

**TOWN OF GREAT BARRINGTON
SELECTMEN'S MEETING
MINUTES
MONDAY, FEBRUARY 28, 2011
6:00 P.M. – REGULAR SESSION – BOARD ROOM**

PRESENT: WALTER ATWOOD
STEPHEN BANNON
ALANA CHERNILA
DEB PHILLIPS
SEAN STANTON
KEVIN O'DONNELL, TOWN MANAGER

6:00 P.M. – Public Session – Board Room

1. CALL TO ORDER:

Sean Stanton called the meeting to order at 6:00 P.M.

A. BOS and Planning Board Joint Meeting

-Presentation by Fulop Associates of the Housatonic Mill Buildings Redevelopment Plan
This was a presentation given by Dan Howard, John Fulop, and Dan Kobran. They presented a slideshow of the design with background on the buildings and future plans for the space. They stated that they were almost done with the plans and concepts for the Monument Mills on the Housatonic, which is the center of the project.
There will be mixed use with residential, commercial and recreational. All of the buildings will be energy efficient including water collectors for rain and windmills for electricity. The three spots of interest are 1)Cooks garage which they feel is ideal for a museum or parking, 2) a 3 story building with residential and commercial space (small shops, a restaurant, a café with terrace, great view of the Housatonic River, studio apartments) as well as basketball courts, a fountain, a swap shop, a band shell; all with a cluster design to encourage use between commercial and residential space, and 3) a Living Machine Building, which will be used for sewer cleaning in a sustainable way.

John Fulop stated that this design was paid for by only 2 members and it is only a suggestion for a developer who may be interested. He said that this is a public transportation based idea and is hoping that it will bring jobs and enhance art space. It was asked if there was any thought put into traffic flow and patterns.
Mr. Fulop answered that this design was created to minimize cars, but at this point, the plan is very conceptual.

Eileen Mooney asked about financing.

Mr. Fulop answered that they are hoping that CDC/Tim Geller will participate in the affordable housing part and they are focused on getting far enough to get a developer involved.

It was asked if they have thought about the economic viability of taking older buildings and reconfiguring them to the plan.

John Fulop responded that they plan is to begin with existing buildings – 2 buildings are in good shape and 1 is not, therefore it will be expensive to bring it up to code.

Jonathan Hankin announced that the Planning Board has been working on the overlay district for Housatonic and invited everyone to come to their meeting next Thursday to see a draft of what they are working on.

Planning Board dismissed at 6:40 pm.

2. APPROVAL OF MINUTES:

MOTION: Deb Phillips: To accept the minutes from February 14, 2011 – Regular Meeting with change as discussed.

SECOND: Stephen Bannon

VOTE: 5-0

3. SELECTMEN'S ANNOUNCEMENTS/ STATEMENTS:

Bud Atwood stated that there will be a school committee meeting on Thursday at 7:00 pm to discuss the budget. He invited everyone to attend.

Sean Stanton discussed the St. James plan.

Stephen Bannon said that a public presentation should be made in regards to the plan and feels that doing otherwise would not be acting in a transparent way.

Sally Harris representing St. James Place, Inc., a 'not for profit' organization that was created to prevent the demolition of the St. James building said that they feel that the building should be turned into a cultural center with a performance center in the sanctuary. They would also like it to be opened once again as a place of worship. The building will be a mixed use space.

She stated that an architect has deemed that the building can be made structurally sound. She asked the Board for a letter to the Mass. Emergency Fund supporting the plan. They are not asking for any money from the Town.

Stephen Bannon stated that he feels that this is one landmark that should be preserved and that they should get the word out.

MOTION: Deb Phillips to develop and sign a letter of support to Mass. Emergency Fund to repair the St. James Building for historic restoration and renovation.

SECOND: Bud Atwood

VOTE: 5-0

4. TOWN MANAGER'S REPORT:

A. - Lake Mansfield Improvement Task Force (LMITF) 2011 update

Christine Ward, Chair of LMITF, gave an update stating that the task force meets monthly and thanked the members of the task force. She explained that Lake Mansfield is listed as endangered because of the weed growth due to water run-off; therefore, a grant from Mass. Environmental Protection can help with improvements. They also received

\$266,000 from federal clean water act to deal with storm water drainage that comes from Castle Hill. This is unfiltered water. Christine Ward also said that there has been a lot of trail work done with a half mile of trail completed. Grants and donations have been the major supporters. She said that, as a matter of public safety, that there has been a transfer of ownership to Great Barrington so that there is one set of guidelines. She recommends that the policies become part of the Town code.

-Request from Conservation Commission for approval of Rules and Regulations for use of Lake Mansfield.

Conservation Commission Agent stated that they created land use regulations for inclusion into Ch 217 as Article 5 of the Town Code.

MOTION: Stephen Bannon to approve Rules and Regulations for the use of Lake Mansfield.

SECOND: Deb Phillips

VOTE: 5-0

B. Request for permission to hold Cancer walk/ Terri Andersen

Terri Anderson, a member of American Cancer Society Relay for Life, stated they would like this to become a Berkshire County event. The event will be held on Saturday, May 28th and there will be a luminary ceremony and an information table on Town Hall lawn. She said that they will be responsible for complete clean-up.

