

WILLIAMSTOWN BOARD OF SELECTMEN
AGENDA
MONDAY, MARCH 11, 2013
7:00 PM

TOWN OF WILLIAMSTOWN
4:00
MAR 11 2013
TOWN CLERK

1. CHAIRMAN'S OPENING STATEMENT:

2. LICENSES AND PERMITS:

- A. Request from the Williamstown Community Preschool, 777 Main Street, Julie Minemo, President, for a One Day All Alcoholic Beverage License at 777 Main Street, April 5, 2013, from 7:30 – 10:30 p.m. for Spring Fling.
- B. **Renewal:** Taconic Golf Club, Inc., 19 Meacham Street, Gregory Canales, Manager
Seasonal All Alcoholic Beverage Club License
Common Victualer
Live and Background Music – Live Music Indoors only

3. ITEMS FOR SELECTMEN'S CONSIDERATION:

- A. PopCares 5K Road Race (Megan Sherman)
- B. Draft Town Meeting Article to Convey Stetson Court to Williams College
- C. Draft Town Meeting Article to Design a New Police Station
- D. Signing of Release of Deed Restriction Voted by February 26 STM
- E. Re-appointments to Hoosic Water Quality District
 - K. Elaine Neely – March 31, 2016
 - Charles Schlesinger – Mar 31, 2016
- F. FY14 Budget Proposal
- G. Mt. Greylock Regional High School Statement of Interest (Carrie Greene)

4. TOWN MANAGER'S REPORT:

5. PETITIONER REQUESTS:

6. OTHER BUSINESS:

7. ADJOURN

Next Selectmen's Meeting is Monday, March 25, 2013 at 7:00 p.m.

**WILLIAMSTOWN BOARD OF SELECTMEN
MINUTES
MONDAY, MARCH 11, 2013
7:00 PM**

Present: David A. Rempell, Chairman, Tom Costley, Thomas E. Sheldon, Ronald Turbin

Absent: Jane B. Allen

Others Present: Julia Minemo, Emily Aiken, Megan Sherman, Sarah Thurston, Robert Scerbo, Kyle Johnson, Susan Puddester, David Backus, Carrie Greene, Peter Fohlin

1. **CHAIRMAN'S OPENING STATEMENT:** Mr. Rempell announced that Mr. Turbin will need to leave the meeting at 7:30 p.m. and that some items on the agenda may be considered in a different order.

2. **LICENSES AND PERMITS:**

- A. Request from the Williamstown Community Preschool, 777 Main Street, Julie Minemo, President, for a One-Day All Alcoholic Beverage License at 777 Main Street, April 5, 2013, from 7:30 – 10:30 p.m. for Spring Fling.

Ms. Aiken asked to amend the WC Preschool's request from a One-Day All Alcoholic Beverage License to a One-Day Wine and Malt Beverage License.

Mr. Costley moved to approve the amended request from the Williamstown Community Preschool, 777 Main Street, Julie Minemo, President, for a One-Day Wine and Malt Beverage License at 777 Main Street, April 5, 2013, from 7:30 – 10:30 p.m. for Spring Fling. Mr. Sheldon seconded and the motion carried 4-0-0.

- B. **Renewal:** Taconic Golf Club, Inc., 19 Meacham Street, Gregory Canales, Manager
Seasonal All Alcoholic Beverage Club License
Common Victualer
Live and Background Music – Live Music Indoors only

Mr. Turbin moved to approve Taconic Golf Club, Inc., 19 Meacham Street, Gregory Canales, Manager's request for a Seasonal All Alcoholic Beverage Club License, Common Victualer License, and a Live and Background Music permit (Live Music Indoors only) Mr. Sheldon seconded and the motion carried 4-0-0.

3. **ITEMS FOR SELECTMEN'S CONSIDERATION:**

- A. PopCares 5K Road Race (Megan Sherman) Ms. Sherman requested permission from the Board, acting as Road Commissioners, to approve the route for the PopCares 5K Road Race on May 11, 2013, starting at 9:30 a.m. The event will benefit Northern Berkshire cancer patients. Chief Johnson said he had no issues with the route. Mr. Costley moved to approve the route as shown on a map (located in the Town Manager's office). Mr. Turbin seconded and the motion carried 4-0-0.
- B. Draft Town Meeting Article to Convey Stetson Court to Williams College – Mr. Fohlin presented a draft warrant article and asked that a motion be made with the

following language: Mr. Costley moved that the Board of Selectmen vote its intention to discontinue Stetson Court as a public way, which roadway is shown on plan entitled "Plan Showing Location of Stetson Court Williamstown, Mass.," prepared by W.N. Tuller, C.E., dated January, 1940, and that the Board of Selectmen forward the discontinuance plan to the Planning Board for its comments and recommendations pursuant to G.L.c.41, §§ 81G and 81I. Mr. Sheldon seconded and the motion carried 4-0-0. (a copy of the draft motion and notice to the Planning Board is on file in the Town Manager's office)

