

**AGENDA
WILLIAMSTOWN BOARD OF SELECTMEN**

**MONDAY, AUGUST 11, 2014
7:00 P.M.**

TOWN OF WILLIAMSTOWN
AUG 08 2014

- TOWN CLERK
1:40 pm amended
- 1. CHAIRMAN'S OPENING STATEMENT**
 - 2. SELECTMEN'S MINUTES:** July 28, 2014
 - 3. PUBLIC HEARING-** Transfer of All Alcoholic Beverages license
Richmore, Inc. d/b/a The '6 House Pub to Miczaja Enterprises, Inc., 910 Cold Spring
Road.
 - 4. LICENSES AND PERMITS**
 - 5. ITEMS FOR SELECTMEN'S CONSIDERATION:**
 - A.** Request for Street Closure for Ballou Lane Block Party
August 24, 2014 from 4-7pm (Carol Stein-Payne)
 - B.** Williamstown Community Chest 7th Annual Fun Run/Walk September 13, 10:00am
Williamstown Youth Center (Anne Singleton)
 - C.** Approve Multiple Sclerosis Hike and Bike Route through Williamstown at 5 Corners
Green River Road September 20, 2014
 - D.** Appoint Keith Davis Zoning Board Alternate term to expire June 30, 2019
 - E.** Appoint Jack Nogueira Zoning Board Alternate term to expire June 30, 2017
 - F.** Appoint Kathleen Thompson Sign Commission term to expire June 30, 2015
 - G.** Economic Development
 - H.** Accept Donation of Hopper Road Bridge Construction Easement
 - I.** Request for Chapter 90 Funds to Resurface Main Street
 - J.** Report on Landfill Solar PV Procurement
 - 6. TOWN MANAGER'S REPORT**
 - 7. PETITIONER REQUESTS**
 - 8. OTHER BUSINESS**
 - 8. VOTE TO ADJOURN**

Next Selectmen's meeting is Monday, September 8, 2014 at 7:00 p.m.

MINUTES
WILLIAMSTOWN BOARD OF SELECTMEN
August 11, 2014
7:00 PM

Present: Tom Sheldon, Andrew Hogeland, Hugh Daley

Absent: Ron Turbin, Chairman, Jane Patton

Others Present: Peter Fohlin, Debra Turnbull, Tim Kaiser, Jason McNair, Michael and Carrie Oring, Harris Aaronson, Carol Stein-Payne, Anne Singleton

1. **CHAIRMAN'S OPENING STATEMENT-**Selectman Hogeland acknowledged the efforts to improve Margaret Lindley Park provided by the Community Preservation Committee, DPW, Rural Lands, Rotary, Conservation Commission and the Historical Museum. The collaborative effort has resulted in a number of upgrades to the park.
2. **SELECTMAN'S MINUTES-** Mr. Sheldon made a motion to approve the minutes from the July 28, 2014 meeting. Mr. Daley seconded the motion. The motion passed 3-0-0.
3. **PUBLIC HEARING 7:05 pm** The Board of Selectmen opened the public hearing for the transfer of the All Alcohol Innkeeper's License at the '6 House Pub from Richmore, Inc. to Micazajo Enterprises, Inc., Manager Michael S. Oring. The Orings were represented by Harris Aaronson. The application had incomplete financial documents that were scheduled to be delivered to the Town Manager's office July 29, 2014. No physical or personnel changes are anticipated. The Selectmen requested, and the Orings agreed, that the staff would undergo TIPS training. The public hearing was closed at 7:15 pm. Mr. Daley made a motion to accept the license transfer contingent on the receipt of all required documents. Mr. Sheldon seconded the motion. The motion passed 3-0-0. As a new business owner the board encouraged Mr. Oring to share his experiences from an economic development perspective on opening a business in Williamstown. Mr. Oring will be happy to share his insights.
4. **LICENSES AND PERMITS-**
5. **ITEMS FOR SELECTMAN'S CONSIDERATION:**
 - A. Request for Street Closure for Ballou Lane Block Party August 24, 2014 from 4-7pm (Carol Stein-Payne). Ms. Payne represented the Ballou Lane neighborhood in requesting permission to hold a block party. The Williamstown Police Department had been consulted and all permissions granted regarding street closure and safety. The first annual family friendly

event expects to have food, face painting and pony rides. Mr. Sheldon made the motion to approve the street closure for the scheduled block party. Mr. Daley seconded the motion. The motion passed 3-0-0.

