interested in the property through a smart solar program that prioritizes contaminated Brownfield types of properties. It would be a two-phase project; the first phase would be solar, but not on the entire property, and the second phase would be to install an anaerobic digester, to get natural gas from the outcome. This would produce eight to twelve good paying jobs and could help work in partnership with the Town to use solar as an income generator and to create small jobs while still working to clean up the site. It was pointed out that this potential is still conceptual and needs additional conversations. Brownfields takes time to apply for funding and to do the cleanup but the Town staff is confident that we can do this and protect the Town where a private entity would not be able to do that. It was explained that this would be a ground solar field, not on the rooftops because the building would need a new roof to sustain the solar panels.

It was pointed out that this may be a big challenge but if the Town doesn't step in it will sit there for another ten years. It was clarified that there is no other way to do this than to go through an RFP and to pursue it step by step. A corporate park on that site was pointed out to be ideal as the Town wants more manufacturing or jobs. Discussion took place on how much of the area would be devoted to these materials. It was explained that the process needs to be done a certain way to keep the Town protected. The Chain of Title was reviewed. **Consensus was reached by Board Members to go forward as proposed.**

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It was explained that the church leadership of the Baptist Church across from McDonalds and C.T. Plunkett is no longer able to take care of the church and the building next to it. As they are in good shape they thought to offer it to the Town. The building leaks and has some damage. The style of the building was described as being like a theater with a balcony, a couple of kitchens and a roof that needs to be fixed. The church area has a leak between two pews but the stained glass looks beautiful. The building next door will be shown in the future. There is a parking lot next to the church and there is an agreement with BART Charter School on the parking space. The church leadership offered the buildings to the Town first, and then to BART Charter School, which is not interested. It was questioned whether this building offer could be attractive to a housing developer and whether this was something that the Town would be willing to partner with to help them with requests for expressions of interest. The building could have a professional come in and make money with stone and windows, as it is a beautiful building that hopefully will continue to be used. It was noted that it could be used for housing or offices. It was recommended that a walk-through be done as a full Board, and a developer could be brought through as well when it is warmer.

At 8:51 p.m. Motion made by Member Hoyt to exit the Executive Session for reason #6, second by Member Bush. Roll Call Vote: Chairman Duval, Vice Chairman Nowak, and Members Blanchard, Hoyt and Bush. Motion carried.

Respectfully Submitted by Deborah J. Dunlap,
Recording Secretary



Board Chair