

**TOWN OF BELCHERTOWN
BOARD OF SELECTMEN'S MEETING MINUTES
MONDAY, AUGUST 28, 2017
Selectmen's Meeting Room, Lawrence Memorial Hall**



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

Absent: William R. Barnett

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

2) Sign Documents:

- a) Warrant #1809 was signed for \$625,194.50.
- b) Routine documents
- c) Approval of Minutes: Mr. Aponte moved the Board accept he minutes of July 24, 2017, Mr. Archible was not present for this meeting. Motion seconded by Mr. O'Connor. Motion passes 3-0-1 (abstain – Archible).

3) Additions to the Agenda:

- Accept Resignation Planning Board Member: Mr. Aponte presented the details to the Board. The Board has received a letter of resignation from Donna Lusignan who is the vice-chair of the Planning Board, effective September 1, 2017.

Mr. Aponte moved to accept Ms. Lusignan's resignation from the planning board, effective September 1, 2017. Motion seconded by Mr. O'Connor. Motion passes 4 – 0. A letter will be sent to Ms. Lusignan accepting her resignation and thanking her for her service.

4) Appearances Before the Board:

- 7:35 p.m. Alana Sambor, Belchertown Day School: Alana Sambor introduced herself to the Board as one of the members on the Board of Directors for the Belchertown Day School. They have been in town for 39 years and are a non-profit facility. They have a hundred children attending and they are open all year long. They are at capacity and have a wait list of 30 children which is why they want to expand. They are in the process of purchasing land from the EDIC. Part of the process is obtaining funding. They need a letter of support from the Board of Selectmen in order to get to their next step.

Charles Robert, the architect that they are using presented the Board with paper copies of the design. He reviewed the site area where the day school is planned. He also reviewed the building construction and design for the day school.

Ms. Sambor stated she realizes that including the Belchertown Day School into the EDIC is a little questionable as they are non-profit. She feels being able to add an additional 100 children to their new facility will be invaluable to the planned project area as all these families will shop in that area.

Ms. Aldrich stated the Day School is only here this evening asking for the Board's support in obtaining their USDA funding. She questioned the Board members if

they have had a chance to review the draft letter that the Day School provided for their endorsement. Mr. O'Connor questioned if the Board's endorsement was a requirement of the grant. Ms. Sambor stated it would help with the process. It was clarified it is not a requirement of the grant but it is of the USDA funding.

Mr. Aponte questioned the difference between the grant and the USDA. Ms. Sambor indicated the grant is a separate function. The building will cost \$2.8 million. The grant is the \$1 million from the early childhood entity of the State and is contingent on this being a successful project. The USDA funding is separate and is long term debt that the school is absorbing. It will help them to get the project going.

Mr. Aponte indicated when he first looked at the letter he was concerned as he doesn't believe it's the Board of Selectmen's responsibility to endorse specific businesses. However, in breaking the letter down he sees it doesn't say the town is endorsing the Belchertown Day School as the best one in town. The letter is just saying the Day School is within the community concept and is beneficial to the community. He does not have a problem signing the letter. He would like to see in the letter that the Board is signing it in support of the requirement for the USDA funding. He doesn't want to set a precedent for future boards when other businesses come in saying we want a letter of support for their bank loan for a new business. He also questioned what the capacity will be of the new building. He was told it would be about 120. Mr. O'Connor questioned the net increase and was told it was 20%.

Mr. Archible questioned what the property would be valued at. He was told it would be 2.8 million which includes purchasing the land and building. They are preparing to send it out to bid soon.

It was confirmed that both the grant and the USDA funding have been approved. There is still paperwork that needs to be followed up for the USDA funding. Mr. O'Connor confirmed that this is long term debt that is being incurred by the Belchertown Day School.

Mr. Archible stated he is not comfortable signing the letter as presented. He wants to see the letter that will actually be sent out. Ms. Aldrich asked Ms. Sambor to send the Board the revised document that will be sent to the USDA prior to the Board voting on it. The Board will then vote on it.

- 8:15 p.m. LeeAnne Connolly, Conservation Administrator – Gift of Land, Catherine Drive (off Bay Road): Ms. Connolly presented the details to the Board. This is for 23 acres of land off Catherine Drive and Sarah Lane. It was always intended for the town to take that property; however, it slipped through the cracks. The residents have been mowing and maintaining the property. Kestrel Land Trust is the current owner. The planning board supports this gift of land. The conservation commission also voted to accept this land gift. She is now asking the board of selectmen for their approval in accepting this land gift. Kestrel Land Trust will pay all legal fees in transferring this to the town.

Ms. Aldrich questioned if the property can be walked and if there are trails. Ms. Connolly confirmed that there are. She stated that it is open meadow with a vernal pool on the property. There is an access off Catherine Drive. If the town accepts it, it must be for passive use and not recreational use.

