

**Town of Becket
Board of Selectmen's Meeting
January 20, 2016
7:00 p.m.
Town Hall
557 Main Street, Becket**

Attendees:

Board of Selectmen: Jeanne Pryor *Chairperson*; William Elovirta, Vice Chairperson;
Angela Hilton, *Clerk*

Staff: Ed Gibson, *Town Administrator*; Beverly Gilbert, *Recording Secretary*;

Others: Colleen O'Connor, Elise Fitzsimmons, Julia W. Kay-Grace,
Robert M. Grace

Call to Order

Bill called the meeting to order at 7 PM. He stated that the meeting is being held in accordance with the Open Meeting Law and Guidelines for the Becket Board of Selectmen Meetings. He advised that Jeanne is participating remotely due to geographic location.

Bill asked if anyone was recording the meeting. Angela Hilton, and Beverly for the Board of Selectmen indicated they were recording the meeting.

Approval of Minutes

None were presented at this meeting.

Pledge of Allegiance

The Vice Chairperson led those attending in the Pledge of Allegiance.

Ned Ford letter of request for BOS to consider waiving Alarm Fine Issued by the Police Department

The BOS reviewed Ned Ford's letter of request to waive the \$50 false alarm fine issued on 12/31/2015 for a second alarm activated on 12/7/2015 at 124 Silver Leaf Drive. It was noted that this household does not have a history of false alarms, and that the second false alarm was triggered by an electrician who appeared on a date Mr. Ford had not scheduled (and therefore not present). Angie moved to waive the \$50 false alarm fine issued to Ned Ford on 12/31/2015, seconded by Bill. Roll call: Angela Hilton voted yes, Jeanne Pryor voted yes, and Bill Elovirta voted yes.

BOS and Town Administrator to discuss ideas for collaboration to suggest at the Shared Services Meeting with other towns and State Rep. Pignatelli scheduled on 2/4/2016 at the Great Barrington Town Hall.

Discussion ensued in which the BOS and Town Administrator agreed that the Town of Becket will suggest that shared Ambulance EMS services be researched and considered. At their next meeting (2/3/2016), the BOS may add other ideas for Bill Elovirta to discuss when he attends the Shared Services Meeting on Feb. 4th.

Resignation: Howard Lerner from the Board of Health

The BOS noted receipt of a copy of Howard Lerner's letter to the Town Clerk advising of his resignation from the Board of Health effective 1/6/2016. Through the town's website, Country Journal and possibly the Berkshire Record, the BOS will announce they are seeking candidates, and that those interested in filling Mr. Lerner's unexpired Board of Health term may submit a letter of interest.

Monthly Reports: Police Department, Others TBA

The BOS reviewed the December 2015 report of the Police Department. It was noted that during the 2015 calendar year, the Police Department had 3,027 telephone calls.

Discussion of the BOS Annual Report and Budget

The BOS will review Jeanne's draft Annual Report with modifications submitted, and will finalize and vote to approve the Selectmen's 2015 Annual Report on 2/3/2016.

Angie moved to approve the Selectmen's FY2017 operating budget, seconded by Bill. Roll call: Angela Hilton voted yes, Jeanne Pryor voted yes, and Bill Elovirta voted yes.

Discussion and vote on Declaration of Surplus Real Property in Sherwood Forest, on Sir Gallahad Drive of two parcels, Map 217 Lots 63 & 64 for Disposition and Sale of Surplus Property

Ed provided a recap re: the Articles 28 & 27 of the last Annual Town Meeting in which the town voted to authorize the Selectmen to dispose of parcels Map 217 (Lots 63 & 64). Ed provided a copy of Assessor's Map 217, the property record cards, excerpts from the May 2015 Annual Town Meeting of the votes to give the BOS the power to sell or transfer the two parcels and also the restrictions that Town Meeting approved for the two parcels. Bill read the following motion: To declare surplus real property in Sherwood Forest of two parcels on Sir Galahad Drive, Map 217, Lot 63 with the following restrictions from the May 16, 2015 Annual Town Meeting, Article 28; The sale/conveyance shall be subject to the following conditions; (i) the purchaser shall share in the cost of maintaining and repairing the dam on Lancelot Lake; (ii) the purchaser shall comply with all restrictions regarding the dam on said parcel, including any enforcement order and fines as may be required by the Office of Dam Safety of the Commonwealth of Massachusetts; (iii) the purchaser shall comply with the Wetlands Protection Act with regards to wetland areas located on the parcel; (iv) the purchaser shall remove the house and foundation on said parcel, and shall meet all such regulations of decommissioning the septic system and well; and (v) the purchaser shall comply with such other terms, conditions and restrictions as the Board of Selectmen deem appropriate; or take any other action relative thereto. And Map 217, Lot 64 from Article 27: The transfer shall be subject to the following conditions: (i) the purchaser shall share in the cost of maintaining and repairing the dam on Lancelot Lake; (ii) the purchaser shall comply with all restrictions regarding the dam on said parcel, including with complying with any enforcement order and fines and may be required by the Office of Dam Safety of the Commonwealth of Massachusetts; and (iii) the parcel contains protected wetland areas and the purchaser shall comply with the Wetlands Protection Act with regard to such resource areas; and (iv) such other terms, conditions and restrictions as the Board of Selectmen deem appropriate; or take any other action relative thereto.