- B. Williamstown Community Chest 7th Annual Fun Run/Walk September 13, 10:00am Williamstown Youth Center (Anne Singleton) Ms. Singleton represented the 7th Annual Fun Run/Walk. The Williamstown Police, Williams College, Williamstown Youth Center and Mount Greylock School had been consulted and all permissions granted regarding street closure, usage and safety. Mr. Sheldon made a motion to approve the Community Chest Fun Run/Walk. Mr. Daley seconded the motion. The motion passed 3-0-0.
- C. Approve Multiple Sclerosis Hike and Bike Route through Williamstown at 5 Corners Green River Road September 20, 2014. The Williamstown Police Department had been consulted and all permissions granted regarding route safety. Mr. Hogeland inquired about the staggering of the riders to avoid congestion and the accuracy of the routes. Ms. Turnbull will contact the organizers to determine the routes and staggered starts. Mr. Daley made a motion to approve the event coming through Williamstown. Mr. Sheldon seconded the motion. The motion passed 3-0-0.
- D. Appoint Keith Davis Zoning Board Associate, term to expire June 30, 2019. Mr. Daley made a motion to approve Keith Davis as an associate member of the Zoning Board, term ending June 30, 2019. Mr. Sheldon seconded the motion. The motion passed 3-0-0.
- E. Approve Jack Noguera as an associate member of the Zoning Board, term ending June 30, 2017. Mr. Sheldon made a motion to approve Mr. Noguera, term ending June 30, 2017. Mr. Daley seconded the motion. The motion passed 3-0-0.
- F. Approve Kathleen Thompson as a member of the sign commission, term ending June 30, 2014. Mr. Sheldon made a motion to appoint Kathleen Thompson to the sign Commission, term ending June 30, 2015. Mr. Daley seconded the motion. The motion passed 3-0-0.
- G. Economic Development- Selectmen Hogeland and Daley and Mr. Fohlin met with Mr. Lamar, of the Commonwealth of Massachusetts Marketing Partnership. Mr. Lamar was able to share a couple of state websites available for business to post their upcoming events. Destination Williamstown was also acknowledged as a local resource. Mr. Sheldon shared an event held by Mad Macs on Spring Street. He noted that while they originally considered Great Barrington a local business encouraged Mad Macs to consider Williamstown. Mr. Sheldon identified current business owners as another avenue for promoting business development. Dr.

Lartin recently opened a dental office in town and was able to share her experience with Mad Macs in securing retail space.

