

**AGENDA
WILLIAMSTOWN BOARD OF SELECTMEN
MONDAY, SEPTEMBER 13, 2010
7:00 P.M.**

- 1. CHAIRMAN'S OPENING STATEMENT:**
- 2. SELECTMEN'S MINUTES:** July 12, 2010 and August 9, 2010
- 3. ITEMS FOR SELECTMEN CONSIDERATION:**
 - A. Old Town Garage Site Update (Ann McCallum)
 - B. Notification of Water Use Restriction
 - C. Water and Sewer Warrant - \$209,673.97
- 4. PETITIONER'S REQUEST:**
- 5. TOWN MANAGER'S REPORT:**
- 6. OTHER BUSINESS:**
- 7. ADJOURN:**

Next Selectmen meeting – Monday, September 27, 2010

MINUTES
WILLIAMSTOWN BOARD OF SELECTMEN
MONDAY, SEPTEMBER 13, 2010
7:00 P.M.

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

Others Present: Ann McCallum, Tim Kaiser, Edward Rondeau, Daniel & Betsy Epstein, Peter Fohlin, Kathy Poirot

1. CHAIRMAN'S OPENING STATEMENT: Mr. Turbin offered appreciation and thanks to Williamstown resident Phyllis Wiles on her retirement from the board of directors for the Turner House Living Center for Veterans Inc. after serving 18 years. She was one of the original 18 members of the board which was formed in 1992. The Turner House is a transitional residence for homeless veterans. In addition to volunteering at the Turner House, Ms. Wiles was treasurer of the Williams College Employees Credit Federal Credit Union for 30 years, chairman of the music committee at the Second Congregational Church in South Williamstown and treasurer of the American Legion's Women's Auxiliary.

2. SELECTMEN'S MINUTES: July 12, 2010 and August 9, 2010 – Mr. Costley moved to approve the July 12, 2010 minutes. Mr. Sheldon seconded and the motion carried with two abstentions by Mr. Rempell and Ms. Allen. Mr. Rempell moved to approve the August 9, 2010 minutes. Ms. Allen seconded and the motion carried with one abstention by Mr. Costley.

3. ITEMS FOR SELECTMEN CONSIDERATION:

A. Old Town Garage Site Update – Planning Board member and local architect Ann McCallum gave a Power Point presentation on her ideas for the development of the Old Town Garage site at 59 Water Street. She said the Planning Board has approved her plan and now asks for the Board of Selectmen's endorsement. She gave a brief history of the site that was purchased by the Town in 1961 and spoke of the former garage building that was condemned in 1997 and finally demolished in 2003. Presently the lot stands empty and serves as an unofficial parking lot. Ms. McCallum said her research for possible uses for the lot seemed to point to one thing--- "Everyone wants housing (Williams College parents and alumni, professors and older residents) and wants to live on one floor."

Discussion continued in length about the preparation that the property would need to get to the RFP stage of the project and attract developers. Along with the housing plan she designed, Ms. McCallum proposed that a new street could join Water and Meacham Streets on the south and the college's Heating Plant Drive on the north thus linking the Water Street site to Spring Street. Ms. McCallum pointed out two existing pedestrian accesses off of Spring Street, one being at the top of Spring Street through Williams College property and the other, an alleyway to the south. She has spoken with College officials who are "open-minded, but cautious" regarding how the development of the connectors would affect their future development and use of their own land.

Mr. Rempell questioned the sales of any Williamstown housing, referring to the low interest in the Cable Mills project. Mr. Fohlin responded that the price range would be different and more comparable to the proposed housing at the former St. Raphael's

Church.

Mr. and Mrs. Epstein, current abutters of the property and condominium developers of buildings on Meacham Street, said they haven't sold any of their units but are renting them and are very pleased with the type of tenant they have attracted. Tenants have included people affiliated with the Clark Art Institute, Williams College and the Williamstown Theatre Festival. Mr. Epstein said the rental market is exceedingly good and they are in favor of the proposed project, stating that it would improve the residential character of the neighborhood.

Ms. McCallum said the next step would be to have the Planning Board start working on some zoning changes that would allow housing on the first floor. Mr. Costley urged her to get this done for the Town Meeting in May 2011 because otherwise it would be put off another year. The Board also advised her to start making presentations to various groups that could include the Chamber of Commerce evening gatherings and other civic group meetings. Ms. Allen moved to endorse Ms. McCallum's plan and encourage the Planning Board to move forward. Mr. Rempell seconded and the motion carried unanimously. The Board thanked Ms. McCallum for her dedication to this project. Ms. McCallum's Power Point presentation is available from Ms. McCallum and in the Town Manager's office.

B. Notification of Water Use Restriction – Mr. Fohlin explained that the state monitors the water table depth to determine drought conditions and they have determined that because the Green River is low (less than 19 cubic feet per second for three consecutive days), the Town is in a drought condition. He said this method works in the eastern part of the state and in other towns but Williamstown has a dual aquifer system in which the well doesn't have connections with any local bodies of water. Mr. Fohlin said the town has plenty of water but since the town has a water-withdrawal permit, we have to comply with the state's order. He requested selectmen vote a water use restriction on non-essential water use, such as watering the lawn or washing the car between the hours of 9 a.m. and 5 p.m. Mr. Costley moved selectmen set a restriction on non-essential water use effective September 14 through September 30, 2010 from 9 a.m. to 5 p.m. Mr. Rempell seconded and the motion carried unanimously. Copies of the notification and our water-withdrawal permit are located at the Public Works department.

C. Water and Sewer Warrant - \$209,673.97 – Ms. Allen moved to approve the water and sewer warrant in the amount of \$209,673.97. Mr. Rempell seconded and the motion carried unanimously.

4. PETITIONER'S REQUEST: None

5. TOWN MANAGER'S REPORT: See attached

6. OTHER BUSINESS: Mr. Sheldon said the Board received correspondence signed by Sarah Gardner and other residents, including Ann McCallum, who dog walk and bicycle on Green River Road speaking to safety hazards on what is a fairly narrow roadway with curves and traffic bearing down on people and their recreational uses on the side of the road. Mr. Sheldon said he knows there is an issue of jurisdiction with the state owning that section of the road.

Mr. Fohlin said that because it is a state highway, the town is in no position to go down there and start putting up signs. He recommended that a representative from the board of selectmen and the authors of the letter decide upon their preferred placement of the signs. Once this is done, he

and Tim Kaiser can go through the Manual on Uniform Traffic Control devices to select the possible appropriate signs for these locations, and the selectmen can send correspondence to Highway District 1 in Lenox asking them, if possible, to erect signs of this type or similar signs at the selected locations or other locations suggested by Mass Highway. Once approval is received, the Board can ask staff to proceed.

Mr. Sheldon volunteered to meet with Sarah Gardner and the other signers of the letter and report back to the board at the next meeting.

Mr. Turbin asked Ms. Allen if she would represent Williamstown at the first meeting of the Berkshire Metropolitan Planning Committee on September 23 at 5:30 at the Adams Town Hall. Ms. Allen agreed to attend.

7. ADJOURN: Mr. Costley moved to adjourn at 8:59 p.m. Ms. Allen seconded and the motion carried unanimously. The next Selectmen meeting is Monday, September 27, 2010.

Respectfully submitted,

Jane B. Allen, Secretary

JBA/kp