

**TOWN OF BELCHERTOWN  
BOARD OF SELECTMEN'S MEETING MINUTES  
MONDAY, DECEMBER 14, 2015  
Selectmen's Meeting Room, Lawrence Memorial Hall**

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

- 1) **Call to Order:** Chairman Aponte called the meeting to order at 7:30 p.m. with the Pledge of Allegiance.
  
- 2) **Sign Documents:**
  - a) Warrant #1624 was signed for \$1,179,568.04.
  - b) Routine documents
  - c) Approval of Minutes: Minutes not reviewed.
  
- 3) **Additions to the Agenda:**

Site Plan Review – Hargeo Auto Services – North Liberty Street: The Board addressed their concerns with Mr. Boudreau in the discussion regarding his license renewal. A letter will be sent to the Planning Board indicating that Mr. Boudreau is cooperating and addressing all the concerns that have been brought to his attention. The Board of Selectmen is in support of the parking lot addition for Hargeo's Auto Services.
  
- 4) **Appearances Before the Board:**
  - 7:33 p.m. Pole Hearing - #2016-04, Gulf Road: Mr. Aponte announced that the petitioner has cancelled the pole hearing. They have to do some reconfiguring of the pole.
  - 7:40 p.m. Discussion Requested by Selectman Nicholas O'Connor: As the liaison for the Human Service areas he met with those departments, committees, commissions over the summer. He sees the opportunity to bring all those plans together into a larger vision. Many are in the area surrounding the state school property. There is not a lot going on in Belchertown that will bring people to Town.

Mr. O'Connor indicated he is looking for support from the Board of Selectmen before he goes any further with putting together a plan. Mr. O'Connor presented a number of slides illustrating conceptual uses of some of the Town's open space.

His vision is to enhance the marketability of the state school property. To enhance local resources to meet the community needs; to create destinations which will attract both out of town and resident consumers and to utilize existing resources where available. He also touched on agricultural uses. There is a very large portion of land that the Town cannot use because it is surplused to the State. He

briefly touched on the possible uses in the future. The Recreation Commission is doing a community needs survey to get input from the residents. The survey will give a better picture of what works and what needs improvements. He again touched on the improvements being made in the future for recreation programs (fields, facilities). He also discussed Cultural Council concerns and plans going forward.

He also met with the Town Planner. The DART (design and resiliency team) will be working with the Town for three days in February (22<sup>nd</sup> – 24<sup>th</sup>). The intent is to develop a community vision for the long term development of the expanded “Common to Courthouse” area.

Mr. Aponte questioned if Mr. O’Connor had reached out to the EDIC or Mass Development. Mr. O’Connor indicated he had not. Mr. Aponte recommended that he do so. Mr. O’Connor feels that by all of these committees, departments and boards’ coming together it opens it up to bigger grant opportunities.

Mr. O’Connor also requested the Board’s support with the Finance Committee to put some kind of hold on money for some of this vision.

Mr. Barnett moved the Selectmen support Mr. O’Connor’s vision for the Town. Seconded by Mr. Archible. Motion passes 4 – 0.

**5) Discussion/Action Items:**

- a. Approve / Endorse Liquor License Renewals: Mr. Aponte presented the details. Each year all establishments holding a liquor license must be renewed by the Board of Selectmen. He confirmed with the Town Administrator that all paperwork for the licenses was in order. Mr. Brougham confirmed that all paperwork is in order and asked that the Board sign the licenses so they can be distributed before the end of the year. .
- b. Endorse Remaining 2016 Licenses: Mr. Aponte presented the details indicating these additional licenses would be salvage licenses; used car sales licenses, etcetera and these also come up on an annual basis. He confirmed with Mr. Brougham that all paperwork was in order with the exception of one. Mr. Brougham confirmed that there are some questions regarding one license which is for Hargeo’s and that is on the agenda for the site plan review. Mr. Aponte indicated he wanted to discuss this license now.

There is a Class II license to be renewed for Hargeo Auto Services, 451 North Liberty Street. The license allows the maximum of 12 cars for sale. There are some ongoing concerns regarding parking arrangements such as site impairment at the intersection because of parked vehicles, delivery trucks, tool trucks. The applicant has held this license for many years and has been very cooperative with the building inspector to try and mitigate the problems that are being experienced with complaints from the public.

