

**Selectboard
April 11, 2018
Town Offices
Open Session
6 pm**

The open session of the Selectboard of the Town of Whately was called to order on April 11, 2018 at 6 pm by the Chair, Frederick Orloski. Present was Selectboard member Jonathan Edwards, Joyce Palmer Fortune, Town Administrator Brian Domina and Administrative Assistant, Janet Scully. The Board previously signed the Vendor and Payroll warrants.
Minutes from March 28, 2018 were approved.

Comments from the Public – none

Scheduled Appointments

1. Bob Obear, Obear Construction, Montague MA

Mr. Obear presented to the Board his building proposal for the two properties currently up for bid, East Whately School & 219 Christian Lane, Lot # 1. The current proposed plan for the East Whately School shows 10 one-bedroom apartment units. His proposal includes the possibility of 25% of the proposed units to be available as affordable housing units. This would assist the town in meeting the 40B state requirements for affordable housing.

Mr. Obear's plan also contained the possibility of a Phase 2 which would be a separate structure that could house up to an additional 6 units.

Old Business

Town Hall Project Updates – Work is continuing. 90% of drywall is hung and taped. Rough-in electrical is complete, mechanical rough-in is nearing completion and rough-in for the plumbing is complete and backer panel is installed in the restrooms. Hardwood flooring is being patched back in.

New Business

- a. **Annual Town Meeting Warrant Articles** – Brian read the warrant articles aloud and the Board posed questions and comments as needed. With the Planning Board Public Hearing scheduled for the 17th of April to present the proposed zoning by-laws for Recreational Marijuana and Farm Breweries, it was recommended by the Board that the proposed zoning by-law changes (warrant articles 41-46) be put up front on the website.
- b. The Board signed the warrant subject to a few minor additions and deletions.
- c. **Chapter 61A Notice of Intent to Exercise Right of First Refusal – Lot #8 Masterson Rd.** – Motion was made and seconded to waive the right of first refusal. All in favor.
- d. **Sign Bank Documents for CPA-Backed Loan for the Town Hall project** – The Board signed the CPA-backed loan documents.
- e. **Declaration of Surplus Property** – The Board reviewed and accepted a list of miscellaneous Highway equipment submitted by Keith Bardwell and the letter from Chief Seigne identifying the 2009 Chevrolet Impala police cruiser as surplus property. Keith would like to begin the process of listing these items for sale on Municibid.

Town Administrator Updates

1. Applied for a Mass DEP grant to pay for the design of a new culvert to replace a failed culvert on Williamsburg Road.
2. Brian updated the Board on the Whately Elementary School sprinkler system. The system was scoped and the finding was that it needs to be flushed, with limited pipe replacement and all sprinkler heads replaced.
3. Engineering work on the Williamsburg Road bridge is continuing. The engineers are looking at alternative designs in order to reduce costs. .

The agenda lists topics reasonably anticipated within 48 hours of the meeting. The chair of the board reserves the right to add items to the agenda that may not be listed here; additionally, members of the board may have unanticipated concerns not listed here that they may bring to the board.

Next Meeting Dates

April 24, 2018

Annual Town Meeting

April 24, 2018

Meeting adjourned 8:17pm

Respectfully submitted,

Brian Domina, Town Administrator

Document List on File in the Selectboard Office

Obear Proposal for 219 Christian Lane, Lot #2

4/2/2018 - Stobierski & Connor letter- sale of lot #8 Masterson Rd, Whately currently in MGL 61(A)

Eastern Bank Proposal for Bids

April 2018 Highway Department Surplus

4/24/2018 – Annual Town Meeting Articles and Appendix A