



TOWN OF GRANBY

COA Building
10 West State Street
Granby, MA 01033
Telephone: (413) 467-7177 Fax: (413) 467-2080
Website: www.granby-ma.gov

Town Administrator: Christopher Martin

Granby Select Board: Louis Barry, Chair
Mark L. Bail, Clerk
Mary A. McDowell, Member

Board Meeting: February 4, 2013 @ 6:30 P.M.

AGENDA:

CALL TO ORDER:

PLEDGE OF ALLEGIANCE:

CITIZEN PARTICIPATION:

OLD BUSINESS AND INFORMATION:

Waste Management Closure Update

Discussion of the organizations of Parks

APPROVE MINUTES:

TOWN ADMINISTRATOR:

APPOINTMENTS:

6:35 AFFIRM AUXILIARY POLICE APPOINTMENTS

6:40 STEVE NALLY- NOTE RENEWAL

6:45 MASTER PLAN COMMITTEE

7:00 CRAIG DWYER-SOLAR POWER

7:30 FINANCE COMMITTEE

NEW BUSINESS AND INFORMATION:

1 Accept Departmental Reports

2 Approve and Sign Maintenance

3 Approve request for Sewer Abatement

EXECUTIVE SESSION:

ADJOURNMENT:



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Meeting Minutes of February 4, 2013

Members Present:

Mark Bail, Louis Barry, and Mary McDowell. Christopher Martin, TA

Mr. Barry, Chair called the meeting to order at 6:30 P.M. and led the meeting with the "Pledge of Allegiance".

CITIZEN PARTICIPATION

Terry Lajoie, member of the Granby Historical Commission came in front of the Board to have the Board sign paperwork for a grant application for the preservation of historic buildings in the Town of Granby. She is also looking for a letter of endorsement from the Select Board to go with the Grant application. On a motion by Mark Bail and seconded by Mary McDowell, the Board unanimously agreed to write a letter of endorsement for the grant application and authorize Louis Barry to sign the grant application.

Harry Martidis, of Pizza Palace, came in and expressed concerns about his sewer bill. The Board and Mr. Martin explained to him why the sewer bills have been going up, same as they did to other residents who have come in, in the past.

NEW BUSINESS AND INFORMATION

On a motion by Mark Bail and seconded by Mary McDowell, the Board unanimously accepted the departmental warrants as read.

On a motion by Mark Bail and seconded by Mary McDowell, it was unanimously voted to approve and sign the maintenance warrants.

Approve Sewer Abatement FY12: The Board received evidence in the form of a letter from the property owners certified water operator for 24 West State Street, Pleasant Valley Estates, Inc., concerning their water readings. On a motion by Mark Bail and seconded by Mary McDowell the Board unanimously voted to approve the abatement for No. 2108-433 commitment, No. 12-02 in the amount of \$2048.50 for the second half of fiscal 2012

Approve Sewer Abatement FY13: The Board received evidence in the form of a letter from the property owners certified water operator for 24 West State Street, Pleasant Valley Estates, Inc., concerning their water readings. On a motion by Mark Bail and seconded by Mary McDowell the Board unanimously voted to approve the abatement for No. 2108-156 commitment, No. 13-01 in the amount of \$2502.00 for the second half of fiscal 2012

OLD BUSINESS AND INFORMATION

Waste Management Closure Update: Mr. Martin received an answer back from Waste Management on the projected timetable for the closure of the landfill. He was told that the landfill would close December 2013 if it continues to fill-up at the current volume rate.

Discussion of the organizations of Parks: Moved to next meeting

APPOINTMENTS

AFFIRM AUXILIARY POLICE APPOINTMENTS: Chief Wishart presented three new candidates for the Select Board to affirm their appointment to the Granby Police Auxiliary Unit. On a motion by Mark Bail and seconded by Mary McDowell, it was unanimously voted to affirm the following candidates to the Granby Police Auxiliary Unit for terms ending June 30, 2013:

| | | |
|------------------|-------------|----|
| Christopher Eck | Chicopee | MA |
| Aimie Sullivan | Northampton | MA |
| Gabriel Cordeiro | Ludlow | MA |

STEVE NALLY- NOTE RENEWAL: Note # 437-1: On a motion by Mark Bail and seconded by Mary McDowell, it was unanimously voted to approve Note # 437-1 in the amount of \$177,000.00 from Easthampton Savings Bank with an interest rate of 1.00% due on February 21st, 2014.

