

November 14, 2017 9:00AM Selectmen's Meeting

Present: Don Chabon, Chuck Cardillo, Terry Flynn, Danielle Fillio

Don welcomed everyone and called the meeting to order.

Don previewed the agenda and read the following announcement:

I wanted to announce that as the Chair I am postponing the previously announced Dec 11 agenda item where we were to discuss issues concerning the Intersection at the Red Lion Inn corner. By way of explanation: After going over the entire situation with Chief Fennelly it became clear that very little up to date hard data existed, most assertions were anecdotal, and there was not much from which we could comfortably draw a definitive conclusion. As a good example - while our primary concern is accidents, a major cause of accidents today is distracted driving, an issue not even recognized at the time of the 2003 study and barely conceivable during the eras of Rick Wilcox and Obie Obenheim. But the facts remain that this intersection has a notable accident rate, is confusing to many, and something needs to be done. As a result I've, asked Danielle to seek bids to update the old study with emphasis to address the specifics of accident reduction and traffic flow, while acknowledging the importance of history and aesthetics. It is clear that we have a problem, and we need to address this problem expeditiously before someone gets seriously hurt. I hope to have a contract proposal for the January Special Town Meeting, and recommended actions by May.

We'll have full discussion and keep everyone up on developments. I want to emphasize however that we cannot do cover-ups, I will not sweep problems under the carpet and will resist kicking cans down the road. The issue is here and it is now. Our primary concern should always be the safety and health of our residents.

Terry said that he felt that Don should have been consulting himself and Chuck before proceeding to have a study.

Don went on to agenda items.

Discussion of the Highway garage plans began with Mike Kulig from Berkshire Engineering. He said that originally they had a plan to keep the Talbot Center as a standalone building to the side. With issues with set-backs and as a new building would need to follow codes it would cost between \$200,000 and \$300,000. With discussions with Len, it would be more economical to include it in the new Highway garage, increasing the total by \$100,000. Discussions had been to keep the buildings separate but it is not economical. The garage with four bays, an office, lunch area, storage measures 7200 square feet at \$200 per square foot.

Terry asked about energy efficiency and Mike said that one thought was floor radiant heat but it would be driven by energy codes. Requirements are significant.

An audience member asked if included if the Talbot center would be heated and cooled and Mike said yes. The dimensions would be a bit larger.

Another resident asked if it would be reasonable to put solar panels on the roof for power and Mike said that it would depend on where the was with State kick-backs, but certainly an option. Payback time would differ dependent on how it is done.

Tom LaBelle asked how many vehicles would be stored in the building. Mike said that it would be dependent on the size. There are currently 3 bays and the proposal is 4 bays.

Don said that the plans are based on the property, on flood plain and location of the Talbot Center; attached or separate.

Mike said that the traffic is tight.

Chuck said that it would be better to have more building space now than to have to add on later.

Terry asked how the proposed floor height compared to the 100 year flood plain and Mike said that it is about two feet higher. Mike said that they can look to see if they could make it higher.

Charles Kenny asked if a rectangular building was better or a square one afford better cost. Mike said that to make it square it would push it more into the vehicle pathway.

A woman asked about the time frame and Mike said that there is still a ways to go.

Leslie Shatz asked if the Highway superintendent is a part of the process and Mike said that he was.

Chuck said that the 1.5 Million estimate was a tight figure and Mike said that it was.

Jorja Marsden asked if the idea was in confines of the Highway Department property lines and not encroaching onto the property to the east and Mike said that it was.

Tom LaBelle recommended that the Board get an inventory of the vehicles needed to be housed.

Danielle said that it was originally to give space to house the Police Department speed trailers as well.

Don said that they would move onto the next step of planning.

Mike said that it would involve looking at details, grade issue, access to Talbot Center, answer questions and refine the plan.

Terry asked about funding the refinement stage and Danielle said that they had \$200,000 set aside with that part of the project.

Chuck said that they need to set a meeting with Mike and Lenny to get things finalized for the January 22nd meeting to ask the Town to vote for the State House note, then put it out to bid and come spring have a contractor to begin work.

Don said that they will have a meeting with all the items on the warrant and they will be presented and will move forward.

Gary Pitney added that he agreed with Chuck on making sure that the building is large enough the first time.

Christine Rasmussen wondered what permits will be needed and how they fit into the approval process. Mike said that they will need Conservation Commission approval; not sure about the Planning Board. It is an R-2 zone; residential. It might need a special permit for expansion of a preexisting non conformity.

Terry asked Gary Pitney, Planning Board Chair, if he thought they would need to look at it and Gary said that he did not think so.

Don next made a motion to award the bid for the Stockbridge Fire Station Reroofing to J.D. Rivet and Co. Inc. of Springfield, MA in the amount of \$76,575.00. Terry seconded, all were in favor. Terry asked how many bids were received and there were three.

Next on the agenda was Chris Marsden, Facilities Manager, with department updates.

Chuck began by asking where things stood with the surveillance/security cameras for the building. Chris answered that it is something they will be working on in January/February.

Chris highlighted the following:

Redevelopment of the landfill property on Glendale Middle Road has been a process. The Verizon cell tower is complete and working. The Town will be collecting rent on the property soon which will include back rent (from August 2016). The estimated rent is approximately \$2,000 per month.

The Solar project has been complete for almost a year now and they are working on the interconnection with National Grid. Don questioned the hang up on that and Chris said that there were a number of things; the actual agreement with National Grid accepting the power. One issue is with the electrical grid as a whole is antiquated, not designed to take on all the additional power; actual hardware. This is being worked on by National Grid along with Ameresco; this is all coming very soon.