Angie moved to declare surplus real property in Sherwood Forest of two parcels on Sir Galahad Drive, Map 217, Lots 63 & 64 for the disposition and sale. Bill seconded. Roll call: Angela Hilton voted yes, Jeanne Pryor voted yes, and Bill Elovirta voted yes.

Discussion re: ADA Improvements to the Town Hall

Because all bids that had been received in the fall were substantially over budget, now that the 2017 budget season is here, Ed began the conversation about options for ADA Improvements to the Town Hall. Ed asked the BOS if they would like to rework the specifications and requirements the architect had developed or leave as is and request additional funding at the Annual Town Meeting. Options discussed included:

- Not removing the stairs in front of the Town Hall
- In front of the Town Hall, keeping the ramp on the right side (it would not be an ADA ramp), replacing the ramp on the left side with a new ADA Compliant Ramp
- Replacing the outside and inside set of doors to the town hall. Ed advised and the BOS agreed that this is necessary and will happen because of energy efficiency, and the hardware and locking mechanisms are worn-out. The doors may be replaced separately without an RFP. The town may consider using an outside vendor or use the Town's Building and Grounds Technician for a portion of the work depending on the complexity.
- Leaving alone the ramp located in back of the Town Hall for now but it is made from asphalt which gets chipped from plowing and requires annual maintenance.
- Removing the ramp located in back of the Town Hall and forming a new ramp from concrete.
- Looking at trying to do some of the work ourselves and/or shorten specs to reduce the cost.

The BOS recommended that ADA Improvements to the Town Hall include:

- Installing a left side ADA compliant ramp in front of the Town Hall
- replacing and forming the rear ramp with concrete
- When replacing the doors to the town hall, a commercial vendor will install the outdoor set.

Ed will discuss the BOS's recommendations for revised ADA Improvements with the architect.

Board of Selectmen's Comments and Announcements

Angie inquired about the status of replacing the Equipment Operator in the Highway Department. Ed advised that the Highway Superintendent and he will be inviting two former candidates to interview.

Town Administrator's report

Ed provided updates on the following topics: MBI Broadband Status (88 more locations needed), Town Hall Roof Replacement (the Architect Firm will inspect the roof and develop specs for bid package), FY2017 Budget Process (majority of department requests have been submitted), Ambulance Repairs, Conservation Commission Agent/Member Opening due to Resignation, and meetings Town Administrator will attend (including the Massachusetts Municipal Association Meeting).

Public Input

Colleen O'Connor stated that due to the dilapidated condition, the building inspector needs to secure a home on County Road. She has observed the doors are open and things are being dragged outside. Bill stated that he heard that the owner hired a contractor to clean out some items and he (Bill Elovirta) has talked to the building inspector about the house.

Colleen O'Connor voiced concern about property on Main Street that will be going to auction under an "as is" sale with no mention of its failed septic system, the cost to replace the septic, and

septic, and if replacing the septic system is feasible. This situation may lead to blighted property and she regards this as an ongoing problem in the town. Those who sell properties through auction are not required by law to disclose failed Title 5s. Bill or Ed will confer with Town Counsel to see if there is a remedy and if the town may voice concerns during auctions.

Any other business to come before the Board

Because of quality issues, Jeanne requested that the town replace its remote telephone device.

Review Correspondence

- 1/7/2015 Division of Local Services re: Community Compact Grant for Southern Berkshire Shared Services Project

Board of Selectmen intends to go into Executive Session under MGL c. 30A, section 21 (a) (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

Disposal of surplus real property in Sherwood Forest on Sir Gallahad Drive, Map 217, Lots 63 & 64

The board will not reconvene into open meeting after the Executive Session

Bill moved to go into Executive Session under MGL c. 30A, section 21 (a) (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

Disposal of surplus real property in Sherwood Forest on Sir Gallahad Drive, Map 217, Lots 63 & 64 and that the board will not reconvene into open meeting after the Executive Session. Angie seconded. Roll call: Angela Hilton voted yes, Jeanne Pryor voted yes, and Bill Elovirta voted yes.

At 7:52, the Board entered the Executive Session.

Reviewed Payroll/Expense Warrants.

Respectfully submitted,
Beverly Gilbert, Secretary


William Elovirta, Vice Chairperson

Documents discussed at this meeting:

Town Administrator's Report

Police Department December 2015 Report

Ned Ford's Letter of Request to waive the Alarm Fine

Howard Lerner's letter of Resignation

Shep Evans' letter of Resignation

Documents re: Map 217 Lots 63 & 64: Assessor's Map 217; property record cards; excerpts from the May 2015 annual town meeting of the vote to give the BOS the power to sell or transfer the two parcels, and the restrictions that Town Meeting approved for the two parcels