- C. Draft Town Meeting Article to Design a New Police Station - In addition to presenting a draft article to allow for the design of a new police station, Mr. Fohlin presented slides showing photographs of various deficiencies and inadequacies of the current space. He said the draft article asks for an appropriation of \$160,000, matching last year's appropriation toward design and authorize the town to begin negotiations to acquire the Williams College property on the corner of North and Main Streets next to Town Hall. In its present condition, the current police station is ill equipped for modern-day police use. Perpetrators, victims, witnesses and people looking for directions occupy the only entrance. The police chief's administrative assistant's office is across the building in a converted closet and those headed for lockup have to negotiate a steep set of stairs to the basement. The cells are not equipped with sinks for the prisoners to wash their hands after using the toilet and some prisoners have been seen using toilet water to rinse pepper spray out of their eyes despite officers' best efforts to help them clean up at a sink outside of the cell.

Mr. Fohlin said that trying to convey the conditions of the station to the average taxpayer has been problematic because they rarely need to go to the station or venture beyond the dispatcher. Mr. Fohlin recently took Williams College president Adam Falk on a tour of the station. Mr. Falk's responses were "Wow" and "I always knew you needed a police station and now I know why."

Mr. Fohlin presented a slide with basic plans for the 8,736 square foot structure devised by Chief Johnson and Public Works Director Tim Kaiser. He said the one-story structure with a full basement would have a lobby for the public and a sally port, an enclosed area with garage doors at both ends, for the transport of prisoners to and from the booking and holding areas. An estimated cost for the station, architecture and design, site work and contingencies came to \$2.97 million. Another \$224,000 would be added for renovations to Town Hall, including enlarging the selectmen's meeting room, possible relocation of the Inspection Services Department so they could have their own entrance to allow for contractors coming in from muddy worksites.

Mr. Fohlin said the police station was put off five years ago when a MGRHS project stalled and again a few years ago when the Milne Library postponed its reconstruction plans. With Mount Greylock High School seeking a school project and a police station under discussion, Mr. Fohlin said it would be more economical to bond the capital projects at the same time.

Mr. Costley expressed apprehension about the use of the plot of land given the public concern over open space. He felt the town residents are going to have strong

feelings about this and asked Mr. Fohlin about other site options. He said he thought there should be more public meetings to discuss this before the Annual Town Meeting in May because he does not want this article to fail. Mr. Fohlin said the former Agway location on Main Street is a prime retail site, which is the very reason he recommends against it, not wanting to take the property off the tax rolls. Mr. Rempell said there were not many options and noted that buildings take up open space and there is no getting around that. He also agreed that there should be more discussion but added that he was thrilled that this is before the Board now as a draft article for this town meeting so we can move forward and this should have been done years ago. Mr. Costley requested that there be further discussion on this item at later selectmen's meeting.

- D.** Signing of Release of Deed Restriction Voted by February 26 STM – Voted and authorized at a February 26, 2013 Special Town Meeting, Mr. Costley moved selectmen sign a Release of Deed Restriction that will be recorded in the Berkshire Northern District Registry of Deeds. Mr. Sheldon seconded and the motion carried 3-0-1. Mr. Rempell abstained.
- E.** Re-appointments to Hoosic Water Quality District
- K. Elaine Neely – March 31, 2016
- Charles Schlesinger – March 31, 2016
- Mr. Costley moved to reappoint K. Elaine Neely and Charles Schlesinger to three-year terms expiring March 31, 2016. Mr. Sheldon seconded and the motion carried 4-0-0.
- F.** FY14 Budget Proposal – Mr. Fohlin said he presented the FY14 proposed budget at a previous Finance Committee meeting and selectmen have copies of the budget in their possession. He expressed appreciation to Finance Director Janet Saddler, Town Accountant Donna Estes, MEMA and Ken McAlpine (a proposed FY14 budget is located in the town manager's office).