Mr. Aponte questioned if DPW had any concerns regarding maintenance of this property. Ms. Connolly indicated the town would have to have someone hay it and Kestrel Land Trust has offered to pay to have it done this year.

Mr. O'Connor moved the Board support the acceptance of the land gift at Catherine Drive and Sarah Lane. Motion seconded by Mr. Aponte. The motion passes 4 – 0.

5) Discussion/Action Items:

- a. Acknowledge Police Dispatcher's Notice of Retirement: Mr. Aponte presented the details to the Board. Jean Flores who has been a long, long term dispatcher at the police department is announcing her intent to retire on November 14, 2017. A letter will be sent to Ms. Flores thanking her for her service to the Town.
- b. Appointment of Member to the Family Center Committee: Mr. O'Connor presented the details to the Board. Per the recommendation of Katrina Staples, Chairman of the Family Center Committee, Mr. O'Connor moved the Board appoint Deb Lebeau, term to expire June 30, 2020. Motion seconded by Mr. Aponte. Motion passes 4 – 0.
- c. Appointment of Election Workers: Ms. Aldrich presented the details to the Board. Colleen Toothill-Berte, Town Clerk has sent a letter to the Board requesting the appointments of election workers with terms effective September 1, 2017 through August 31, 2018. Mr. Archible moved the Board appoint the election workers as recommended. Motion seconded by Mr. O'Connor. Motion passes 3-0-1 (abstain – Aponte).
- d. SOAAR 5K Race and Music Festival on September 9, 2017: Mr. Archible presented the details to the Board. The SOAAR will be holding their 2nd annual 5K Race and Music Festival on the town common. There will be live music with the event beginning at 3:00 p.m. and the 5K race will kick off at 6:30 p.m. There will be a police detail for safety reasons. They will also promote a future training of Narcan and at that training Narcan will be made to the public.

Mr. Archible moved the Board approve the 5K race and Music Festival Event on September 9, 2017. Motion seconded by Mr. Aponte. Motion passes 4 – 0.

- e. Site Plan Application – Superior Floor Solutions, 80 Ware Road: Mr. Brougham presented the details to the Board. The former Evergreen Mini Golf has been sold to Superior Flooring. They are seeking approval to build a new 7,500 sq. ft. floor center. Some display and some warehouse to be built within the existing business envelope. He does think they should clear their plan with MassDOT as it is on a State highway. The Board will refer the plan back to the Planning Board noting that the brook on the plan has been misnamed.
- f. Zone Change Application – 1100 Federal Street: Mr. Brougham presented the details to the Board. The owners of the former Townhouse Restaurant are seeking to build an additional home on that lot. They need a zone change in order for that to happen. The Board agreed to send the application back to the Planning Board for their review.

- g. Zoning Board of Appeals Special Permit Request, 99 Federal Street: Mr. Brougham presented the details to the Board. The applicant is seeking approval of a special permit to sell two vehicles from that property. The sales will be over the internet only. He previously had a license in Sunderland with no issues in that town. The Board agreed to send the applications back to the ZBA for their review.
- h. Miscellaneous Matters: None.

6) **Town Administrator's Report:** He is still investigating the water ski course concerns. Also residents from Barton Avenue are still hearing considerable gun shots from the Granby Bow and Gun Club.

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

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

Mr. O'Connor: The SOAAR event will be held this coming weekend on Saturday, September 9th. Also on Friday evening there is a fund raiser for all of the sports in town at Cold Spring.

Ms. Aldrich: She has a concern regarding the passing of Margaret Kemp. Her concern is with the residents who are out walking and running and doing it in the roads and not on the sidewalks. She is encouraging people to use the sidewalks.

There was a go-fund me page set up by Susan Shea for Margaret Kemp which has raised a lot of money.

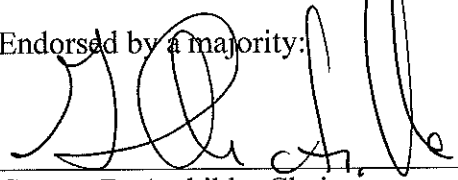
9) **Questions from the Press:** None.

10) **Adjournment:** Meeting adjourned at 8:18 p.m.

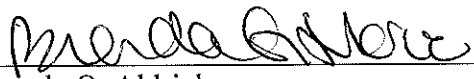
Minutes submitted by Gary L. Brougham, Town Administrator

Board approved/endorsed: Sept. 11, 2017

Board of Selectmen - Town of Belchertown

Endorsed by a majority:


 George D, Archible, Chairman



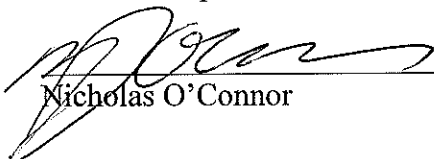
 Brenda Q. Aldrich



 Ronald E, Aponté

(Absent)

 William R. Barnett



 Nicholas O'Connor