MOTION: Bud Atwood to grant permission to hold the cancer walk.

SECOND: Deb Phillips

VOTE: 5-0

C. Castle Street Pedestrian Tunnel ownership explanation

Kevin O'Donnell stated that the tunnel is owned by Housatonic Railroad Company. In the past, there have been vandalism problems, which Wheeler and Taylor helped to clean up. The mural was painted by Railroad Street Youth Project, which is looking to update it.

Kevin O'Donnell stated that bricks have fallen off the tunnel and Railroad Company won't repair it so DPW took care of it.

Deb Phillips asked what his thoughts are about sidewalk maintenance at the bottom.

Kevin O'Donnell replied that there will be minimal maintenance.

Deb Phillips requested that this be put on the CIP.

Dale Culleton – 212 N. Plain Rd. stated that he gave a packet (index) to the Board and to previous Town Manager that included information about work that has been done in the past. It also included a 1901 document that stated the terms for working with the Railroad, use of the tunnel and discussions about the Taconic Avenue structure. He stated that the bridge and abutments are to be kept in repair by the Railroad. He offered to give the Town the paperwork to the wood building.

Sean Stanton asked for copies of the index.

MOTION: Bud Atwood to move forward on this and have the Town Manager accept the building and have it fixed.

SECOND: Stephen Bannon

VOTE: 5-0

MOTION: Alana Chernila moved that the repair of the sidewalks coming out of the tunnel go onto the CIP as designated by the Town Manager.

SECOND: Deb Phillips

VOTE: 5-0

5. CITIZEN SPEAK TIME: None

6. LICENSES OR PERMITS:

A. Renewal of 2011 Wyantenuck Country Club seasonal all alcoholic club liquor license.

MOTION: Bud Atwood to approve the renewal license

SECOND: Deb Phillips

VOTE: 5-0

7. NEW BUSINESS:

A. BOS- Review of Castle Street former fire station RFP submissions

Kevin O'Donnell stated that he has sent the proposals to the Historic Commission, Historic District, and Finance Committee for their input. All three had no preference between the two. He stated that both submissions are compatible with what is wanted and neither will have an onerous impact. He asked for direction from the Board as to the current RFPs.

Andrew Matlow – GB Cottage Co. introduced drawings of the design that he recommends for the space. He stated that he asked people what they would like to see and the answer was always a 'gathering place in a central location.' He said that he decided to create a gathering place for all ages; residents as well as vacationers. In the original space, there would be a breakfast spot with an internet café. In the evening, there would be a performance space with open mike. It can also be used as an event space. They would also like to have an affordable eat-in/take-out restaurant. He stated that he has a very enthusiastic tenant and investor for the first and second floor. Mr. Matlow said that he would need 45-60 days to meet with everyone to be able to assess the cost. He also said that he will make it a 'green' project.

Kate McCormick, representing 20 Castle St. LLC, stated that their goals are 1) to complete a historical rehabilitation and 2) to create a long lasting tribute to the Town of GB. She stated that they would like to create a pedestrian loop from Castle St. to upper Railroad St. The use of the space will be for an educational/vocation center. The first floor will be the 'wooden yankee' that will be a split of (pay-for) fine furniture classes, educational program for young adults and a hands-on space. The westerly portion will be a farm to table café that will provide culinary arts education including local farmers. The historical society will have a space for book signings and events. The 2nd floor will be a meeting room, career counseling, retail and office space, which will be a training model for businesses. Kate McCormick said that the bid price is \$50,000. There is no need to finance as long as it is viable. The timeline suggested is to begin renovations immediately; 2012 with phase 2 in the 3rd quarter of 2012 and phase 3 in 2013-14. The

overall completion is planned for 4 years from the commencement date. She stated that they are prepared to close within 40 days of signing the purchase and sale agreement. They are also seeking a fixed tax evaluation for years 1 through 5. Kate McCormick presented a letter from BHRSD Superintendent Peter Dillon about the need for such a project. Peter Dillon stated that he feels that we need to afford children the opportunity in South County. He said this will give students with an apprenticeship the ability to earn a living wage.

MOTION: Bud Atwood to award the RFP to 20 Castle Street, LLC

SECOND: Stephen Bannon

VOTE: 5-0

Sean Stanton said that he really liked the 'green' aspect to the first presentation. Deb Phillips agreed and added that sustainability is very important in this area.

8. SELECTMENS TIME:

None

9. MEDIA TIME:

None

10. ADJOURNMENT:

On a motion made by Stephen Bannon and seconded by Deb Phillips to go into Executive Session for tax increment financing (TIF), Ch 30 (A), Sec 21 (6) and not to return to Open Session.

ROLL CALL VOTE:	ALANA CHERNILA	-	yes
	STEPHEN BANNON	-	yes
	WALTER ATWOOD	-	yes
	DEB PHILLIPS	-	yes
	SEAN STANTON	-	yes

THE MOTION CARRIED: **5-0**

The Board adjourned its regular meeting at 8:25 p.m.

Respectfully submitted,



Cara Becker
Recording Secretary