

**TOWN OF GREAT BARRINGTON  
SELECTMEN'S MEETING MINUTES  
December 11, 2013**

**PRESENT:**

SEAN STANTON  
DEBORAH PHILLIPS  
STEPHEN C. BANNON  
DANIEL BAILLY  
ANDREW BLECHMAN  
TOWN MANAGER JENNIFER TABAKIN

**1. CALL TO ORDER:**

The meeting began at 5:32 p.m. at Town Hall.

**2. RECOMMENDATION to the Zoning Board of Appeals on the variance petition of Stephen Bennett for property on Long Pond Road.**

Marc Volk of Foresight Land Services said the Bennett property has steep ledges that go down to Long Pond. To avoid disturbing wetlands and ledge, the applicant asks to place a garage with a 25-foot (rather than 50-foot) setback from the road. Ms. Phillips moved that the board vote to make a positive recommendation to the ZBA, Mr. Bannon seconded and all voted in favor.

**3. TOWN CHARTER ADENDUM**

Michael Wise, a member of the Town Charter Review Committee, said suggested changes are mostly minor edits, as the committee when appointed understood its task would be to follow the amendment process. Other slight changes include clarification of appointment authority (the town manager, for example, appoints the town planner and town librarian). The amended document will need to be approved by town meeting vote. Town Counsel David Doneski has thoroughly reviewed the document, Mr. Wise said. Mr. Stanton said he would still like to see a new town manager sworn in in front of a majority of the Board of Selectmen, but as only Mr. Blechman agreed, he made no suggestion to change what is in the new document.

Ms. Phillips moved that the board vote to accept the revisions to the Town Charter as of 12-11-2013, as submitted by the Town Charter review Committee and revised to respond to comments made by the Board of Selectmen, which revisions will be subject to final review by town Counsel, with the intent of submitting the revisions to Town Meeting for its approval as part of a special legislation, via State Representative Smitty Pignatelli, to replace the 1992 charter with this revised text. Mr. Bannon seconded and all voted in favor.

**4. CONTRACT NEGOTIATIONS**

On a motion by Ms. Phillips, seconded by Mr. Bannon, members on a roll call vote (Mr. Bailly, Mr. Blechman, Mr. Bannon, Ms. Phillips and Mr. Stanton voted aye) adjourned to executive session at 5:40 p.m. to discuss contract negotiations regarding the sale of the old fire station. The board returned to open meeting at 6:13 p.m.

## 5. SALE OF OLD FIRE STATION

Town Manager Tabakin said the board was prepared to sign an addendum to a February 2012 purchase and sale agreement for the Castle Street Fire Station. The plan is to approve a \$50,000 purchase price to 20 Castle Street LLC in anticipation of up to \$4 million expenditure in refurbishing the building. The town will agree to pay \$270,000 for environmental remediation — something the town is responsible for whatever the disposition of the building. The buyer will pay remediation costs beyond \$270,000. The town as part of a transitional plan will lease 7,500 square feet on the first and second floors for use by the Building and Health departments and for Department of Public Works equipment storage, with no rent the first year, then \$2,500 a month thereafter for up to six years with the right to sublet. The lease plan will first be advertised in the Central Register for 30 days. In answer to a question from the audience, Mr. Stanton said Town Meeting has already authorized the Selectmen to sell this property.

Ms. Tabakin said she would monitor issues regarding the west alley beside the fire station relative to business deliveries to stores on Railroad Street. She said the buyer has agreed to consider special requests from time to time for deliveries beyond the parameters specified in the sale agreement. She said she is empowered to enforcement the easement and will work diligently to assure a comfortable arrangement. She said the fire station redevelopment is an excellent opportunity for the town and will be a boom to the business community.

Ms. Phillips moved that the Board of Selectmen vote to execute the “Addendum to the Purchase and Sale Agreement for Massachusetts Real Estate made as of December 11, 2013” with respect to the Purchase and Sale Agreement between 20 Castle Street, LLC (a “Buyer”) and the Town of Great Barrington (as “Seller”) dated February 13, 2012 for the real property commonly known as 20 Castle Street, Great Barrington. Mr. Bannon seconded. On a roll call vote, Mr. Bailly, Mr. Blechman, Mr. Bannon, Ms. Phillips and Mr. Stanton voted aye.

Ms. Phillips moved that the Board of Selectmen approve a letter reflecting details of the Fire Station lease arrangement, specifying that the monthly rent will be \$2,500 but the town will not be charged for the first 12 months. Mr. Bannon seconded and all voted in favor.

## 6. ADJOURNMENT:

The meeting stopped at 6:25 p.m.



Bernard A. Drew  
Recording Secretary