

**AGENDA
WILLIAMSTOWN BOARD OF SELECTMEN**

TOWN OF WILLIAMSTOWN

NOV 07 2014

**WEDNESDAY, NOVEMBER 12, 2014
7:00 P.M.**

TOWN CLERK

9:35 am

- 1. CHAIRMAN'S OPENING STATEMENT**
- 2. SELECTMEN'S MINUTES:** October 27, 2014 and November 5, 2014
- 3. PUBLIC HEARING 7:05 p.m.**
 - Transfer of Stock at Hops & Vines MA. LLC d/b/a Hops and Vines from David Aldecoa to Gil Rubenstein, change of manager from Gil Rubenstein to Robert Beuth.
 - Set a public hearing date for Cable Mills Temporary Propane Tank License
- 4. LICENSES AND PERMITS**
 - A. Approval of Liquor License Renewals (See attached)
 - B. One Day Wine and Malt Beverage License Williams College Last Chance Dance, Paresky Building, Saturday, November 15, 2014 10:30 pm-1:30 am
- 5. ITEMS FOR SELECTMEN'S CONSIDERATION:**
 - A. Spruces Reimbursement Grant Short Term \$2,000,000 Borrowing (Janet Saddler)
 - B. Appoint Vivienne Jaffe to the Affordable Housing Committee for a term to expire June 30, 2015
 - C. Status Report on Cable Mills (Jamie Art)
 - D. Approval of Updated Open Space and Historic Preservation Restrictions for Cable Mills (Jamie Art)
 - E. Procedure for Disposal of Spruces Mobile Homes (Fohlin)
 - F. Economic Development
- 6. TOWN MANAGER'S REPORT**
- 7. PETITIONER REQUESTS**
- 8. OTHER BUSINESS**
- 9. VOTE TO ADJOURN**

Next Selectmen's meeting is Monday, November 24, 2014 at 7:00 p.m.

MINUTES
WILLIAMSTOWN BOARD OF SELECTMEN
November 12, 2014
7:00 PM

Present: Ron Turbin, Chairman, Tom Sheldon, Andrew Hogeland, Hugh Daley, Jane Patton,

Absent:

Others Present: Peter Fohlin, Debra Turnbull, Van Ellet, Vivienne Jaffe, Jamie Art, Robert Beuth, Jeffrey Thomas, David Traggorth, Janet Saddler

1. **CHAIRMAN'S OPENING STATEMENT-** Chairman Turbin acknowledged the success of the Mount Greylock soccer team reaching the Division III finals. The cross country teams for boys placed first in Western Mass Division III and the girls placed fourth. Deadline for town flag proposals is November 14, 2014 in the town manager's office. The Board of Selectmen had a successful retreat to address Economic Development on November 5, 2014 at the Williams Inn.
2. **SELECTMEN'S MINUTES-**Mr. Hogeland made a motion to accept the October 27, 2014 minutes. Mr. Daley seconded the motion. The motion passed 5-0-0. Mr. Hogeland made a motion to accept the minutes from the November 5, 2014 Selectmen's Retreat. Ms. Patton seconded the motion. The motion passed 5-0-0.
3. **PUBLIC HEARING 7:05 pm** Public hearing for the transfer of stock for Hops and Vines MA, LLC d/b/a Hops and Vines from David Aldecoa to Gil Rubenstein, change of manager from Gil Rubenstein to Robert Beuth. Mr. Hogeland made a motion to approve the transfer of stock and change of manager applications. Mr. Sheldon seconded the motion. The motion passed 4-0-1. Ms. Patton abstained due to her interest in the restaurant.

Set Public Hearing for a Temporary Propane Tank at Cable Mills. Mr. Hogeland made a motion to set the public hearing for November 24, 2014 at 7:05 pm. Ms. Patton seconded the motion. The motion passed 5-0-0.

4. **LICENSES AND PERMITS-** See enclosed list of businesses renewing liquor, common victualers, background music and junk yard licenses. Mr. Hogeland made a motion to approve all submitted license renewals except Hops and Vines due to Ms. Patton involvement in the business. Mr. Daley seconded the motion. The renewals passed 5-0-0. Mr. Hogeland made a motion to renew the licensing for Hops and Vines. Mr. Sheldon seconded the motion. The motion passed 4-0-1. Ms. Patton abstained from the vote due to her involvement with the restaurant.

5. Approve One Day Wine and Malt Beverage License for Williams College Last Chance Dance, Paresky Building, November 15, 2014 10:30pm -1:30 am. Mr. Hogeland made a motion to approve the license. Ms. Patton seconded the motion. The motion passed 5-0-0.

