

**GREAT BARRINGTON FINANCE COMMITTEE**  
**& SELECTBOARD JOINT MEETING FY 18 BUDGET**  
**AND SELECTBOARD'S REGULAR SESSION**  
**TOWN HALL**  
**334 MAIN STREET**  
**MARCH 27, 2017**  
**6:30 P.M.**

**PRESENT:**

SEAN STANTON  
STEVE BANNON  
DAN BAILLY  
ED ABRAHAMS  
BILL COOKE

WALTER ATWOOD  
TOM BLAUVELT  
WILL CURLETTI

**6:30 PM - SB and Fin Com – Joint Meeting - OPEN MEETING**

**1. CALL TO ORDER**

Chairman Sean Stanton called the joint meeting to order at 6:30PM

**2. APPROVAL OF MUNUTES:**

March 8, 2017 Joint Meeting with Selectboard and Finance Committee.

**Motion:** Steve Bannon moved to approve the March 8, 2017 Joint Meeting Minutes.

**Second:** Dan Bailly

**Vote:** 5-0

**Motion:** Buddy Atwood motioned to approve the March 8, 2017 Joint Meeting Minutes

**Second:** Will Curletti

**Vote:** 3-0

**3. FIN COM and SB VOTE TO RECOMMEND THE FOLLOWING FINANCIAL ARTICLES:**

Community Preservation - Article 13 of the May 1, 2017 Annual Town Meeting Warrant.

**Motion:** Steve Bannon moved to recommend Article 13 for the Town Meeting Warrant a total of \$668,630.00 of CPA funding.

**Second:** Dan Bailly

**Vote:** 5-0

**Motion:** Buddy Atwood moved recommend for the Town Meeting Warrant that we approve the Community Preservation Act funding of \$668,630.00

**Second:** Will Curletti

**Vote:** 3-0

- Ballot Question – Exempt from Proposition 2 ½ for municipal buildings.

**Motion:** Steve Bannon moved to approve the ballot question.

**Second:** Dan Bailly

**Vote:** 5-0

**Motion:** Buddy Atwood moved approve the ballot question.

**Second:** Will Curletti

**Vote:** 3-0

The Town Manager disclosed to the Selectboard and Finance Committee that the estimated amount for Article 10 of \$10,000 was incorrect. A total of \$15,000 is recommended for a vote at the Town Meeting to appropriate to the Police Department's special detail revolving account.

**Motion:** Steve Bannon moved to approve Article 10 with the final sum of \$15,000

**Second:** Dan Bailly

**Vote:** 5-0

**Motion:** Buddy Atwood moved to recommend \$15,000 for Article 10

**Second:** Will Curletti

**Vote:** 3-0

#### **4. ADJOURN FINANCE COMMITTEE**

Tom Blauvelt motioned to adjourn the Finance Committee Joint session at 6:40 PM, Buddy Atwood seconded, and the vote was unanimous.

#### **5. SELECTBOARD'S REGULAR SESSION:**

#### **6. SELECTBOARD'S ANNOUNCEMENTS/STATEMENTS:**

A. General Comments by the Board.

#### **7. TOWN MANAGER'S REPORT:**

A. Department Updates.

The Senior Center is open again after closing for repairs, a special thank you to Sean VanDeusen, Polly, Jen Bailly, and Berkshire South.

MassDOT will close the Rt. 183 bridge overnight from 6PM March 30<sup>th</sup> to 6AM March 31<sup>st</sup> in order to conduct the necessary repairs. This closure is dependent on the weather and can change without notice. Detour signage will be posted.

The Rest of River Group has submitted a briefing to the Environmental Review Board. The briefing is collaborative with the surrounding towns and is supportive of Great Barrington's position that there should not be a landfill in Housatonic. There will be more information to come once the report has been reviewed.

The Town Manager mentioned that the U.S House and Senate is currently reviewing the 2018 Budget Bill. Ms. Tabakin asked that local citizens speak out for items that are important for local government such as, an increase in unrestricted government aid, an increase in Chapter 70 school aid, student transportation reimbursement, and payment in lieu of taxes for State owned land.

