

**TOWN OF BELCHERTOWN
BOARD OF SELECTMEN'S MEETING MINUTES
MONDAY, AUGUST 13, 2018
Selectmen's Meeting Room, Lawrence Memorial Hall**

Present: Nicholas O'Connor, Gail Gramarossa, Brenda Q. Aldrich, Ed Boscher

Absent: George D. Archible

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

2) Sign Documents:

- a) Warrant #1907 was signed for \$511,115.55.
- b) Routine documents
- c) Approval of Minutes: Ms. Gramarossa moved the Board accept the minutes of July 23, 2018. Motion seconded by Mr. Boscher. Motion passes 4 – 0. Ms. Gramarossa moved the Board accept the executive session minutes of July 9, 2018. Motion seconded by Ms. Aldrich. Motion passes 3 – yes, 1 – abstain (Boscher).

3) Additions to the Agenda:

- Lisa Banner, Treasurer-Collector - FY2019 Borrowing Capital Projects: Ms. Gramarossa presented the details to the Board. Ms. Banner is looking for approval of financing for the capital project that was approved at the May 2018 town meeting. It was further asked that the departments provide the expected life span of the equipment. The departments have provided that information.

Ms. Gramarossa moved the Board vote to approve the borrowing amounts laid out with the maximum useful life expected life spans for those pieces of equipment. Motion seconded by Ms. Aldrich. Motion passes 4 – 0.

4) Appearances Before the Board:

- 7:35 p.m. Historical Commission: Jill Bierly from the Historical Commission came before the Board. Both she and her husband are on the Historical Commission. They would like to preserve the area around the stone wall at the Patrick Center. It was most likely used as the garden space with the possibility that it was used as a sensory garden but there are no hard facts backing that. The stone wall is in relatively good shape and they want to see it preserved. The Historical Commission feels it would be a great connection between all the recreational spaces to be an open classroom, or a contemplative space and maybe make it some sort of garden.

Mr. O'Connor commented that the Historical Commission will have representation on the Patrick Center Committee so they can bring all those thoughts to the table. Mr. O'Connor commented that another town had come up with plans for a pavilion with barbecue spots where residents could hang out for the day and recreate in all these new spaces. He also mentioned getting the cultural council involved as we don't really have a public gathering space for performances from a cultural perspective.

The Board thanked Ms. Bierly for coming in. She will let the town administrator know who the Historical Commission wants on the Patrick Center committee.

5) Discussion/Action Items:

- a. Endorse September 4, 2018 Primary Warrant: Mr. O'Connor presented the details to the Board. Mr. O'Connor moved the Board endorse the State Primary Warrant to be held on September 4, 2018. Motion seconded by Ms. Aldrich. Motion passes 4 – 0.
- b. Accept DPW Maintenance Laborer Employee Resignation: Mr. O'Connor presented the details to the Board. The Board accepted the resignation of Jeff Grossman from the DPW as a maintenance laborer. He is going back to school to pursue a nursing degree. A letter will be sent to Mr. Grossman thanking him for his service to the Town.
- c. Appointment of Maintenance Laborers: Steve Williams, Director of Public Works indicated his department had an existing vacancy and then with Mr. Grossman's resignation there were two vacancies. Nicholas Leduc has been working as a seasonal laborer for the past few years. Glenn Durham is a new applicant currently employed with the Town of Granby working for the DPW.

Mr. O'Connor moved to appoint Nicholas Leduc and Glenn Durham to the position of maintenance laborers. Motion seconded by Ms. Aldrich. Motion passes 4 – 0.

- d. Appointment of Part-Time DPW Department Assistant I: Steve Williams reminded the Board that this is a part-time, non-benefited position. He received 55 total applications for this position. First round interviews were done with about a dozen individuals. Mr. Brougham participated in second round interviews. He further commented that Ms. Young's experience seems like a good fit with the department and they are looking forward to having her start working. Mr. O'Connor moved to appoint Kristine Young to the position of Part-Time DPW Department Assistant 1 effective immediately. Motion seconded by Ms. Aldrich. Motion passes 4 – 0.
- e. Appointment of Senior Center Building Custodian: Mr. Boscher presented the details to the Board. Per the recommendation of Senior Center Director Langlois, Mr. Boscher moved to appoint Mariah Diesi to the position of Senior Center Building Custodian. Mr. Brougham stated this is a temporary appointment that may or may not become permanent.
- f. Appointment of Full-Time Police Emergency Dispatcher: Ms. Aldrich presented the details to the Board. Per the recommendation of Chief Pronovost, Ms. Aldrich moved to appoint Trudy Oppenheimer to the position of Full-Time Police Emergency Dispatcher, effective August 10, 2018. Motion seconded by Mr. Boscher. Motion passes 4 – 0.
- g. Appointment of School Committee Member to Scholarship Committee: Mr. Boscher presented the details to the Board. Per the recommendation of Donna Lusignan, Chair of the Scholarship Committee, Mr. Boscher moved to appoint Ruby Bansal as the School Committee member to the Scholarship Committee. Motion seconded by Ms. Aldrich. Motion passes 4 – 0.
- h. Special Permit and Site Plan Review – Borrego Solar Systems, Bardwell Street: Mr. O'Connor commented that this is in the area of Bardwell Street and North Liberty Street. He asked Mr. Brougham to present details to the Board. Thomas

