

January 17, 2014

RECEIVED-POSTED

14 SEP -5 PM 3:32

On the above date the Board of Selectmen held a meeting at Town Hall at 7:00 PM. Chairman Duval presided, present were Arthur Harrington, Michael Ouellette, Joseph Nowak, Richard Blanchard, Jonathan Butler, Town Administrator and Edmund R. St. John III, Town Counsel.

Chairman Duval called the meeting to order at 7:00 PM.

READING OF THE MINUTES

A motion made by Member Harrington, seconded by Member Blanchard to approve and waive the reading of the minutes of October 2nd, 2013 - 4 Yeas, 1 Abstain (MO) - motion passed.

A motion made by Member Ouellette, seconded by Member Harrington to approve and waive the reading of the minutes from October 9th & 16th, 2013 - Unanimous motion passed.

A motion made by Member Blanchard, seconded by Member Nowak to table the minutes of October 23rd, 2014 to the next meeting - Unanimous motion passed.

CITIZENS CONFERENCE

Resident, Jeff Lefebvre, the clothing drive for Soldiers On went really great, he thanked everyone for making it a success. There will be a fundraiser for the Dana Labbee Summer Basketball program on January 25th 4 - 7 PM. The Maple Grove Civic Club will be holding a meeting on January 19th at the PNA at 3:00 PM. Jeff also asked who he can call if he sees a pet left out doors in the extreme cold that we have been experiencing lately. He was told to call the Police Department or the Board of Health office.

NEW BUSINESS

Jeffrey Grandchamp has requested a waiver of conflict of interest by the Board to represent the Water District in negotiation of a MOA with the Town's Special Counsel for the Glen Project.

A motion made by Member Ouellette, seconded by Member Harrington to approve a Waiver of Conflict of Interest of Jeffrey P. Grandchamp in representing the Adams Fire District in negotiating a Memorandum of Agreement with the Town for infrastructure at Greylock Glen - Unanimous motion passed.

SUBCOMMITTEE/LIAISON REPORTS

Member Nowak has been attending the Planning Board meetings along with Member Blanchard and commented that they have been doing a stellar job reviewing the new Solar Bylaw, he has been very impressed in the way they look at it. He would like to personally thank Donna Cesan, she has done a really good job on that, she is really diligent and listened to all the needs and concerns of the Planning Board and the residents. He is hoping to keep the momentum going and move forward with Medical Marijuana and other Bylaws that need updating.

ADMINISTRATORS REPORT

1. Solar Bylaw Draft – Earlier this week, the Town Planning Board voted to schedule a public hearing on Monday, February 10, 2014 at 7:00 PM to consider a new Bylaw to address solar energy projects within Adams. Community Development staff and the Planning Board have met several times in crafting the new bylaw. Over the next few weeks, the CD Director expects to meet with the Board of Selectmen and the Zoning Board of Appeals to present the proposed bylaw, answer questions, and seek comments.
2. The Town has contracted with Hill-Engineers, Architects, Planners, Inc. to begin design for reconstruction of the Charles Street Bridge and to obtain necessary permitting for the project. Community Development staff are working to complete the application for \$250,000 in CDBG-Disaster Recovery funding by the end of the month. Once the Commonwealth (DHCD) issues environmental clearance for the project, we will be working with the Board to convene a meeting of neighborhood residents and other stakeholders. The project will likely move quickly – work is expected to be initiated and completed during the 2-14 construction season.
3. Community Development is also working toward public bidding of two Town projects – the Park Street Improvement Project and the Memorial School Roof Replacement Project. Tighe & Bond, the Town's engineer for Park Street, is completing some additional design work for the sidewalks in front of the Registry Building for ADA compliance. EDM, the Town's architect for the roof project, is waiting for the results of test cuts from the roof (chemical analysis for asbestos, etc.). The analysis from the samples will be provided to bidders with the expectation that bids will be more precise with this additional information. An Invitation for Bids for each of the two projects is expected to be issued by mid-February.
4. Adams Library Renovation project – The Town's architect for the Library project, Austin Design, and the Steering Committee met during a meeting of the Library Trustees on December 10, 2013. The proposed scope of work was outlined in detail. Following discussion at the meeting, the architect and Hesnor Engineers are investigating several options for improvements to the current heating system for the building. Once a decision on the best alternative has been made, the architect will complete the final scope and cost estimates for Special Town Meeting.
5. Building Commissioner Position – The Town completed interviews for this position last week, with an interview team of Community Development Director Donna Cesan, Code Enforcement Officer Scott Koczela and myself. We do have a candidate who has tentatively accepted the position as of today, but we won't be able to confirm until Friday when we are able to sit and discuss the offer sheet. I may be looking for the Board to ratify this hire as soon as next week so that we can get our new Commissioner on board.

TOWN COUNSELOR'S REPORT

The following work was performed since my last report:

- Reviewed and re-drafted purchased and sale agreement; met with town staff and attorney representing seller regarding terms of agreement.

- Communication with Town's insurer regarding lawsuit against Zoning Board of Appeals concerning solar array project; assist insurer in forwarding materials to attorneys that will represent ZBA.

ANNOUNCEMENTS

There will be a Kick-Off meeting for Solarize Adams on Wednesday, February 12, 2014 at 6:30 PM at the Adams Free Library.

There will be a Public Hearing for updated Smoking Regulations and sales of nicotine products. The Board of Health will conduct the Public Hearing on January 29, 2014 at 6:00 PM at the Town Hall.

APPROVALS

There is a request in front of the Board for a Sandwich board to be placed in front of The Firehouse Café, 47 Park Street.

A motion made by Member Nowak, seconded by Member Ouellette to approve the Firehouse Café request for a sandwich board to be placed on public property – Unanimous motion passed.

OTHER BUSINESS

1. Agenda items: Solar Bylaw & Parking Meters

GOOD OF THE ORDER

Member Nowak commented that with the recent cold weather we have been experiencing the Fire Department has been called out in the middle of the night regarding water pipes that have burst. Please know where your shut off valves are and try leaving the water running just a little so the pipes don't freeze.

EXECUTIVE SESSION

A motion made by Member Ouellette, seconded by Member Harrington to enter into Executive Session at 7:30 PM 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 – Roll Call Vote – Unanimous motion passed

Respectfully Submitted
Melissa Schaffrick
Recording Secretary

John E. Dal

Joseph J. Nowak
Richard W. W. W.