B. Project Updates.

## 8. PUBLIC HEARINGS:

- A. **Continuation** of Berkshire Aviation Enterprises Inc. for a special permit for an aviation field in a R4 zone at 70 Egremont Plain Road, Great Barrington, in accordance with 3.1.4 E(1), 7.2 and 10.4 of the Great Barrington Zoning Bylaw.

**Motion:** Steve Bannon motioned to reopen the Public Hearing

**Second:** Dan Bailly

**Vote: 5-0**

a. Discussion

Laurie Robbins, attorney for Berkshire Aviation Enterprises stated that aviation fields are allowed in R4 districts in Great Barrington. However, the special permit to allow an aviation field could be objectionable by concerns of noise traffic or other objectionable conditions. Ms. Robbins read a letter from the Southern Berkshire Chamber of Commerce. The letter encourages the continuation of the airport. The Chamber of Commerce writes that the airport brings customers into local businesses and could be the catalyst for new growth in the community. Ms. Robbins sites a letter from the Town Assessor addressing whether or not the addition of hangars will adversely affect property value. Mr. Lamarre, Principal Assessor, said that there is no discernable evidence leading him to conclude that property value abutting the airport will depreciate with an addition of three hangars. Mr. Lamarre continued to note that many properties sold within the last three years on Seekonk Cross Road and North Egremont Plain Road have sold in excess of the assessed valued. Ms. Robbins submitted a ground water quality certification signed by the engineer Rolff Stanton who surveyed the property. Rolff Stanton stated in his letter that he did not find any indications that there will be runoff from the site into the water supply. The Great Barrington Fire Chief also submitted a letter stating, "Provided each new hangar is built according to State fire and building code I have no objections to construction."

Rich Dohoney representative of Mark Fasteau and Anne Fredericks, explained that if this special permit is granted as it is written Berkshire Aviation will need additional special permits to construct the proposed hangars and operate within the water quality district. Mr. Dohoney further clarified that a yes or no vote on this particular special permit will not authorize the construction of additional hangars. Mark Fasteau, 77 Seekonk Cross Road. The proposed industrial buildings do not fit with the rest of the neighborhood. Mr. Fasteau said that toxic materials used at the airport are high risk and are a threat to the water supply. He predicted the Town will end up with the responsibility of cleaning up the contamination.

Michael Mah, a Pittsfield resident explained that Berkshire Aviation is trying to survive and not looking to have a bigger role in the County's economic engine. Mark Whittican, Valatie, NY pointed out that there are a lot of farm operations in the vicinity of the airport and farms use a lot of toxic chemicals that threaten a water supply.

Mary Rogers, North Egremont Plain Road mentioned that she thinks it would be important that the EPA and DOT are in communication with one another about Berkshire Aviation.

Ed Abrahams, "Is no level of noise sufficient to deny a special permit?" Chris Rembold weighed in stating that this reason is not sufficient to either confirm or deny a special permit. Ed Abrahams, "Does B.A.E have plans to increase charter flights and the size of the charter flights?" Owner Rick Solan responded there is only one aircraft and charters occur as often as there is a demand for them. Ed

Abrahams, "Will there be additional paving?" Ken Krentsa said there may be additional paving if the hangars are constructed. Ed Abrahams, "Will there be additional lighting added for nighttime landings?" Mr. Krentsa responded that the hangars might have additional lighting. Ed Abrahams, "Are there plans to build additional hangars beyond the three in the future?" Mr. Krentsa said that he has no plans for more hangars. Ed Abrahams, "At what level are the neighbors allowed to say 'this is too much air traffic, '?" Mr. Krentsa said that there is only so much this runway and airport will allow. Chairman Stanton noted that this might be an issue the Selectboard needs to decide upon. Mr. Krentsa reiterated that he will not restrict the military coming to the Great Barrington Airport. Ed Abrahams, "How much does B.A.E intend to charge for use of the proposed hangars?" Mr. Krentsa responded that the fee will depend on the market but estimated about \$400.00 per month. Ed Abrahams, "is there is a runway safety area?" Mr. Soule said there is not, a runway safety area does not pertain to the Great Barrington Airport. Ed Abrahams, "Will the underground gas tanks will be taken out?" Mr. Solan said the gas tanks will be removed in August and the oil tanks are staying underground. Ms. Robbins spoke with Peter Marks, the Water Department Superintendent who found no evidence of gas or lead contamination in the water supply.

