



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
Mary A. McDowell, Clerk
Mark L. Bail, Member

Board Meeting: April 14, 2014 @ 6:30 P.M.

AGENDA:

CALL TO ORDER:

PLEDGE OF ALLEGIANCE:

CITIZEN PARTICIPATION:

OLD BUSINESS AND INFORMATION:

APPROVE MINUTES:

TOWN ADMINISTRATOR:

APPOINTMENTS:

- 6:35 Affirm Appointment of Local Building Inspector
- 6:45 *Larry Pietras-Cable Committee*
- 7:00 *Charter Day Contracts*
- 7:15 *Review RFP for Kellogg Hall Committee*

NEW BUSINESS AND INFORMATION:

- 1 Accept Departmental Reports
- 2 Approve and Sign Maintenance Warrant-#58, 59, 60, 61, 62, 63
- 3 Affirm appointment to Parks Oversight Ad-Hoc Committee
- 4 Approve Dufresne Park Rentals
- 5 Approve Common Victuallers' License
- 6 Request from Town Clerk-Polling Hours
- 7 Sign Letter for Ballot Question Request
- 8 Request for Waiver for Flea Market Permit-Church of Christ
- 9 NPDES Phase II Permit #041007 -Permit #11
- 10 Affirmation of member to the Board of Registrars

EXECUTIVE SESSION:

ADJOURNMENT:



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

Meeting Minutes of April 14, 2014

Members Present:

Mark Bail, Mary McDowell and Louis Barry, Others Present: Christopher Martin

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

CITIZEN PARTICIPATION

None

NEW BUSINESS AND INFORMATION

Departmental Reports: On a motion by Mary McDowell and seconded by Mark Bail, the Board unanimously accepted the departmental warrants as read. (3-0-0)

Maintenance Warrant: On a motion by Mary McDowell and seconded by Mark Bail, it was unanimously voted to approve and sign the maintenance warrants #0058,0059, 0060, 0061, 0062 and #0063. (3-0-0)

Affirm appointment to Parks Oversight Ad-Hoc Committee: On a motion by Mary McDowell and seconded by Mark Bail, the Board unanimously voted to affirm the appointment of Bryan Hauschild Sr., to the Parks Oversight Ad-Hoc Committee for a term ending June 30, 2014 (3-0-0).

2014 Common Victuallers: On a motion by Mary McDowell and seconded by Mark Bail, it was unanimously voted to approve and sign the following Common Victuallers' license:

14-27 AAH Corp d/b/a Dunkin Donuts 77 W State St
The license is to expire on December 31, 2014. (3-0-0)

Sign-Off on Dufresne Rentals: On a motion by Mrs. McDowell and seconded by Mr. Bail, the Board voted to approve and have Mr. Barry as Chair sign the following Dufresne Park Rental permits:

6/24/14	Friends of the Elderly	Gazebo Area	Summer Concert
7/22/14	Friends of the Elderly	Gazebo Area	Summer Concert
8/12/14	Friends of the Elderly	Gazebo Area	Summer Concert
9/10/14	Friends of the Elderly	Large Pavilion	Senior Picnic

8/1/14-8/3/14	Northeast Chevy/GMC Truck Club		
		Large Pavilion and Gazebo Area	Truck Show
6/9/14-6/16/14	Charter Days Committee	Whole Park	Charter Days
5/11/14	A Harris	Small Pavilion	B-day Party
5/3/14	K Callaway	Small Pavilion	B-day Party
9/14/14	M Cote	Large Pavilion	Family Picnic
8/16/14	P Lapite	Large Pavilion	Family Picnic

These permits were approved with no alcohol on premises.

Sign Letter for Ballot Question Request: On a motion by Mary McDowell and seconded by Mark Bail, it was unanimously voted to approve and sign the following ballot question as the result of the Special Town Meeting on April 7, 2014 and send it to the Town Clerk:

In accordance with G.L. c. 59, § 21C(g), please place the following question on the annual Town Election ballot:

“Shall the Town of Granby be allowed to assess an additional \$363,041 in real estate and personal property taxes for the purpose of funding a Town-wide curbside solid waste and recycling collection contract for the fiscal year beginning July first 2014?”