- H. Accept Donation of Hopper Road Bridge Construction Easement-Peter Fohlin. Two actions are required by the board. First acceptance of the donation of Hopper Road Bridge Construction Temporary Easement and secondly to appoint a selectmen to sign documents associated with an order of taking for the bridge replacement. Mr. Peabody whose property is being temporarily taken has been very cooperative and easy to work with. The Department of Transportation requires a small amount of land be used during the project. A temporary bridge will be erected, the old bridge taken down and a new bridge constructed. The attorneys require that not only shall the town accept the donation of land from Mr. Peabody but additionally, they must take the property through eminent domain and return the property after completion of the bridge construction. Mr. Daley made a motion to sign the donation of easement documents. Mr. Sheldon seconded the motion. The motion passed 3-0-0. Mr. Sheldon offered to sign the documents associated with the eminent domain taking. Mr. Daley made a motion authorizing Mr. Sheldon to sign the documents on behalf of the board. Mr. Hogeland seconded the motion. The motion passed 3-0-0.
- I. Request for Chapter 90 funds to resurface Main Street, Tim Kaiser- Mr. Kaiser presented the request to the board for the resurfacing project. This project will cost \$475,000 and funds come from the Massachusetts Department of Transportation. The town has already completed and paid for the engineering plans. The DOT will approve the request at which time we will go to bid on August 19, 2014. Bids will be returned by September 11, 2014. The project has an estimated completion date the end of October. Chapter 90 funds pay for the paving. A traffic detail will be requires with one lane open. Mr. Sheldon made a motion to approve the request for Chapter 90 funds for the resurfacing project. Mr. Daley seconded the motion. The motion passed 3-0-0.
- J. Report on Landfill Solar PV Procurement- (Text taken from Town Manager's Report)-"For more than three years DPW Director Tim Kaiser, Jason McNair, and I have been exploring the potential of the Town's Simonds Road former landfill site for a solar electric generation facility. Williamstown voters authorized a potential project at the 2014 Annual Town Meeting. An RFP was issued and ten responses were received on June 23. I selected Tim Kaiser, Andrew Groff, Andy Hogeland, Jason McNair, Nancy Nysten, and Beth Greenblatt to act as a RFP review team with town counsel David Doneski in a supporting role. Beth Greenblatt is Managing Director of Beacon Integrated Solutions, hired through an Owner's Agent Technical Assistance grant from the Green Communities Division of DOER. The review team short listed three firms, and after written inquiries and oral interviews has recommended SolarCity and their partners Brightfields LLC, Advanced Solar Products, and Weston & Sampson. We will enter into negotiations with SolarCity et al post haste. Negotiation topics will include

delineation of the developable area, interconnections costs, additional off-takers, and other business issues.

It is important to distinguish that we are not purchasing electricity from this project. We are purchasing energy credits generated by the facility as a by-product of SolarCity selling electricity to National Grid. These credits will be directly applied against our electric bill. Under the Fixed Price Option of the SolarCity proposal, we will pay \$81,675 in Year 1 for \$198,475 in credits to be applied to our electric bill. Over the anticipated 20-year term of the contract, we project \$1,558,000 for \$3,786,000 in credits. In addition, the Town will collect \$29,000 per year in real estate taxes totaling \$580,020 over twenty years.

The Town is able to absorb energy credits equal to only 1.2 million kilowatt-hours of the project's 2.1 million kilo-watt hours of total production. Other "off-takers" must be public entities e.g. municipalities, districts). Our most advantageous partners would be Williamstown Fire District, MGRSD, and HWQD in that order, followed by any other city or town in the Commonwealth. The Fire District would provide a dollar-for-dollar benefit to Williamstown taxpayers. Any benefit enjoyed by MGRSD or HWQD would effectively be split with Lanesborough or North Adams taxpayers."

6. **TOWN MANAGER'S REPORT-** See attached and at www.williamstown.net. The following information is included in the town manager's report and relevant to the Landfill Solar PV Procurement discussion. "Partnering with the Fire District opens the door to even greater potential savings. Since electric industry restructuring in 1997, municipalities may purchase their streetlamps from National Grid at their depreciated value – typically \$1. The municipality then takes on responsibility for maintenance, which is usually contracted out. If the Fire District were to turn over street lighting to the Town (as they have hydrants, water tanks, sidewalks, sewers, and storm drains), we could begin re-lamping the town with more effective and more efficient fixtures."
7. **PETITIONER'S REQUEST-** None
8. **OTHER BUSINESS:** Mr. Sheldon shared that progress is being made in the design of the town flag. There will be no second selectmen's meeting in August. The next board meeting is scheduled for September 8, 2014.
9. **ADJOURN.** Mr. Daley made a motion at 8:27 pm to adjourn the meeting. Mr. Sheldon seconded the motion. The motion passed 3-0-0.

Respectfully submitted,



Andy Hogeland
Secretary