

**TOWN OF BELCHERTOWN
BOARD OF SELECTMEN'S MEETING MINUTES
MONDAY, MARCH 27, 2017
Selectmen's Meeting Room, Lawrence Memorial Hall**



Present: George D. Archible, Brenda Q. Aldrich, Nicholas O'Connor, William R. Barnett, Ronald E. Aponte

Call to Order: Chairman Archible called the meeting to order at 7:30 p.m. with the Pledge of Allegiance.

2) Sign Documents:

- a) Warrant #1739 was signed for \$906,361.83.
- b) Routine documents
- c) Approval of Minutes: Mr. O'Connor moved the Board accept the minutes of Tuesday, March 7, 2017. Motion seconded by Mr. Aponte. Motion passes 4 – yes, 1 – abstain (Archible). Mr. O'Connor moved the Board accept the minutes of Monday, March 13, 2017. Motion seconded by Mr. Aponte. Motion passes 4 – yes, 1 – abstain (Archible). Mr. O'Connor moved the Board accept the minutes of Thursday, March 16, 2017. Motion seconded by Mr. Aponte. Motion passes 4 – yes, 1 – abstain (Archible).

3) Additions to the Agenda:

- Zone Change – Kirk Stephens, 80 Daniel Shays Highway: Mr. Aponte presented the details to the board. Back in 1990 this parcel of land changed hands, was voted on and unanimously changed to limited business but was mistakenly changed to general business. Being zoned in general business it makes it difficult for him to repurpose this property. It also affects the market value of this property. He is asking that it be set right and put into the limited business zoning as approved back in 1990. The board agrees to refer it back to the ZBA for their consideration.

4) Appearances Before the Board:

- 7:45 p.m. LeeAnne Connolly, Conservation Commission – Endorse Deed for Holland Glenn II: Ms. Connolly informed the Board it is time to close on Holland Glenn II. The town attorney has provided the deed to be signed by the Conservation Commission and by the Board of Selectmen. It will then be sent back to town counsel so they can proceed with the closing. She only needs the Board's signatures.

Mr. Aponte moved the Board of Selectmen endorse the Holland Glenn II deed. Motion seconded by Ms. Aldrich. Motion passes 5 – 0.

Ms. Connolly notarized the following documents in the Board's presence; Joinder Agreement; Deed for Holland Glenn II and National Grid Easement for May Solar Farm.

5) Discussion/Action Items:

- a. Review ZBA Variance Application – Susan Gamelli, 98 Shea Avenue (Map 271, Lot 34.01): Mr. Aponte presented the details to the Board. It is a parcel of land that technically does not have enough frontage and is not large enough to be an estate lot. He thinks the

board should refer it back to the ZBA who should listen to any concerns from other departments. The board agreed to refer it back to the ZBA for their consideration.

- b. Endorse Joinder Agreement: Mr. Aponte presented the details to the Board. This is related to Christopher Heights at the former State School grounds. The town has voted at town meeting to commit an amount of \$238,000 of Community Preservation affordable housing money to the project. This helped the Grantham Group to get their low income housing tax credits which is a substantial part of their financial planning for bringing this project to town.

As this is a public/private venture with co-mingling of funds the town has been notified by State agencies that it is the proper thing to do to enter into this global participation agreement. The board by endorsing to enter into that agreement makes it acceptable to the state agencies that there can be this co-mingling of private and public funds for this private venture.

Mr. Aponte moved that the Board of Selectmen authorize the Chairman to endorse the Joinder to Global Participation Agreement with regards to the co-mingling of funds with the Christopher Heights Project at the former State School. Mr. Brougham, Town Administrator indicated that Town Counsel recommended the town sign this agreement. The motion seconded by Mr. O'Connor. Motion passes 5 – 0.

- c. Endorse National Grid Grant of Easement – North Liberty Street: Ms. Aldrich presented the details to the Board. It is for the solar arrays on the May Farm. National Grid is requesting the Board endorse the easement to allow them to inter-connect with infrastructure.