Mr. Brougham indicated one of the abutters came into the office to address the number of vehicles that are being parked on site, the fact that some of those vehicles are parked on town property and that frequently the intersection is obstructed with parked vehicles. These issues have been addressed with the Zoning Enforcement Officer and the business owner several weeks ago. Mr. Brougham drove by the site today and found at least three vehicles parked on the Town's side of Barrett Street essentially on town property. There is a stop sign that was installed two weeks ago with a vehicle on the traveled lane side of the stop sign. In addition there was a Snap On Tool Truck on the opposite side of Barrett Street that was parked in front of the stop sign if you were coming from South Washington Street through. Mr. Brougham feels it would be appropriate for the Board to renew the license but the applicant needs to be more mindful of the problem and if the sides can't agree on permanent mitigation of the problem then there may need to be a more meaningful hearing with the Board of Selectmen as the license commission.

Tom Boudreau, business owner was present. He indicated he has operated at this location for many years and understand the problems and concerns. He has asked the delivery trucks to come bi-weekly and instead of parking parallel on the main road on North Liberty but to go across the street on the dirt road which is less travelled. In the past he has parked cars on the dirt road as over flow parking which he understands hasn't been ok with some people so he has stopped that practice.

He has in the works a proposal to make a smaller parking lot in a wooded area that they own just north of the building. Mr. Aponte questioned if that is the proposal coming before the Planning Board. Mr. Boudreau confirmed that was correct. Mr. Boudreau indicated its not going to be a very big parking lot; it won't accommodate tool trucks but will allow for employees to park. He realizes they are on a corner and are keeping cars back from the stop sign on their side of the road. He believes the new parking area will give them the extra room that they need.

Mr. Aponte asked if there were any questions, comments or concerns. Mr. Aponte feels the concerns are legitimate and at the same time Mr. Boudreau has been a business owner in town for a long time without any complaints. . He is cooperating with the town and specifically with Mr. Adzima. He has a game plan in place with the Planning Board that will hopefully mitigate these problems. He doesn't see any reason why the Board wouldn't sign the license as he cannot do business without it. The Zoning Enforcement Officer will need to be making sure that Mr. Boudreau is addressing the concerns

Mr. Archible moved the Board of Selectmen sign the license and if the Planning Board has concerns the Board of Selectmen will address them at that time. Seconded by Mr. Barnett. Motion passes 4 – 0.

- c. Appointment of Deputy Tax Collector: Mr. Barnett presented the details to the Board. Lisa Banner, Treasurer-Collector is requesting the reappointment of the Deputy Tax Collector. Mr. Barnett moved to reappoint Arthur P. Jones to the position of Deputy Tax Collector for a term beginning January 1, 2016 through December 31, 2016. Seconded by Mr. O'Conner. Motion passes 4 – 0.
- d. Appointment of Member to Cultural Council: Per the recommendation of Cathy Carlton Hews, Co-Chair, Cultural Council, Mr. O'Conner moved to appoint Rachel Martins to the Cultural Council, term to expire June 30, 2017. Seconded by Mr. Archible. Motion passes 4 – 0.
- e. Appointments to BCTV: Mr. Aponte suggested the Board hold off on this discussion until their next meeting of December 29, 2016.
- f. Appointment of Part-Time Police Dispatcher: Per the recommendation of Acting Chief Bruce Jenks, Mr. Aponte moved to appoint Madeline Souleotis to the position of part-time Police Dispatcher, effective Friday, December 11, 2015. Seconded by Mr. Archible. Motion passes 4 – 0.
- g. Accept Employee Retirement Notice: Mr. Archible moved to accept the retirement of Christopher Elias (DPW employee), effective January 1, 2016. Seconded by Mr. Barnett. Motion passes 4 – 0.
- h. Endorse Department of Conservation Hazard Tree Grant Documents: Mr. Archible presented the details. The Director of Public Works has submitted the Commonwealth of Massachusetts standard contract form specific to a hazard tree inventory grant recently received by the Department of Public Works. The grant is in the amount of \$8,000. Mr. Archible moved to endorse the Department of Conservation Hazard Tree Grant Documents and to appoint Steve Williams, Director of Public Works, as the authorized signatory. Seconded by Mr. O'Conner. Motion passes 4 – 0.
- i. Patrick Center Reuse: Mr. Aponte stated he was happy to announce that the proposed auction of the Patrick Center property scheduled for December 9, 2015 has been postponed. He thanked Town Administrator, Gary Brougham, for writing a very effective letter to our legislators to get this auction postponed. He also thanked Senator Rosenberg for his work in getting this auction postponed. The bad news is the town has to have a viable game plan in place which includes use, funding mechanism, town meeting endorsements all by the end of the fiscal year (June 30, 2016).

Mr. Aponte and Mr. Brougham sat down with the School Department and School Committee who indicated they have some potential uses for that parcel of land. He also believes Recreation Department may have some uses for that parcel. Mr. Aponte stated the Board needs to see who is interested in that land, what their potential use could be and ultimately decide the best use of that land. This will have to be brought to Town Meeting and the Town will have to appropriate some type of funding authorization and then present it to the Commonwealth.