Robert is the owner of the property. The system being proposed is approximately 3.4 megawatts and is an open hayfield, close to the intersection of Bardwell Street and North Liberty Street. He feels the project fits nicely on the proposed site. The Planning Board is holding a hearing on this plan tomorrow night. There will not be a lot of tree trimming. He suggested remanding the plan back to the Planning Board with the Board of Selectmen's standard language to pay attention to concerns by abutters, other town boards and committees and that the developer should negotiate a PILOT agreement with the Town of Belchertown.

Ms. Gramarossa questioned if there had been any concerns expressed about this project. Mr. Brougham commented that he believes there has been one call regarding this project. It is a new filing so there hasn't been a lot of visibility with the application. Mr. Robert owns property to the rear of the project; the active railroad is also near along with a series of businesses.

Mr. O'Connor stated the Board will take no action and remand the plan back to the Planning Board. He reiterated that the Board will ask that the Planning Board pay attention to comments and concerns by abutters and other town boards and committees. Should the project move forward they will need to engage in a solar tax PILOT.

Mr. Boscher commented that this is one of multiple solar projects and as everyone knows there are financial issues in the Town. He wondered if the solar PILOT agreements could have an impact on OPEB (other post-employment benefits) as this is something the Town needs to be concerned with. Mr. O'Connor gave a brief overview on OPEB and the liability the Town has with it. It was suggested by the auditors that the Town have a defined dedicated revenue source to OPEB.

The Town Administrator commented that there are public hearings scheduled for tomorrow night. He went over the applications that we have as well as the ones that are being talked about. There is the potential for seven solar projects to be reviewed and potentially approved. If they were all approved the Town could see 22 megawatts so there is a significant amount of money on the table for the Town.

Mr. Brougham also spoke of the Marijuana Host Agreement that will bring in a significant amount of money that could also be a revenue source to OPEB.

- i. AAffordable Auto Services DBS AAffordable Auto Sales, Class II Application, 281 Mill Valley Road: Mr. O'Connor asked the Town Administrator to present the details to the Board. A partially completed application has been received by the applicant at 281 Milly Valley Road seeking a used Car License for one vehicle. The Zoning Enforcement Officer told him that it would be an allowed use. The Town Administrator feels that it is a grey area as there are other one car licenses assigned and are used mostly to sell over the internet. He has not had the opportunity to speak with the property owner. If the Board is willing to entertain a discussion regarding the license the office will post a public hearing notice. It will enable the abutters to know what is being proposed. The applicant at that time can address any questions or concerns from the Board as License Commissioners or that of any of the abutters. If the Board and abutters have a better understanding

of what the applicant is seeking then a determination could be made as to whether this was an admissible use of a one car license.

Mr. O'Connor confirmed that this license would not increase the number of unregistered vehicles that are allowed on his property currently. Mr. Brougham confirmed that he cannot have more than the one unregistered vehicle due to zoning.

Ms. Aldrich feels the Board should have the hearing so the abutters can hear what he is proposing. Ms. Gramarossa was in agreement.

Mr. Boscher questioned if the town administrator knew approximately how many of these one car licenses were issued in the town. He was told there are approximately four with no problems. Some of them were just for internet sales and/or to be able to get into the auctions.

The Board will hold a public hearing on September 10th for the license.

- j. Discuss Request from Tim and Kathy Goodale: Mr. Brougham presented the details to the Board. The Goodale's own property on Laurel Ridge. There is a small piece of property between their property and the neighbor's property. They would like to maintain this lot which is owned by the Town. When this subdivision was built that parcel was designated as a stump dump. There is also a drainage easement for the detention basin on Laurel Ridge. They originally sought to purchase the property from the Town but after speaking with the Town Administrator they've decided they are only requesting to be able to maintain this parcel. They want to cut the brush and vegetation, mow it, keeping it attractive. They are willing to extend coverage on their homeowner's police to include this parcel.