Ms. Aldrich moved the Board endorse the National Grid request for an easement. Motion seconded by Mr. O'Connor. Motion passes 5 – 0.

- d. Appointment of Assistant Registrar of Voters for Belchertown High School: Mr. Barnett presented the details to the Board. The Town Clerk is requesting the re-appointment of the Assistant Registrar of Voters for Belchertown High School. Mr. Barnett moved the Board appoint Robert J. Hansbury as Assistant Registrar of Voters for Belchertown High School, term April 1, 2017 through March 31, 2018. Motion seconded by Mr. Aponte. Motion passes 5 – 0.
- e. Acknowledge Resignation from Historic District By-Law Commission: Mr. Barnett presented the details to the Board. Peter Roberts has resigned from the Historic District By-Law Commission, effective April 30, 2017 as he will be moving out of the state. The Board accepted his resignation and a letter will be sent to Mr. Roberts thanking him for his service to the town.
- f. Schedule Public Hearing – Transfer of Liquor License from Wong Garden, Inc. to F&J Tan Food Management, LLC d/b/a Wong Garden: Mr. Brougham presented the details to the Board. The restaurant has been sold and the new owner wants to transfer the liquor license that that the former owner had. All of the necessary paperwork has been received from the new owner's attorney to transfer the license. The office staff has proposed that a public hearing be held on April 10, 2017 for the transfer of the liquor license.

Mr. Aponte moved the Board schedule the liquor license hearing for F&J Tan Food Management, LLC d/b/a Wong Garden for April 10, 2017 at 8:00 p.m. at the Lawrence Memorial Hall. Motion seconded by Mr. O'Connor. Motion passes 5 – 0.

- g. Change Location and Time for Meeting of Annual Town Meeting, Monday, May 9, 2017: Mr. O'Connor presented the details to the Board. Mr. O'Connor moved the Board change the date and time for the Selectmen's meeting on Monday, May 9th to 6:30 p.m. at the high school auditorium. Seconded by Mr. Aponte. Motion passes 5 – 0.

Ms. Aldrich moved the Board change the Board of Selectmen's meeting location of their meeting of Monday, May 8th at 6:30 to the Veterans' Memorial Auditorium at the Belchertown High School. Motion seconded by Mr. O'Connor. Motion passes 5 – 0.

- h. Review Draft Lists of Warrant Articles Submitted for Special Town Meeting and Annual Town Meeting: Mr. Brougham stated there are two warrant articles for the special town meeting. The motions are not available so all of the details are not there for the Board to look at regarding the finances. He also informed the Board that the town accountant has identified a \$52,000 deficit in the snow budget and a \$96,000 deficit in the group insurance budget.

Mr. O'Connor questioned if there was anything to review on the warrants as it is standard language. The Board was in agreement.

- i. Executive Session – MGL Chapter 30A, Section 21, Subsections 2 and 3: Mr. O'Connor moved the Board enter executive session at the conclusion of their regular session pursuant to MGL Chapter 30A, Section 21, Subsections 2, and 3 and not to reconvene in open meeting. Seconded by Mr. Aponte. Roll call vote: Archible – yes, Aldrich – yes, O'Connor – yes, Aponte – yes, Barnett – yes.
- j. Miscellaneous Matters: None.

- 6) **Town Administrator's Report:** There were concerns about the annual town meeting warrant last week because there were 17 parcels of land that were going to be voted off to the tax role. These were properties that the town wants to keep for open space. It was originally thought each would require their own article which would have put the warrant article number up to 60 but we have since learned from counsel that they can go as one warrant article. There are three citizens' petitions. Mr. Aponte questioned if they had been certified by the registrars. Mr. Brougham was not aware if they had been certified.

The Board signed the easement for National Grid connection to the May Solar Farm tonight and he will get that back to them promptly. It is his understanding that Nexamp is hopeful to turn that solar array on in June so they will begin to pay the town solar tax money.