Yes _____ **No** _____

Request from Town Clerk-Polling Hours: Mary McDowell read the Town Clerk’s letter requesting changing of the polling hours for voting on May 19, 2014 for the Annual Town Election. On a motion by Mary McDowell and seconded by Mark Bail, the Board unanimously voted to start the polling hours at 7:00 A.M. and end at 8:00 P.M. on May 19, 2014 for Annual Town Elections. (3-0-0)

Flea Market/ Tag Sale Permit: On a motion by Mrs. McDowell and seconded by Mr. Bail, the Board voted to approve and sign the Flea Market permit for the Church of Christ Congregational Church of Granby, MA for May 25, 2014 from 8am-3pm. On a motion by Mrs. McDowell and seconded by Mr. Bail, the Board voted to approve the waiving of the permit cost for the Church of Christ Congregational Church of Granby, MA as a non-profit organization.

NPDES Phase II Permit #041007 –Permit #11: On a motion by Mary McDowell and seconded by Mark Bail, the Board unanimously voted to approve the NPDES Phase II Permit # 041007-Permit #11 as presented by Highway Superintendent David Desrosiers and have Louis Barry as chair sign the report.

Affirmation of member to the Board of Registrars: On a motion by Mary McDowell and seconded by Mark Bail, the Board unanimously voted to affirm the appointment of Jeanne Merrill to the Board of Registrars for a term ending March 31, 2017. (3-0-0)

APPOINTMENTS

Affirm Appointment –Local Building Inspector: On a motion by Mary McDowell and seconded by Mark Bail, the Board unanimously voted to affirm the appointment of Steven Reno as the local Building Inspector for a term ending June 30, 2014 (3-0-0).

Larry Pietras-Cable Committee: Larry Pietras, chair of the Granby Community Access Media (GCAM) on behalf of GCAM donated a check to the Granby Select Board in the amount of \$12,700.54 to help pay for the remaining attorney fees to complete negotiations of a new 10-year contract with Comcast. On a motion by Mary McDowell and seconded by Mark Bail, the Board unanimously voted to accept the gift from GCAM in the amount of \$12,700.54.

Mr. Pietras told the Board they received a donation from a resident and will be using that donation to have every Select Board meeting broadcasted with close captions for the hearing impaired.

Mr. Pietras, also asked the Board to take under advisement that GCAM is seriously interested in purchasing or leasing the old library from the Town to house GCAM. It is in the perfect location for a studio and for broadcasting through out the town. They would agree to allow certain committees to hold their meetings there and perhaps belongings with no charge. They would be willing to pay taxes, even though they are a non-profit organization. They will need to have an answer from the Board soon, as they would have in written into the new contract for wiring. Their lease is up in August/September of 2015 from where they are housed now.

Charter Day Contracts: Richard Gaj, Sr., co-chair of the Charter Days Committee came in front of the Board to discuss the contracts for Charter Days with regards to vendors. Most are for one-year and need the Board's approval and one is for 3-years and needs Town Meeting approval also.

1. Have Alligator will Travel (1-year contract)

On a motion by Mary McDowell and seconded by Mark Bail, the Board unanimously voted to approve the one-year contract as presented by Mr. Gaj.

Two bids came back for food vendors. The Committee would like to use AB Concessions, as they will give back more to the Town. They are providing two bicycles for the Committee to raffle off as a fundraiser for Charter Days. They will supply eight food/soda carts. This would be for a 3-year contract. The other 3-year contract is for Rockwell Amusements, which the town has used in the past. On a motion by Mary McDowell and seconded by Mark Bail, the Board unanimously voted to approve the recommendation of the two (2) three-year contracts as presented by Mr. Gaj subjected to Town Meeting approval. Mr. Gaj will present the articles at the Annual Town Meeting.