As timing is very tight he proposes that the Board of Selectmen convene a subcommittee for land use for the Patrick Center. Mr. O'Conner indicated that his feeling in dealing with all of the committees he's worked with is that there would

be more support for the land to be used for school based function as opposed to recreation.

Mr. O'Conner moved to establish a subcommittee for use of the Patrick Center property with seven members to include; Board of Selectmen member, School Committee member, Town Administrator, Department of Public Works, Finance Committee member, Recreation Department and a Citizen at Large to be appointed by the Select Board to be appointed at the December 28, 2015 meeting. Seconded by Mr. Barnett. Motion passes 4 – 0.

Mr. O'Connor moved to appoint himself as the representative from the Board of Selectmen. Seconded by Mr. Aponte. Motion passes 4 – 0. Mr. Aponte asked Mr. O'Connor to set things in motion.

Mr. Brougham indicated he wanted to clarify that there are two significant dates the Board needs to be aware of. The Department of Capital Assets would like in their office by the end of March the Town's reuse plan and a Town Meeting vote authorizing the Town to acquire this parcel. Mr. O'Connor questioned if that would be a Special Town meeting vote. Mr. Brougham confirmed that is correct. By the end of June the Department of Capital Assets wants this whole transaction complete. The Town has three months to get the proposal completed.

Mr. O'Connor indicated he will commit that by the Board of Selectmen meeting of December 28, 2015 he will have all members identified with the exception of the citizen-at-large.

- j. Special Town Meeting: Mr. Barnett moved to set the Special Town meeting date as February 22, 2016 at 7:00 p.m. at the Belchertown High School. Seconded by Mr. Archible. Motion passes 4 – 0.

Mr. Aponte questioned the deadline for warrant articles. The town administrator indicated that the Patrick Reuse has to be on, there is a vote needed for an open space grant, the request for a variance mentioned by Mr. Archible, there was a commitment to put money back into stabilization and as we have the free cash amount that should be done and any other miscellaneous items. Mr. Brougham suggested closing the request for warrant articles on December 30, 2015; the office will have everything in order and the Selectmen can review them at their meeting of January 11, 2016. Mr. O'Connor moved to close the warrant at the close of business day, December 30, 2016. Seconded by Mr. Barnett. Motion passes 4 – 0.

- k. Robert Wojtczak Sewer Permit Waiver Request: Mr. Archible read the letter from Mr. Wojtczak. He is requesting a waiver from the sewer permit fee for houses that he is building on North Washington Street. Mr. Archible feels the Board should deny this request.

Mr. Archible moved the Board deny the request to waive the sewer permit fees. Seconded by Mr. Aponte. Mr. Aponte asked for the Town Administrator's input.

Mr. Brougham indicated he feels it sets precedent. He used Hickory Hills as an example. That developer put the entire sewer infrastructure in the street and pays the sewer permit fees.

Mr. O'Connor doesn't feel there is any compelling reason in the letter to allow the waiver other than the developer spent his own money on the infrastructure. Mr. Aponte stated that Mr. Wojtczak feels there are additional homes already there that will be able to tie into the infrastructure that he put in.

Following discussion the Board members were in agreement that it sets a precedent for future development that could potentially tie into the sewer system. If this precedent is set then the Town would be obligated to do it for another developer in the future.

Mr. Aponte called for a vote on the motion to deny the request for a waiver from the sewer permit fee. Motion passes 4 – 0.

1. Miscellaneous Matters: None.

- 6) **Town Administrator's Report:** A few years ago the MacDuffie School in Granby had conceptual conversations with the Town of Belchertown regarding connecting to the Belchertown Wastewater Reclamation Facility. A Town Meeting vote was taken for inter-municipal connection which passed overwhelmingly.

Recently the MacDuffie School has been back in touch with the Town and is very interested in connecting to the Belchertown Wastewater Plant. The school will shoulder the entire cost. There will be users along the critical path that will be able to tie into the plant in the future. The sewer lines from MacDuffie will not be an expense to any abutting property. MacDuffie is looking for about 12 or 13,000 gallons of capacity in our plant with a projection to go to about 19,000 by the year 2020.

Mr. Aponte questioned the Town's use. Mr. Brougham confirmed that the Town is in good position to handle the MacDuffie School. Mr. Brougham continued there would be substantial revenue to the Town for the Wastewater Treatment Plant in user fees. There would be some benefit to the residents along the way but if they decide to tie in they would also have to pay an entrance fee.