Mr. Abrahams asked Attorney Robbins why B.A.E has not applied for a special permit to operate within the water quality district. Ms. Robbins responded that the plans for the new hangars do not meet the criteria to necessitate a special permit application.

Airport manager Ken Krentsa mentioned that he has no intention of increasing the volume of operation at the airport to that which would cause harm to the surrounding neighborhood.

Since the hangars are within the water quality district, Mr. Abrahams asked that Berkshire Aviation seek the opinion of the Conservation Commission, Board of Health, DPW, and Planning Board regardless of whether or not they apply for a special permit.

Mr. Abrahams asked if any new business ventures are planned like air shows, food service, movies, etc.? And if we grant this permit would you need permission to have any of those events? The airport manager, Ken Krentsa said they are not planning any new business ventures but yes if they did they would need further permission. Mr. Abrahams asked how many planes are stored at the airport. Mr. Solan said 63 planes during the summer months. Mr. Abrahams asked if the airport tracks the number of take offs and landings and then report them to the FAA or DOT. Mr. Solan said they do not record or report an accurate number of take offs and landings. Mr. Abrahams asked how long non-emergency, non-military helicopters have been using the Airport and if it is possible to restrict their use. Mr. Solan said these aircrafts have always been utilizing the Great Barrington Airport and it is possible to restrict them from flying into our airport. Mr. Abrahams asked if the airport has any lightweight, sport aircrafts flying in. Mr. Solan said they do not. Mr. Abrahams said that neighbors have complained about planes not following the designated flight pattern, is there a flight path? Mr. Solan said, yes there is a flight path. Mr. Abrahams asked about an accumulation of junk in and around the hangars. Mr. Solan said that the pile was cleaned up over three years ago. Mass DOT suggested that the airport has a payroll of over \$1 million and the airport included that estimate in the support materials. Mr. Abrahams asked where that figure comes from. Mr. Solan said he didn't think that figure was accurate. Mr. Abrahams asked if there were any chemicals stored at the airport that would be prohibited in an R4 or WQPOD Zone. Mr. Solan said no. Mr. Abrahams asked how new the septic system

is. Mr. Solan said it was replaced in 2003. Mr. Abrahams asked if there is a threat to the nearby water supply. Mr. Solan said the farms are a bigger threat to the water supply than the airport.

Dan Bailly asked if there is a written procedure for the fueling of airplanes. Mr. Solan said there are instructions on the fuel pumps. Mr. Bailly asked if there is a procedure for cleaning oil or gas spills. According to Mr. Soule the Fire Department recently conducted an oil or gas spill drill. Bill Cooke asked for further clarification from B.A.E on how the addition of the hangars will keep the airport from going out of business. Mr. Krentsa said that they will be able to charge more for rent for storage inside the hangars than they can for a tie down. Mr. Cooke asked Mr. Krentsa for the calculations that support this claim.

- b. Motion to Continue Public Hearing

**Motion:** Steve Bannon motioned to continue the Public Hearing

**Second:** Dan Bailly

**Vote:** 5-0

- c. Set date and time for next meeting

May 15<sup>th</sup> at 6:30PM Town Hall Selectboard meeting room.

#### 9. LICENSES OR PERMITS:

- A. Bryan H. Marsh for a Driveway Permit at 5 Roger Road. (Discussion/Vote)

**Motion:** Steve Bannon motioned to approve the driveway permit.

**Second:** Dan Bailly

**Vote:** 5-0

- B. Sarah Lee Guthrie/The Hoping Machine for Temporary One Day Weekday Entertainment License for April 1, 2017 from 7:30 pm – 10:30 pm at the Guthrie Center, 4 Van Deusenville Road. (Discussion/Vote)

**Motion:** Steve Bannon motioned to approve the One Day Weekday Entertainment License.

**Second:** Dan Bailly

**Vote:** 5-0

- C. Sarah Lee Guthrie/The Hoping Machine for One Day Beer and Wine Liquor License for April 1, 2017 from 6:30 pm – 11:00 pm at the Guthrie Center, 4 Van Deusenville Road. (Discussion/Vote)

**Motion:** Steve Bannon motioned to approve the One Day Beer and Wine Liquor License.

**Second:** Dan Bailly

**Vote:** 5-0

- D. Edward Moy/Berkshire Cooperative Association d/b/a Berkshire Co-op Market for One Day Weekday Entertainment License for April 22, 2017 from 12:00 Noon – 4:00 pm at 42 Bridge Street. (Discussion/Vote)

Chairman Sean Stanton recuses himself from the vote; he intends to be a vendor at this event.