Discussion of Emergency Planning was next and Chris said that Stockbridge is a member town of Southern Berkshire Regional Emergency Planning Committee. As we are a border town with Lee, Lenox and Richmond they have been attending both Regional Planning committee monthly meetings. Chris said that there are opportunities; one being a grant MEMA has applied for funding from FEMA to help local jurisdictions to update their hazard litigation plans. Chris has applied for the administrative funding for that which is a federal requirement.

There is a pending FEMA grant for the drainage infrastructure at the Town Hall facility. As a part of the process they have required an archeological study and services have been secured by Aecom of Chelmsford, MA. Much of their research has been completed. Things are moving forward and the study should be completed this fall and they are waiting for authorization of permit by Mass. Historic Commission. Once the archeological requirement is fulfilled, hopefully if successful with a reimbursable grant of up to ¾ funding of the project, which is estimated at \$320,000 to \$350,000 work would be moving forward.

Chris said that they have nearly completed the lighting project upgrade of the building with installing LED lights, and using a grant from the Green Communities program. Brief calculations show a \$1200 savings.

Lease agreements for the tenants of this building are due to expire in the fall of 2018. The authority to grant the standing leases by the Board of Selectmen; article 7 of the Special Town Meeting of August 23, 2006, stated the leases would be authorized for a period not to exceed ten years in accordance of Chapter 3 section 40 of the General Laws. Chris said that they are at the ten year period and that they could again propose to grant each individual lease, a Warrant article at the annual Town Meeting to authorize another ten year period. He said that they may also need to follow proper procurement laws and may need to put out an RFP to the tenants. Chris said that they were all ten year leases, renewable at five years, which happened and up for renewal at ten years. The Selectmen said that they would check with Town Counsel. Chris said that with this, terms and rental rates may change.

Don asked about the swipe card security and if it was happening. This was budgeted along with the security cameras and Chris said that funding should be available but as electronic the process is a bit involved. Chris added that the flagpole has been fixed.

Next on the agenda asked for the Building Inspector, the Facilities Manager and members of the HPC to come up front to the table

Don explained that his discussion was to talk about the historic buildings in town and their preservation and what can they do.

He said that a historic building is said to be 50 years old and Don questioned if it should be for older buildings, look at Air B&Bs, and get thoughts and ideas.

Chuck asked if the HPC is an advising board to the planning board.

Carl Sprague, HPC chairman, said that they function as a filter to the Planning Board. If someone comes forward with a project, demolition or alteration, for a home over 50 years old, they look at their records and determine if the buildings are significant. They may be looking at some language tweaking on procedures but are functioning well.

Don asked if there were anything to make things easier, more efficient, encourage the renovation of these buildings. Carl said that the Community Preservation Act has been very useful and most of the money goes to institutions and companies over individuals and they are more about designating and protecting. Carl said that The Stockbridge Historic Commission is more into documenting what is available.

Peter Williams, the secretary of the Historic Commission said the Linda Jackson is the chair of the Historic Commission and she does sit on the Community Preservation and there are a lot of applications to the CPC for Historic Preservation monies, the largest group of applications yearly.

Don asked if this was for private individuals and Peter said he believed organizations. Don asked if individuals could apply and Peter was not sure. Tom LaBelle said that individuals could apply.

Terry asked if there was inventory done on these buildings. Peter said the Massachusetts Historic Commission maintains an inventory on these buildings state wide, on MACRIS. What that documentation is based upon is from work done in the early 90s in Stockbridge; identifying potential historic districts.

Ned said that in the procedure, the Planning Board would hold a public hearing within 90 days of recommendation from the CPC that a building is a significant historic building and this has not been followed.

Peter said that Ray Miyares recently corresponded that the bylaw states this and the HPC has to send to the Planning Board for now on, they need to be sent to the Planning Board whether or not the applicant requests an appeal unless the language is changed in the bylaw. Peter said that in the last three years they have had five demo denials.

Ned added that this is a Town ordinance, not covered by Mass. General Land Law.

Don said that he was looking more for preventative maintenance, encouragement.

Gary Johnston said that to him it much more clear-cut on what our historic homes are. He questions the 50 year designation, argued for 100 years and even 75 but could not get it passed.

Peter said that Linda Jackson feels strongly that it should stay at 50 and he agrees as that is the industry standard; the Mass. Historic Commission uses 50 and the National Register of Historic Places uses 50. Their feeling is that they should keep it at 50 years, it is not perfect but it works. Gary said that the Commission functions effectively but it has stopped some sales from going through.

Carl added that each case is a different story with different scenarios, as with demolition by neglect. The Building Inspector can overrule any of the HPC decisions as with properties deemed condemned.

Peter read the guideline in the bylaw of a significant building: 1) importantly associated with one or more historic persons or events, or with the broad architectural, cultural, political, economic or social history or character of the Town, or Commonwealth, or 2) historically or architecturally significant (in terms of period, style, method of building construction or association with a recognized architect or builder) wither by itself or in context of a group of buildings.

Charles Kenny went through this process when about 25 years ago he purchased the Corner House from the Norman Rockwell Museum and he felt it was a fabulous experience and fascinating process. He feels the need to be protective of the truly, identified historic buildings.

Don said that they are open to proposals, should have this discussion again, suggest looking to CPC for assistance, keep the buildings and encourage maintenance.

The Board discussed their upcoming meetings. There are the Selectmen Meetings on December 4th and 18th. Chuck suggested meeting on December 11th at 4:00PM with Finance.

With no further business, Don made a motion to adjourn; Chuck seconded, all were in favor.