The Fireworks contract is all set as it is a five-year contract that has not expired. They will be supplying a new shooter this year, which was approved by the Fire Chief.

The Board also asked Mr. Gaj to attend a Parks Oversight Ad-Hoc Committee to discuss camping fees. Mr. Gaj said he would make an appointment for their next meeting.

Review RFP for Kellogg Hall Committee: Michael Beck, pro-tem chair, of the RFP Review Committee for Kellogg Hall Committee spoke on behalf of the Committee (Cynthia Gaspari and Pamela Desjardins).

- He told the Board that they had met last Thursday and the changes that they wanted in the RFP were reflected in the Village Common zoning that was approved at the STM in March, which would address those items in both the Village Common and Historic District (2-0-1). So in the description it will be added that it is in the Village Common Zone.

- They were concerned that the price of the building was too high, but do not have problem as they saw that Chris Martin had done his due diligence and had hired a professional appraiser.

- They would like to see that the potential buyer has a master plan as they do not want the building to sit as it is for the next 20-years. So in the criteria evaluation add looking for a master plan, which would include the proposed use of building, the time frame for renovations. And that they maintain the exterior in the historic era it was constructed.

- The potential buyer works with the Granby Historic District concerning the exterior of the building.

- The advertising of the building should be put on a commercial website as well. They would also like a more professional looking "For Sale" sign be placed in front of Kellogg Hall.

- They would like to see if there could be any tax incentives given to the potential buyer by the town. ** (Cannot be included in the RFP as it is something that can be negotiated at the time of sale).

- The consensus of the Committee also felt that delaying this RFP was not beneficial to anyone concerned.

- Discussion was had on whether or not the town could hire a realtor to sell the property. Pam Desjardins said she spoke with Pioneer Valley Planning Commission and they thought it was a good idea to have Commercial Realtor's come in and tour the property and then have Commercial Developers do a walk-through to see what they saw as the uses of the building with the new Village Common Zoning. She thought delaying the RFP and getting this done would not hurt the selling of the property. Pam was also concerned that there might be an appearance of conflict with Michael Beck's wife being on the GPS Committee and wanting to bid on the building. Mark Bail as the ethics liaison for the town did not think there was as Mr. Beck was reporting to the Select Board and is not a member of the GPS. The Select Board is making all the decisions.

On a motion by Mary McDowell and seconded by Mark Bail, the Board unanimously voted to write the RFP with the suggestions and recommendations by Michael Beck of the Review RFP for Kellogg Hall Committee.

- Gayle DeMary will put the RFP out on realtor's internet sites.

- Chris will check with Atty. Ed Ryan on realtor's commissions with regards to the RFP.

- The Board gave Pam until 4:00 P.M. on April 22nd to work something to be included in the RFP with Chris Martin.

OLD BUSINESS & INFORMATION

The Board's next meeting will be at 9:00 a.m. on Tuesday on April 22nd, 2014 to be held at 10-B West State Street on the second floor in the Town Administrator's office. They will be meeting with Lynn Mercier, Town Moderator to go over the proposed warrant articles and sign the warrant for the Annual Town Meeting on May 12th.

Lou Barry acting as the town's Tax Title Custodian updated the Board on the auction that took place on Saturday April 12th. All properties sold except for 10 lots. Mr. Barry would like to have another auction as soon as possible to sell those remaining lots. On a motion by Mary McDowell and seconded by Mark Bail, the Board unanimously voted to have Lou Barry as Tax Title Custodian move forward to hold another auction on the last 10 remaining lots. Mr. Barry was looking at the month of June.

ADJOURNMENT

On a motion by Mark Bail and seconded by Mary McDowell it was unanimously voted to adjourn the regular session meeting @ 8:30 PM

Respectfully submitted,
Cathy Leonard
Town Administrator's Secretary