**Motion:** Steve Bannon motioned to approve the One Day Weekday Entertainment License.

**Second:** Dan Bailly

**Vote:** 4-0

- E. Kelley Vickery and Lauren Ferin/Berkshire International Film Festival (BIFF) as follows:

- to grant a Moratorium to lift the parking laws in the Town for the BIFF weekend from Thursday, June 1, 2017 thru Sunday, June 4, 2017. (Discussion/Vote)

**Motion:** Steve Bannon motioned to grant a moratorium.

**Second:** Dan Bailly

**Vote: 5-0**

- for Three (3) One Day Temporary Weekday Entertainment Licenses for June 1, 2 and 3, 2017 from 5:00 pm – 11:00 pm at St. James Place, 352 Main Street. (Discussion/Vote)

**Motion:** Steve Bannon motioned to approve the three One Day Temporary Entertainment Licenses

**Second:** Dan Bailly

**Vote: 5-0**

- for Three (3) One Day All Alcoholic Liquor Licenses for June 1, 2 and 3, 2017 from 5:00 pm – 11:00 pm at St. James Place, 352 Main Street. (Discussion/Vote)

**Motion:** Steve Bannon motioned to approve the One Day All Alcoholic Liquor License.

**Second:** Dan Bailly

**Vote: 5-0**

#### 10. OLD BUSINESS:

- A. Re-organize Lake Mansfield Improvement Task Force (LMITF). (Discussion/Vote)

**Motion:** Steve Bannon motioned to re-organize the Lake Mansfield Improvement Task Force.

**Second:** Dan Bailly

**Vote: 5-0**

#### 11. NEW BUSINESS:

- A. SB – Appointment of two (2) members to the Agricultural Commission. (Discussion/Vote)

**Motion:** Steve Bannon motioned to appoint two members to the Agriculture Commission, Michael Maguire for a term to expire June 30, 2019 and Meryl Joseph for a term to expire June 30, 2018.

**Second:** Dan Bailly

**Vote: 5-0**

- B. SB – Appointment of member to the Tree Committee. (Discussion/Vote)

**Motion:** Steve Bannon motioned to appoint JB Brodeur to the Tree Committee for a term that will expire June 30, 2019.

**Second:** Dan Bailly

**Vote: 5-0**

- C. SB – Appointment of alternate member to the Historic District Commission. (Discussion/Vote)

**Motion:** Steve Bannon motioned to appoint Julie Fagan as the alternate member to the Historic District Commission for a term that will expire June 30, 2019.

**Second:** Dan Bailly  
**Vote:** 5-0

D. SB – Review and Approve 2017 Warrant Articles. (Discussion/Vote)

**Motion:** Steve Bannon motioned to sponsor Article 25.

**Second:** Dan Bailly

**Vote:** 5-0

**Motion:** Steve Bannon motioned to review the rest of the warrant articles at the next meeting, April 3, 2017

**Second:** Dan Bailly

**Vote:** 5-0

**12. CITIZEN SPEAK TIME:**

None.

**13. SELECTBOARD'S TIME:**

Bill Cooke informed the Board that there are now seven applicants for the Affordable Housing Trust committee. Mr. Cooke asked to appoint the new members at the next meeting. The Selectboard recommended this to be added to the upcoming meeting agenda.

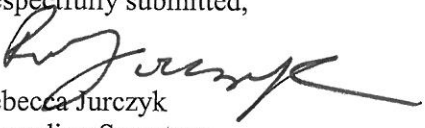
**14. MEDIA TIME:**

Eileen Mooney, Newsletter asked if there have been any applicants for the Finance Committee. The Town Manager said they have not received any new applications.

**15. ADJOURNMENT:**

Steve Bannon motioned to adjourn the meeting at 8:30PM, seconded by Dan Bailly the vote was unanimous.

Respectfully submitted,

  
Rebecca Jurczyk  
Recording Secretary