6. ITEMS FOR SELECTMEN'S CONSIDERATION:

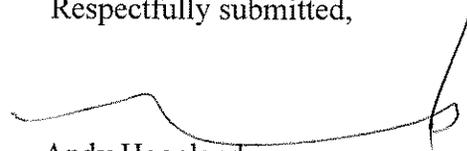
- a. Spruces Reimbursement Grant Short Term Borrowing \$2million (Janet Saddler) Janet Saddler sought to renew the Spruces borrowing. The loan matured at six months. The borrowing went back out for renewal. Four banks bid on the loan. We will remain with the original lending institution at the same interest rate of .45% for another six months. The spend down on the original borrowing is \$1.5 million. Ms. Patton made a motion to approve the borrowing of \$2million for six months. Mr. Hogeland seconded. The motion passed 5-0-0.
- b. Appoint Vivienne Jaffe to the Affordable Housing Committee for a term to expire in June 30, 2015. Mr. Hogeland made a motion to appoint Ms. Jaffe to the AHC. Mr. Sheldon seconded the motion. The motion passed 5-0-0.
- c. Status Report Cable Mills (Jaime Art and David Traggorth) Mr. Traggorth and Attorney Art reported that all investors and equity partners have been lined up for the \$27 million project. All local permitting is completed. The documents for Historic Preservation Restrictions, Open Space Preservation Restrictions and Affordable Housing Restrictions have been resubmitted for updating due to the amount of time that has elapsed since the original documents were approved. The updates will reflect the state's new requirements. The property has been divided into three parcels in order to accommodate the three phase approach to development. The completion of phase one which includes sixty one units is scheduled for a year from now. Thirteen townhouses in auxiliary buildings will be completed after the forty eight units are completed in the main building. Phase two includes units along the river. Phase three calls for some commercial development which is in the conceptual stage. The CPA grant needs to be updated to reflect the change from twelve to thirteen affordable units. Also the original documents were for condominiums but will now reflect apartments that will convert to condominiums after five years. Mr. Daley asked if the CPA grant was restricted to a condominiums for sale project rather than a rental project. Mr. Fohlin advised that the historic tax credits require the property be held for five years. Mr. Traggorth changed the project from a condo sales project to a rental project to accommodate the historical tax credit requirements. The CPA grant states that the terms and conditions must be satisfactory to the board of selectmen which allows them to approve the funding with these changes. Mr. Sheldon asked about the marketing plan with the change from condo ownership to rental. Mr. Traggorth indicated that the changes to their website reflecting the rental option has generated more interest. Mr. Daley expressed a concern about the completion of phases two and three. Mr. Traggorth advised that the feasibility of the

property development was built on the completion of the additional phases. Ms. Jaffe asked about the affordable units. The affordable units will remain in perpetuity. Attorney Art advised that the grant monies from the CPA will be assigned from 160 Water, LLC to Boston Community Loan Fund, a nonprofit company, in order to create a more favorable tax structure for 160 Water, LLC. BCLF is asking for an assignment agreement to be signed by the Board of Selectmen. They are also asking for a disbursement of funds in April and May. Mr. Hogeland asked for indemnity clauses to be included in the Historic Preservation, Open Space and Affordable Housing documents. Attorney Art agreed to the additions. Ms. Jaffee asked if the affordable units would also become sellable condos. Mr. Traggoth indicated that the affordable units will remain as a block either as rentals or condos, but a split of condos and rentals seems unlikely.

- d. Procedure to Dispose of Abandoned Mobile Homes at the Spruces-Mr. Fohlin presented a policy for disposing of mobile homes. Mobile homes manufactured after 1979 with HUD Red Labels and certificates of occupancy will be auctioned in accordance with 24CFR 3280, older trailers without HUD Red Labels but having a Certificates of Occupancy can be obtained through silent auction, any mobile home not successfully sold by auction or silent auction may be sold by negotiated sale. All mobile homes not sold by auction, silent auction or negotiated sale may be demolished and/or disposed under applicable procurement statutes. The grant includes some funds for the disposal of Morgan owned trailers. Costs for other trailer removals will come from the \$4.1 million assigned to Morgan Management. Mr. Hogeland made a motion to approve and sign the disposal procedure. Mr. Sheldon seconded the motion. The motion passed 5-0-0.
- e. Economic Development- The selectmen's retreat was used to evaluate the discussion draft of the economic document. Ms. Patton made a motion to approve the discussion draft and post it to the website. Mr. Hogeland seconded the motion. The motion passed 5-0-0. Mr. Sheldon asked that a committee be formed to expand the involvement of the community. Mr. Daley suggested that each selectman bring forth two names to possibly serve on the committee. Mr. Thomas of Gale Road commented on the importance of the process, planning for the process and the support of the community. Mr. Thomas pointed out the pros and cons of using both consultants and local community input to develop an economic plan. He commented on the importance of community involvement. Mr. Daley supports the use of a consultant to direct discussion. Mr. Fohlin advised that the funding discussion needs to occur now in order to be included in next year's budget. Mr. Sheldon asked Mr. Thomas to share his involvement with Williams College and entrepreneurs. Mr. Thomas has been teaching a winter study program for entrepreneurs. Currently, most teams find the areas lacks the human resources needed to execute their business plans. The plan needs to address how to keep young individuals in the area to execute their vision for new business development.

7. **TOWN MANAGER'S REPORT**- See attached and at www.williamstown.net. Mr. Fohlin outlined the process for notifying former homeowners of the Spruces of the town's intention to acquire their abandoned homes. Newspaper ads have been published for three days. Failure of residents to remove their mobile homes from the park will result in the town taking ownership and disposing of the homes.
8. **PETITIONER'S REQUEST**- None
9. **OTHER** Mr. Hogeland and Mr. Turbin attended the Berkshire Selectmen's Dinner.
10. **ADJOURN**. Ms. Patton moved to adjourn the meeting at 8:50 pm. The motion was seconded by Mr. Sheldon. The motion passed 5-0-0.

Respectfully submitted,

A handwritten signature in black ink, appearing to read 'Andy Hogeland', with a long horizontal stroke extending to the right and a vertical stroke at the end.

Andy Hogeland
Secretary