Mr. Fohlin noted revenues are up 2.4%, state aid is expected to be level funded with general government and the schools' budgets up 2.4%. No increases are expected in health insurance premiums for the second year in a row. Mr. Fohlin said the Capital plan is in flux due to some unexpected costs that would probably bump projects that have already been funded. A dump truck, totaled in an accident during snowplowing, needs replacement and a precast culvert needs to be purchased in advance of the upcoming Town Meeting in order to stay within the project construction timeline.

- G.** Mt. Greylock Regional High School Statement of Interest – Mount Greylock Regional High School Committee members Backus and Greene requested the Board's approval of the statement of interest and a vote authorizing the Chairman to sign it. The Statement of Interest will be forwarded for consideration and acceptance into the program by the state School Building Authority this year. The statement required signatures from chairs of both Williamstown and Lanesborough Boards of Selectmen and the chair of the School Committee. Mr. Sheldon said it has been his observation that this is a compelling and very sobering compendium of shortcomings that are at Mount Greylock and that this is a very strong case that is

being made. Mr. Costley moved that the Chairman sign the statement of interest as presented. Mr. Sheldon seconded and the motion carried 3-0-0.

4. TOWN MANAGER'S REPORT: See attached or go to www.williamstown.net

5. PETITIONER REQUESTS:

Sarah Thurston addressed the Board, thanking them for the opportunity to speak this evening. She said ... "I am here to present you with a Petition for a Special Town Meeting. This petition contains the signatures of 312 registered Williamstown voters, which well exceeds the 200 that are required, and these signatures represent a geographically diverse group of concerned residents. With this Petition, in accordance with M.G.L. c. 29 section 10, we respectfully request that the Board of Selectmen call a Special Town Meeting within the next 45 days to vote on the warrant article regarding the future use of two town-owned properties currently under the Conservation Commission's jurisdiction, the 30-acre Lowry property and 139-acre Burbank property." She said... "each of these parcels has provided a valuable 26-year stewardship of open space under the care, custody, management and control of the Conservation Commission and we are petitioning for this special town meeting to consider and vote on placing both parcels under a more permanent conservation land restriction. It is the request of the petitioners that the vote be taken and counted by written ballot as opposed to a show of hands count." Chairmen Rempell accepted the petition. (the petition and signatures are located in the Town Clerk's office)

6. OTHER BUSINESS:

Mr. Rempell thanked Mr. Fohlin for meeting with the League of Women Voters and also thanked The Advocate reporter Alex Elvin for his article of this meeting.

Mr. Costley said that this meeting was the right time for the Board to engage in a discussion over an issue that has been fomenting for months. He said people are questioning the need for affordable housing. Town meeting usually gets it right but this issue is overdue for discussions by the Board since this issue cannot be discussed between us as a Board unless it is during an open meeting. Mr. Scerbo suggested that the brownfields that include the Photech site and 59 Water Street site be considered. Mr. Scerbo said the Town should be looking strategically ahead to what units were coming on the market that could become affordable housing even if it is one unit at a time. Mr. Fohlin said he thought it was pretty clear that by using that approach the town would never get to the Lowry property and added that apartments ignores any sensitivity to the people living at the Spruces who want a sense of community ...this approach totally ignores any sensitivity to those being displaced who are wanting their own home. Mr. Sheldon said there has been a lot of confusion and misinformation and there is a need for leadership and more cross-pollination and speaking over the fences. Mr. Costley said when 89% of the town is not buildable and we're having a discussion about this it's important to realize that we're not just talking about the Lowry property, we're talking about what the town wants in terms of land use: more conserved land or some additional affordable housing? Mr. Fohlin said that it is fear of the unknown and a lot of preconceived notions about what we're talking about. The goal was to give people who make \$30,000 a year a place to live. He pointed out that Hayley Village

had basically been an affordable housing development after the war that has since been completely transformed. Mr. Scerbo and Ms. Thurston said that a special town meeting would allow for a full discussion of the matter, rather than this issue being one of many articles at the end of the annual town meeting warrant. Ms. Thurston clarified that she didn't think that affordable housing and conservation need to be on separate sides and thinks they can work together. Her group feels there could be another approach and this doesn't mean they don't support affordable housing.

Mr. Scerbo asked the Board what the next steps would be after receiving the petition. Mr. Fohlin said the petition and warrant article that were submitted will first go to town counsel, then the warrant will be approved and signed by the selectmen at which time a date, time and location for the special town meeting will be set.

7. **ADJOURN:** Mr. Costley moved to adjourn. Mr. Sheldon seconded and the motion carried 3-0-0. The next Selectmen's Meeting is Monday, March 25, 2013 at 7:00 p.m.

Respectfully submitted,


Tom Costley, Secretary pro tempore