MASTER PLAN COMMITTEE: Moved to next February 25th meeting due to computer issues.

CRAIG DWYER-SOLAR POWER: Craig Dwyer, Director of Business Development for Tangent Energy Solutions came in front of the Board to discuss possible ground mounted solar photovoltaic ground array on Town owned properties. They gave the Board a letter of intent for their "Due Diligence Period" of 150 days in order to confirm the technical and economic viability of any project. Anytime during or after the Due Diligence Period they can elect to (if mutual agreed upon) negotiate a power purchase agreement between Tangent Energy Solutions (TES) and the Town of Granby.

If the Town decides not go with TES at the end of the Due Diligence Period, the Town will have the option to purchase design and engineering materials at cost (usually 3-5 Thousand) from TES.

The Board will get back to them by early March as to their decision to sign the “Due Diligence Period” or not, as the contract would be turned over to Town Counsel for review before the Board will sign-off on it.

FINANCE COMMITTEE: John Libera clearly stated that without the master plan, the town really cannot estimate what funds will be needed for next fiscal year. Mr. Libera, as well as the rest of the town, needs the master plan to be prioritized.

There are a couple areas in town that might be able to get businesses in for more revenue. (Those areas being: New Ludlow Road and both sides of Route 202.) Some of these projects are not currently able to move forward.

Mr. Libera just wants to see Granby use their money wisely and to have the Planning Board prioritize their agendas. There was further discussion as to/ if any other solutions, pertaining to the Planning Board, could be reached, that way, the town would not be handing out \$30,000 for a one person position.

Then, Mr. Libera made his final case that the Select Board is to decide if this article should stay on the warrant or not. Right now, the Town of Granby cannot afford the \$30,000.

On a motion by Mark Bail and seconded by Mary McDowell, it was requested for this article to be taken off the warrant until the Annual Town Meeting. By the end of their discussion, the motion was withdrawn.

The head of the Planning Board, Pam Desjardins, can meet with the Finance Committee and the Select Board tomorrow afternoon to discuss other options.

The warrant for STM of March 4, 2013 will not be signed until after the 3 Boards meet on Thursday.

As for the other articles in the warrant, the only other one that Mr. Libera had an issue with was the Historic Commission’s Article 6. He was just concerned as to why the Historic Commission did not even come to the Finance Committee before submitting an article.

TOWN ADMINISTRATOR

Mr. Martin discussed the following with the Board:

- Letter from the Town Clerk asking that the annual municipal election scheduled for May 20th be allowed to be scheduled with the Special Primary on April 30th to fill in the open position of Senator. This would be cost efficient and holding three elections and a town meeting within weeks of each other might discourage voters to come out. She would like a decision as soon as possible so that she may notify the elections division and the public of the change. On a motion by Mark Bail and seconded by Mary McDowell, it was unanimously voted to move the annual municipal election to April 30th along with the scheduled Special Primary for 2013.
- Letter from MSBA-the Town of Granby was invited to participate in the Eligibility Period for the West Street School. Eligibility period commences on

February 14th and concludes on November 12, 2013. He has spoken with the Superintendent of Schools and has tentatively placed them on the Select Board's agenda on February 25th to discuss the project and what needs to be done. One of the deadline items is a School Building Committee by April 15, 2013. Chris is not sure if an approbation might be needed to get assists for the School Building Committee.

- Mr. Martin went over the following articles for the proposed Special Town Meeting on March 4th. Eleven articles:
- Mr. Martin will get the appraisal for Forge Pond in a couple days.
- On Feb. 13th this warrant will be discussed. This will also be the day that Mr. Martin presents the Board of Selectmen's budget.

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ARTICLE 1. To see if the Town will vote to authorize the SelectBoard to declare Kellogg Hall and rear garage available for disposition, specify any subsequent use restrictions, determine the value of and solicit proposals for disposal by sale in accordance with the provisions of M.G. L. Chapter 30B, or take any other action in regards thereto.