Mr. Brougham had a meeting with MacDuffie School personnel, Steve Williams, Director of Public Works and Rollin Dewitt. He assured MacDuffie that he would speak with the Board to make sure there were no concerns that would disallow them to connect to our facility. It will come off the MacDuffie property, up School Street to Stebbins Street when it crosses the town line and then up George Hannum Road. This would be the most direct route and least complicated.

The consensus of the Board was to allow the Town to continue working with MacDuffie School and the Town of Granby.

7) **Review of Weekly Mail:**

#16) Office of the Attorney General – OUI Last Drink Data – Quarters 2 and 3. Mr. Aponte stated he is happy to announce that no Belchertown establishments were cited on the report. It goes to show that the hard line the town takes on issuing liquor licenses is paying off.

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

Mr. Archible: Thanked Mary Olberding for her help in securing the Patrick Center property until the Town is able to come up with a plan and money.

9) **Questions from the Press:** Jim Russell from *The Republican* questioned if there is a time frame on how soon MacDuffie wants to tie into the Belchertown sewer. Mr. Brougham responded that MacDuffie is under an administrative order by DEP that they have to be in compliance by the end of June 2017. Mr. Russell also questioned the cost for MacDuffie in connecting to the Belchertown facility. Mr. Brougham indicated it will be a low pressure force main which means it won't be as costly to construct because it won't consist of deep excavation. Mr. Russell confirmed that Granby residents along the sewer line could connect into it as long as they paid the connection fees.

Mr. Russell also mentioned the overwhelming response for school reuse for the Patrick Center; he asked Mr. O'Connor what is driving the overwhelming support. Mr. O'Connor stated there are aging schools in town as is the central office.

Mr. Russell asked if DCAM has an appraised value for the Patrick Center. He was told there is no appraisal yet. Mr. Brougham indicated the Assessor's have an assigned value but he doesn't know how reflective it is of the current condition of the building. DCAM has indicated if the town responds to them in the appropriate time frame they will commission a fair market appraisal. Mr. Russell clarified for himself that the special town meeting will vote to authorize a certain amount of money to be spent on this property.

Mr. Russell asked how many acres of playing fields would be lost to the Mass Development Plan. Mr. Brougham responded that seven acres would be lost. Mr. O'Connor stated the town needs additional fields and that losing these fields only exacerbates the problem.

Eric Goldscheider from *The Gazette* asked for confirmation that the Patrick Center is currently owned by the State, that it was suppose to go up for auction and that process has been stopped. Mr. Aponte confirmed that he was correct. He questioned that the Town wants this property and if the Town would pay for it or how a price would be determined. Mr. Aponte indicated that it would all be determined in the next coming months. Mr. Goldscheider questioned if the Town is asking the State to give us the property; if the special town meeting will ask the residents to set aside money if there is a purchase price involved. Board members indicated it would be great if the State would give the Town the land. Special town meeting will be asking two things of the

residents; the potential use and the potential amount of money that would have to be appropriated for this parcel of property. Mr. Brougham stated the Town got this property off the auction block by making a strong argument that municipal use is the highest and best use. The town owns every parcel of property around this site. There is approximately 75 million dollars of town infrastructure abutting this property. He indicated it is not about taking it away from developers we don't want that in Belchertown. It's about what the best use of the property is and the town feels strongly it is municipal use. The town has until the end of March to demonstrate how they plan to use it.

Aimee Henderson from *The Sentinel* questioned the December 16<sup>th</sup> demo bid. She was told that it would be the school building. She questioned what other demo builds had been done. Mass Development earlier this year removed the old hospital building, the garage and two cottages. The demo bid for the school building may have an addendum on it to also remove the boys and girls industrial building. There is a process to go through before the bid is awarded in January. How quickly the demolition will take place will depend on who is awarded the bid and where they are with their projects. The brick steps from the school building will be moved to another location for reuse during future development. Mr. Aponte also indicated that there are tunnels that will be remediated as well with the demolition of the school building.

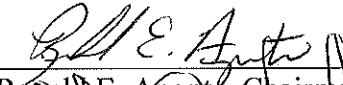
**10) Adjournment:** Meeting adjourned at 9:00 p.m.

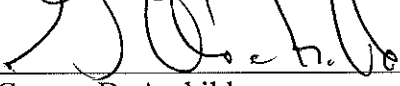
Minutes submitted by Gary L. Brougham, Town Administrator


Board approved/endorsed: Jan. 11, 2016

Board of Selectmen - Town of Belchertown

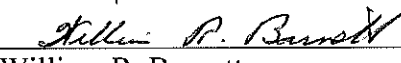
Endorsed by a majority:

  
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Ronald E. Aponte, Chairman

  
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George D. Archible

  
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Nicholas O'Connor

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Brenda Q. Aldrich

  
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William R. Barnett