Both cell towers that were approved last year are up. He does not know if they have been activated yet.

He and the director of public works have been working on the final layout of the sewer infrastructure at the former Belchertown State School campus. It is not holding up the Grantham Group project but it is an essential component of the final detail on the extension of Business Technology Drive and the overall development of the state school property.

Tomorrow they meet with Clair O'Neill to hopefully know where the sewer will be. It is anticipated that the Grantham Group will break ground on April 15th.

He also updated the Board on the demolition of buildings on the State School grounds.

7) **Review of Weekly Mail:** Mail reviewed.

8) **Individual Board Members' Reports:**

Mr. Barnett: Noticed that one of the town warrant articles is to see if the town will withdraw from the Hampshire Council of Governments. He doesn't believe it should be on the warrant and objects to it. The Board indicated the warrant articles have not yet been reviewed and voted on. They will review them at their next meeting.

The town administrator indicated that at a previous meeting the Board had questions are the town's liability with the Hampshire Council of Governments. It was also questioned what would happen with Hampshire Trust if the town withdrew. He indicated he spoke with the director of the health insurance unit last week and he was told there is no risk if the council ceases to exist. The director offered to come and talk to the Board of Selectmen about it. The town administrator will arrange for him to attend a meeting.

Mr. Barnett disagrees and stated they went to court over that. He sued to take them away from the county and lost. The court said they could not separate from the county.

Mr. Aponte: He questioned the town administrator if there was any liability to the town if the Hampshire Council of Governments were to be dissolved. He was told it is very minimal.

The town has received their annual payment for PEG Access Support in the amount of \$50,000 and change. This money helps to run bctv.

Ms. Aldrich: She and Chief Pronovost were the guests yesterday at the Pack 507, St. Francis Boy Scouts. They had a transition ceremony. It was a great luncheon that Gloria Fortunato and her crew put on.

Friday night she and the town administrator met with Laurie Allen of the Family Center. They are very excited about moving into the building that was previously used by the Belchertown Day School. The Family Center and the Senior Center are hoping to be doing some joint ventures. When they move into the building the Hampshire Educational Collaborative is going to come out and help her set up because it is going to become a model for this area.

Mr. Barnett stated he wanted to talk about the rattlesnakes. He objected at the second meeting that the committee would not listen to the residents questions/concerns. In the next meeting in Ware which was well attended, they allowed anyone to speak for three minutes. One woman who does not like to speak in public sang her comments. The next meeting will be at one of the towns on the eastern side of the reservoir with the possibility of a fifth meeting. Mr. Archible asked what the general consensus of the residents is regarding the snakes. Mr. Barnett stated he thinks that residents would rather they be somewhere else.

Mr. Archible: He was told that DPW did a great job on snow removal over the last few storms. He was in Florida so he didn't witness it and missed several meetings because he couldn't get back due to these storms.

He and the director of public works will be attending the Metropolitan Planning Organization meeting for Chapter 90 funds.

9) **Questions from the Press:** Steve Hill from *The Sentinel* asked for confirmation that the warrant for the annual town meeting is closed. He was told that is correct and that they will be reviewed at the April 10th meeting.

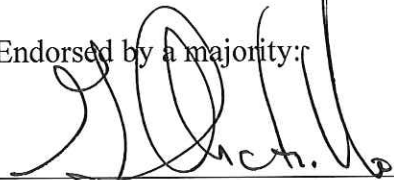
10) **Adjournment:** Meeting adjourned at 8:23 p.m.


Minutes submitted by Gary L. Brougham, Town Administrator

Board approved/endorsed: April 10 2017


Board of Selectmen - Town of Belchertown

Endorsed by a majority:


George D, Archible, Chairman


Ronald E. Aponte


Nicholas O'Connor


Brenda Q. Aldrich

William R. Barnett