Mr. Martin spoke with the Assessor's office and received a copy of Kellogg Hall's field card. Total value is \$477,500, House is valued at \$80,000, Garage is valued is at \$220,000, land is valued at \$166,000 and out houses and tanks are valued at \$8100.00. The Town can use this as an estimate or hire an appraiser to determine the value. On a motion by Mark Bail and seconded by Mary McDowell, the Board unanimously voted to hire a professional appraiser to do a market value analysis on Kellogg Hall and surrounding property it sits on.

ARTICLE 2. To see if the Town will vote to authorize and appropriate, borrow or transfer from available funds the sum of \$20,550, or a greater or lesser amount, for the purpose of purchasing storage containers for the storage of Town records, or take any other action in regards thereto.

Mr. Martin has a price for 6 containers at a price of \$3,425 for a total price of \$20,550.

ARTICLE 3. To see if the Town will vote to authorize and appropriate, borrow or transfer from available funds the sum of \$50,000, or a greater or lesser amount, for the purpose of demolishing Aldrich Hall and garage, or take any other action in regards thereto.

Mr. Martin said that the quote done in the fall was for \$45,000. He figured that posted wage would probably go up before we are able to take down the buildings.

ARTICLE 4. To see if the Town will vote to transfer from account #30-192-5813-ART 06/13/11 ATM Article #27 Elevator the sum of \$15,421.89, or a greater or lesser amount, for the purpose of funding the Public Buildings Expense budget for FY2013, or take any other action in regards thereto.

Mr. Martin explained that is moving the some of monies left over from the elevator to offset the expense of offices moving from Aldrich Hall to the COA, upstairs. This would cover all the expenses that Mr Martin had been tracking separately from other public building expenses.

ARTICLE 5. To see if the Town will vote to authorize and appropriate, borrow or transfer from available funds the sum of \$10,000, or a greater or lesser amount, for the purpose of a 50/50 grant match for a Survey and Planning Grant through the Massachusetts Historic Commission, or take any other action in regards thereto.

Mr. Martin explained that this was an article put on by the Historic Commission.

ARTICLE 6. To see if the Town will vote to rescind spending authority and transfer the sum of \$7,714.82, or a greater or lesser amount, from account #30-192-5813-ART 06/13/11 ATM Article #27 Elevator to the Municipal Buildings Stabilization Fund, or take any other action in regards thereto.

Mr. Martin explained that this article was to take the rest of the funds from the elevator article and put it back into the Municipal Building stabilization fund.

ARTICLE 7. To see if the Town will vote to authorize and appropriate, borrow or transfer from available funds the sum of \$59,368, or a greater or lesser amount, for the purpose of funding the Police Department Personal Services budget for FY2013, or take any other action in regard thereto.

Mr. Martin explained that this article is to fund their educational incentive –Quinn bill to catch up to the current year.

ARTICLE 8. To see if the Town will vote to authorize and appropriate, borrow or transfer from available funds the sum of \$30,000, or a greater or lesser amount, for the purpose of hiring a consultant to conduct a Zoning/Land Use Analysis and develop a plan for the purposes of encouraging mixed use and economic development through the integration and implementation of Economic Development tools and principles in the following areas of Granby:

1. Route 202 corridor from South Hadley town line to the Belchertown town line, (including 5 Corners):
 - a. Review of zoning Map, Bylaws and land uses,
 - b. Assess for commercial/mixed use development,
 - c. Address pre-existing nonconforming commercial uses,
 - d. Development of commercial sign and building design guidelines to preserve small town character,
 - e. Assess extension of S. Hadley and Belchertown sewer/water to serve commercial expansion and development,
 - f. Develop recommendations on mixed use and commercial development.
2. New Ludlow Rd. from S. Hadley line easterly to the South Street intersection:
 - a. Review of zoning Map, Bylaws and land uses,
 - b. Assess rezoning for commercial/mixed use development,
 - c. Development of commercial sign and building design guidelines to preserve small town character,
 - d. Assess extension of S. Hadley utilities,
 - e. Develop recommendations on mixed use and commercial development,
 - f. Review techniques for preserving farmland.

or take any other action in regard thereto.

This article is to appropriate \$30,000 for a consultant for the Planning Board to utilize for zoning and planning projects. The Chair of the Planning Board, Ms. Desjardins, wants to get a grant as well, to help with the payments.

