

WHATELY SELECTBOARD
February 27, 2019 6:00 pm
Town Offices
4 Sandy Lane
Whately, MA

The open session of the Selectboard of the Town of Whately was called to order on February 27, 2019 at 6:06 p.m. by Selectboard member, Joyce Palmer-Fortune. Also, present were Selectboard member Fredrick Orloski, Town Administrator Brian Domina and Administrative Assistant Amy Schrader.

The Board voted to approve the meeting minutes from February 13, 2019.

Comments from the Public

None

Public Hearing – Continued

Verizon – to consider a petition for the placement of a joint utility pole on Poplar Hill Road (withdrawn) - Brian informed the Board that Verizon has withdrawn their joint utility pole petition. Eversource will be submitting another petition for this project.

Scheduled Appointments

Julie Beauchemin & Chris Clark (Nexamp) to request the Selectboard waive its right of first refusal on an eighteen (18) acre parcel off Christian Lane (Assessors ID # Map 21, Parcel 15) - Brian informed the Board of the current Nexamp solar project to be located behind the Blue School on Christian Lane. This land will be taken out of Chapter 61A. Brian stated that according to the Town's APR policy, he notified the Conservation Commission and the Agricultural Commission. The Conservation Commission and Agricultural Commission did not have any objections to the Board waiving the Town's right of first refusal. A motion was made and seconded that the Town of Whately not exercise its right of first refusal. All in favor

Old Business

Award the contract for the repair of the Whately Elementary School sprinkler system – Brian informed the Board that this is the final phase for the Whately Elementary School Sprinkler repair. Once the Selectboard approves this contract the work can be started. A motion was made and seconded to award the contract to Hampshire Fire Protection LLC in the amount of \$56,825. All in favor.

Award the contract for the engineering of the Chestnut Plain Road sidewalk reconstruction project - Brian informed the Board that he received a proposal from Sarah Campbell, Contract Engineer. The Board had a brief discussion regarding Sarah's proposal and the Historical Commission's

request to be involved in the project. Keith Bardwell (Highway Superintendent) would support the Town's decision to award the contract to Sarah Campbell. A motion was made and seconded to award the contract to Sarah Campbell for \$4,600. All in favor.

Presentation: Expense and Revenue Trends

Brian presented a PowerPoint slideshow presentation of Whately's expense and revenue trends. The slideshow showed expenses and revenues trends from FY2010 to FY2018 along with anticipated revenue for FY2019.

New Business

Proposed special event permit application – Brian informed that the Board that there has been some interest for special events to be held in Town. In the past, communication taking place for these types of events has been poor. The application is simple and it requires the applicant to get the sign off from the listed department heads or representatives before submitting it to the Town. The application also requires a certificate of insurance listing the Town of Whately as an additional insured. The Board suggested converting the application into a fillable form which would make obtaining the required signatures easier for the applicant. The Board had a brief discussion regarding the event hours, litter removal, and the turnaround time for event breakdown. Fred suggested that signs, trash bins, litter, and porta potties be collected within 48 hours of the conclusion of the event. Brian stated that Zachary Smith from South County EMS appreciates the Town's communication efforts and finds these types of applications very informative. A motion was made and seconded to approve the Special Event permit application with the proposed edit that signage, litter and porta potties be removed within 48 hours of the event. All in favor.

Appointment as the Recreation Commission representative of the Community Preservation Committee – A motion was made and seconded to appoint Jonathan Edwards as the Recreation Commission representative of the Community Preservation Committee. All in favor.

Appointment as an at-large member of the Capital Planning Improvement Committee - A motion was made and seconded to appoint Darcy Tozier as an at-large member of the Capital Planning Improvement Committee. All in favor.

Selectboard's Priority Project list – The Board's priority project list was reviewed. The Board suggested moving a few projects from high priority to medium priority. Fred suggested moving the Town's solar projects to the high priority list and adding the intersection project at the corner of Christian Lane and State Road to the medium priority list. Brian recommended to the Board that OSHA compliance – workplace safety (trainings/physicals etc.) should be added to the list. The Board had a brief discussion regarding the future of the Center School and the financial burden it could have on the Town. Brian is going to update the priority project list.

Proposed bylaw changes (short term rentals and historic reuse) – Judy Markland (Planning Board Committee) informed the Board that the Planning Board is working on updating two of the Town's current zoning bylaws. The Planning Board is proposing new zoning bylaws for the adaptive reuse of historically important municipal, commercial, and religious buildings and short term (less than 30 day) rentals. Peggy Sloan from FRCOG is assisting the Planning Board with the proposed new zoning bylaws. Judy read the Planning Board's proposed new zoning bylaws. Fred questioned who would be determining what is an historic building. Judy stated that the Historical Commission would be determining that and would make a recommendation to the ZBA. The ZBA would make the final decision. Judy stated that the two eligibility criteria for adaptive reuse are that the building has been open to the public for 50 years and the Historical Commission recognizes that it's a historically significant building. Adaptive reuse would require a special permit and site plan view. The short-term rentals in single family residences would extend the current B&B/tourist home bylaw to include Airbnb type rentals. The Board had a lengthy discussion regarding the Town's historic buildings, potential reuses, and the Town's short-term rental market. The Planning Board is holding a public hearing on March 26th. After the public hearing, the proposed new zoning will be presented at April's annual town meeting.

A request to support SD.2292 - An Act Ensuring Fair Funding for Rural Schools – Brian informed the Board that he received a request to support the "Act Ensuring Fair Funding for Rural Schools". The proposed legislation (SD.2292) would adjust the Chapter 70 formula to provide additional funding to rural schools. For Whately, it would be an additional \$36,000 per year that would be attached to the Chapter 70 aid. The Board requested that Brian draft a letter to support the "Act Ensuring Fair Funding for Rural Schools" for the Board to sign.

Town Administrator Updates

Community Outreach Meeting for Diamond Shine, LLC is happening on Friday March 1st at 6:00 pm.

Items not anticipated within forty-eight (48) hours of the meeting.

Adjourn – 8:27 pm. Motion was made to adjourn

Next Meeting Dates: March 13, 2019 & March 27, 2019

Respectfully submitted,

Brian Domina, Town Administrator

Document List on File in the Selectboard Office

Meeting Minutes dated 02/13/2019

Email from Albert Bessette, Jr. Verizon Representative dated 02/25/2019

Documents pertaining to eighteen (18) acre parcel off Christian Lane
(Assessors ID # Map21, Parcel 15)

- Notice of Non-Exercise of Option
- Email from Whately's Agricultural Commission dated 02/20/2019
- Email from Whately's Conservation Commission dated 02/21/2019
- Amended Notice of Intent to Sell Property and Convert to other use- M.G.L. Chapter 61A, Section 9
- Purchase and Sale Agreement dated 12/13/2018

Whately Elementary School – Sprinkler Head Replacement General Bid Form – Hampshire Fire Protection, LLC. dated 02/19/2019

Sara E. Campbell, Consulting Civil Engineer, proposed and resume dated 02/19/2019

Town of Whately's Special Event Permit Application

Priority Project List

Planning Board proposed new zoning bylaws, Spring 2019

Email from Michael A. Buoniconti, Superintendent of Schools, Mohawk Trail Regional School District