The Board was in agreement to draft a letter indicating that they would maintain this property for a specific period of time. It can be renewed as long as there are no problems or the Town can end the agreement if there are. This parcel will not be used as a road anytime in the future.

- k. Discuss Patrick Center Re-Use Committee and Membership: Mr. O'Connor presented the details to the Board and reviewed the history of the Town purchasing this property.

We have funds to put the splash park in the area of the Patrick Center (near the former tennis courts). He reminded everyone of all the recreation spots in that area. He feels the Board should put together a subcommittee consisting of some of the committee members from the Patrick Center Re-Use Committee and to talk about the area holistically rather than just focusing on the Patrick Center. He feels it may make more sense to have department heads rather than committee member as budgetary decisions will need to be made with shovels in the ground. He wants to swap out the committee members with department heads.

Ms. Gramarossa felt having department heads was important but also feels there is a role for some committee members to give input. There should be some

representation from committees. She feels the historic commission should be involved.

It was discussed and agreed that the council on aging, school committee, family center, historical commission, recreation department would be part of this committee. Ms. Aldrich thinks that it should be the recreation director as well as a recreation committee member. The Board agreed that Mr. O'Connor, the town administrator, DPW director, recreation director and one recreation committee member, family center member, historical commission member, school committee member, and the senior center director will be on the committee. The Board members will reach out to the department heads regarding their participation in this committee.

1. Miscellaneous Matters: None.

6) Town Administrator's Report:

- The Board should be getting if they have not already received it an invitation from the Grantham Group for the official ribbon cutting of Christopher Heights Belchertown. It will be on September 12th from 2:00 – 4:00 p.m.
- Pride Park is a very busy site. Last week storage tanks were installed. The footings are all dug out. The water line is going to cross Rt. 21 on the 15th and they will try to have that work done before school starts.
- The Marijuana Host Agreement Task Force has met twice. It initially seemed like a benign task but they have realized how complex the agreement is. They will be deciding on what the town will be asking for on impact fees, charitable donations and taxation both from the State level as well as local taxes. There were quite a bit of other concerns raised on the committee and they are working through those concerns. He questioned where the committee leaves off and where the Board of Selectmen steps in. Does the Board want an agreement that can be ratified or do they want to do the final negotiations. Mr. O'Connor commented that his initial idea was that the committee would present some type of draft that the Board may have comments on but that the final product would come from the Task Force and the Board would ratify it. Board members were in agreement.

7) Review of Weekly Mail: Reviewed, no discussion held.

8) Individual Board Members' Reports:

Ms. Gramarossa: Since she had the honor of serving with Gary Racicot on the Board of Health for so many years, she wanted to acknowledge his death. Her condolences to his family.

Mr. Boscher: He had a fun evening at the Safety Complex last week for Safety Night. The Police Department, Fire Department, and the Senior Center were out in full force. He even got to witness a K-9 demonstration.

The Family Center is having their major fund raiser on September 8th last week.

There was an online effort for the Splash Park Funding. Our representatives were impressed by how many residents reached out to them to get an override.

The final Food Truck Friday event for the summer is this Friday.

Ms. Aldrich: Also had a great night at the Safety Complex. Everyone did a fabulous job.

She is wearing the pin that the Town Common Lighting Committee are selling to help support the lighting in town. You can purchase pins at Ransaka for \$1.00.

The Police Department is going to begin the RAD program. She has always encouraged the program. You can sign up at the Police Department.

Mr. O'Connor: Special Town Meeting will take place on August 20th. Mr. Archible will serve as chairman as he will be on vacation.

He's been at the Farmer's Market the last couple of weeks. It is getting bigger and bigger. There were two food trucks and a live band this past week.

- 9) **Questions from the Press:** Steve Hill from *The Sentinel* asked for the spelling of the last name of the full time emergency dispatcher that was appointed this evening. The spelling was given to him.

He also questioned if anything has been decided on the Patrick Center. He was told that nothing specific has been decided. There are plans in the vicinity of the Patrick Center that are starting to take shape such as the Splash Park. It was also confirmed that the idea of having department heads on the committee rather than committee members is so that they can take concrete action more quickly instead of having a back and forth scenario. The Board reviewed the Patrick Center Re-Use Committee list with Mr. Hill.


- 10) **Adjournment:** Meeting adjourned at 8:13 p.m.

Minutes submitted by Gary L. Brougham, Town Administrator

Board approved/endorsed: Sept. 24, 2018

Board of Selectmen - Town of Belchertown


Endorsed by a majority:



Nicholas O'Connor, Chairman

(Absent)

George D. Archible



Gail Gramarossa



Brenda Q. Aldrich



Ed Boseher