ARTICLE 9. To see if the Town will vote to transfer from the Municipal Buildings Stabilization Fund the sum of \$116,055.20 for the purpose of funding account #30-300-5301-ART STM 05/11/2009 Article #07 Feasibility Study, or take any other action in regard thereto.

After much discussion, it was decided to not put that on the warrant at this time.

ARTICLE 10. To see if the Town will vote pursuant to Massachusetts General Law Chapter 41 Section 1B to place on the Annual Election ballot the following question:

“Shall the Town vote to have its elected Treasurer become an appointed Treasurer of the Town? Yes _____ No _____”

,or take any other action in regard thereto.

ARTICLE 11. To see if the Town will vote to authorize the SelectBoard to instruct its representative in the General Court to file a home rule petition for a special act to read as follows:

An Act Relative to the South Hadley Fire District Number Two.

Section 1. The limits and authority of Fire District Number Two in the Towns of South Hadley and Granby, as established under chapter 239 of the acts of 1909, and as its limits and authority were extended, corrected or altered by chapter 529 of the acts of 1909, chapters 82 and 351 of the acts of 1931, chapter 127 of the acts of 1949, chapter 498 of the acts of 1954, and chapter 35 of the acts of 1957, shall, notwithstanding the provisions of the above-referenced acts or of any other general or special law to the contrary, be further amended to exclude the following locations in the Town of Granby from the fire protection services provided by said district: Amherst Road (East Side); Burnett Street; Lyn Drive; Dian Street; Jackielyn Circle; Oak Drive; Graystone Avenue; Woodside Terrace; Lakeview Avenue; and Amherst Street, numbers 375, 383, 385 and 387. Said district shall continue to provide water services to said streets and addresses in a manner consistent with the provision of water services to all other streets and addresses in the district.

Section 2. When a tax is duly voted by said district for the costs related to provision of such water services, to include water and capital improvements and repairs necessary and related thereto, the district clerk shall apportion, in accordance with the valuation of property **situated in each part of said** district, all and singular, such sums of money voted to be raised for such purposes, as well as for the purposes specified in chapters 239 and 529 of the acts of 1909, chapter 127 of the acts of 1949, chapter 498 of the acts of 1954, and chapter 34 of the acts of 1957, and shall render a certified copy of the vote, with the apportionment made by said clerk, to the assessors of South Hadley and Granby. Said tax shall be assessed, collected and deposited in accordance with the provisions of chapter 529 of the acts of 1909. Provided, further, however, that the streets and street addresses referenced in section 1 of this act shall not be assessed any part of the tax voted by the district for fire protection services.

Section 3. The district and towns of South Hadley and Granby may enter into an intermunicipal agreement consistent with the provisions of section 4A of chapter 40, as may be needed from time to time, to further implement the provisions of this act.

Section 4. This act shall take effect upon passage.

The General Court may only make clerical or editorial changes of form to the bill, unless the Board of Selectmen approves amendments to the bill before enactment by the General Court. The Board of Selectmen is hereby authorized to approve amendments, which shall be within the scope of the general public objectives of the petition

South Hadley Fire District 2 will no longer have any areas in Granby. The line will be redrawn at the boundaries of Granby. However, South Hadley may be called upon to help, from time-to-time.

APPROVE MINUTES

On a motion by Mark Bail and seconded by Mary McDowell, the Board unanimously voted to approve the following regular meeting Select Board minutes of January 24, 2013 and Select Board office hours minutes of 1-12-13.

INFORMATION

Mary McDowell asked about the phone system and Mr. Martin told her that project is still in process from changing the phones from OTT Communications to Comcast. Comcast is still working on some technical aspects and will be having a conference call with them on Friday.

Mary McDowell told the Board about she was witness to a car at the landfill that did not have a sticker. That person apparently had a sticker, but was not following regulation and putting it on the window. Mrs. McDowell took down their license plate number and a letter or something will be done to inform them of the regulations.

ADJOURNMENT

On a motion by Mark Bail and seconded by Mary McDowell it was unanimously voted to adjourn the regular session meeting @ 9:05PM

Respectfully submitted,
Cathy Leonard
Town Administrator's Secretary
Oliva DePino, Student Intern