



TOWN OF ADAMS

BOARD OF SELECTMEN WORKSHOP MINUTES

SATURDAY, January 30, 2016 – 11:30 AM
ADAMS TOWN HALL, 2nd FLOOR, ADAMS, MA 01220

On the above date the **Board of Selectmen** and held a workshop at the **Adams Town Hall** at **11:30 a.m.**

Chairman Richard Blanchard presided the meeting. Present were **Vice Chairman Jeffrey Snoonian**, **Members Joseph Nowak**, and **John Duval**. *Member Arthur Harrington was absent.* Also in attendance were **Town Administrator, Tony Mazzucco** and **Community Development Director Donna Cesan**.

The Select Board Workshop was called to order at 11:30 a.m.

OFFICIAL BUSINESS DISCUSSION

Greylock Glen Discussion

Community Development Director Donna Cesan gave an overview on how far the Town has come with the Greylock Glen project over the years. She reviewed the RFP from 2004, procurement issues from the past, and how the provisional development agreement from 2006 was not executed. She explained the 2004 Conceptual Design Plan, and went over the process of applying for the Chapter 43 expedited permitting grant. A transportation and traffic study was prepared and warranted an analysis of the Route 8 and Friend Street intersection to meet Mass DOT standards. A design contract from Mass DOT for the Roundabout resulted in the current construction project, which is the first stage. In 2012 a *Road and Infrastructure Improvement Grant* was awarded. She reviewed how she has worked over the years with DCR and the MEPA process, as well as with DEP. The Town is now in the design and permitting stage for the multi-use trail system, and is ready to go out to bid for the first stage of the campground and the trail system. In 2014 Attorney Dubendorf executed the Master Lease agreement and studies are being done of campgrounds and the schematic designs.

Director Cesan is working with a consultant to get a website for the Greylock Glen, and to get bid-ready for the *Phase 2* design of the 500 space parking lot between the amphitheater and the Outdoor Center. Attorney Dubendorf is working on a sub-lease agreement. A print brochure for the Greylock Glen is being designed by *Gargan Communications*. Contracts for the design for the Outdoor Center were initiated by 2016 Capital Budget expenditures with Senator Downing's assistance bond. \$350,000 in Community Development funds resulted in \$5 Million in state funds toward the Greylock Glen project and the *Roundabout*. \$2 Million non-state matched funds are needed for the trail system, and will likely be provided by a private developer. The \$5 Million Environmental Bond is Greylock Glen money, but dependent upon the state revenues as there are multiple agencies that have projects needing these funds. \$250,000 has already been released earlier this week, leaving \$4.75 Million in the bond. Adams needs to be as ready as possible to get the funds released. Discussion took place regarding the impact that reaching out to the State Representatives would have toward getting funds released.

The MPO plans to improve Friend Street, but the study that was done indicates the Town would need to route people instead to the downtown area. All trips to the Greylock Glen should begin and end in Downtown Adams. A shuttle beginning from the Visitors Center and going back and forth to the Glen was suggested.



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The Outdoor Center, a 10,000 square foot building, would be a net-zero energy building. It would potentially have solar panels on the roof and other aspects to be energy efficient, which would be an attraction factor. The Environmental Studies Program from MCLA may be part of the offerings, as well as an exhibit space, a media room, and a permanent home for the Thunderbolt Ski Area. This building could potentially be the home of a Nordic Ski Center for cross-country skiing, snowshoeing, and mountain biking. Private entities would carry the cost of the building. A design study, a summary of the infrastructure, and 500 space events parking area were also discussed. The hope is to have a developer interested by September.

Priority actions include having the Outdoor Center design consistent with 30B ready in February. A design selection committee would need to be created and connect with stakeholders such as MCLA. Schematic plans and cost estimates would be created for the project. In March or April the Town intends to solicit campground requests and to complete the campground market study. This phase would coincide potentially with the first phase of the website. A marketing plan for advertising would need to be in place and the printed brochure would be completed in March or April as well. Setting up meetings with hotel developers was discussed, since there are additional accommodation needs in the Berkshires.

Board Members were encouraged to work in synchronized fashion with Director Cesan and suggestions were given to the Board of Selectmen to meet with local delegation regularly to keep them informed on the project. It was noted that local and state legislators respond more to elected officials than staff members. This is an important project for Western Massachusetts and Berkshire County. There are new people heading the state agencies, and will need to be brought up to speed. Selectmen's Association President has a history with the DCR, which is an asset. The Adams Fire District will need to meet with the Town regarding water management for the Greylock Glen as it is outside the Fire District Boundaries. It would be necessary to expand their district, or to make the district town-wide for them to manage it. The Town will also need to articulate the Greylock Glen project to town residents.

Additional projects in progress are the *Extension of the Rail Trail* and the *Extension of the Rail Line* to Hoosac Street. A suggestion was made by Director Cesan to have a separate Development Authority for the Greylock Glen created to work in tandem and be able to apply for funding. Another suggestion was to have a town committee look at the Town being the developer of the campground with small seasonal buildings that the Town builds and has a concessionaire to operate it. The *Northern Berkshire Industrial Parking Development Corporation Condemnation Authority* was brought up as a group that could help the Town in the future to develop the Glen.

A brief consideration of how the meals tax funds could be allocated in next year's budget to forward the initiatives took place. CDBG Grant funds may not be applied for this year as it would be more competitive and the Town would be in a better position next year. 40R was discussed as a potential bonus to the Town to be able to allocate necessary funds toward the Greylock Glen to make the project more competitive. Staff resources were also reviewed. The Town will not be filling the Deputy DPW Director or Superintendent of the Parks, Grounds and Cemeteries positions and the funds from unfilled positions could be reallocated. Director Cesan will also be putting more time toward the Greylock Glen. The Health and Housing Inspector would change back to a general fund position as the Community Development Department restructures. The Building Commissioner and Health and Housing Inspector would report directly to the Town Administrator.



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If a Development Authority was created, since the Board of Selectmen changes regularly the Town would need a consistent Development Authority. Director Cesan will do more research to create an appropriate authority, and it may require special legislation and Town Counsel to guide its creation. The next steps include establishment of a designer selection committee and steering committee for the project in February, which the Town Administrator and Director Cesan will work on together. Brochures will be provided to the Board when they are completed, and materials brought to the Board as meetings are set up.

The Greylock Glen is single largest project for the community and it was recommended that it be a standing item on the agenda to discuss regular updates.

ADJOURNMENT

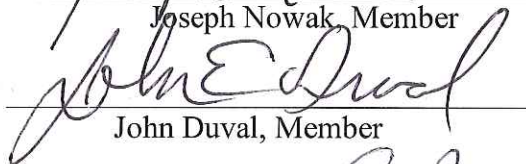
*Motion made to adjourn by Member Nowak
Second by Vice Chairman Snoonian
Unanimous Vote
Motion passed*

The Board of Selectmen Meeting adjourned at 12:53 p.m.

Respectfully Submitted by Deborah J. Dunlap,
Recording Secretary


Joseph Nowak, Member


Arthur Harrington, Member


John Duval, Member


Jeffrey Snoonian, Vice Chairman


Richard Blanchard, Chairman