

BOARD OF SELECTMEN MEETING

March 11, 2014 7 PM Town Hall, 116 Main Road

Board Members present: Christopher Johnson, Chairman -Peter Curtin, Clerk- Gerard Miller, Member. **Others present:** Molly Curtin-Schaefer, also see attached list.

Previous minutes were approved and signed.
Treasurer's warrants were approved and signed.

ELEVATOR CONTRACT

Peter L. Curtin made motion to renew the Eagle Elevator contract for FY15. Christopher Johnson seconded, with no opposition.

ELECTRICAL AGGREGATE

Colonial Power asked the Board to authorize a signatory person. When the bid comes in the price has to be approved within 4 hours. Christopher Johnson asked for clarification on the 4 hour window. Molly will get more information.

TYRINGHAM HOUSING COMMISSION:

Carry McIntosh, Gail Charpentier and Judy Morehouse were in to discuss the property on 25 Jerusalem Road as a location for a possible affordable housing unit(s) and a highway garage and other possible uses. (see attached THA minutes) A site visit on March 7th was more than satisfactory to the commission. Carey McIntosh outlined that the Housing Commission will ask for a legally binding written agreement which affirms that, if the purchase goes through—

1. The Town will own the property, receive all affordable housing rental income from tenants, and pay for insurance, maintenance, repairs.
2. TAHA and the THC will have access to the house, barn, and 1 acre of property for affordable housing;
3. TAHA and the THC will pay for and the Town will agree to the creation of deed restrictions on the designated affordable housing property limiting rent to levels mandated by the State for low and moderate income housing for a period of 30 years;
4. TAHA and the THC will pay for rehab to the property to bring it up to code for affordable housing use but will then have no further financial obligation to the Town for the property.
5. Construct of Great Barrington will manage the affordable housing property; details of this arrangement will be negotiated.

Carey McIntosh stated the above should be amended to ask for 2 acres for affordable housing, not 1, so as to include the barn and a decent space behind it.

****EXECUTIVE SESSION-** Real Estate Purchase issues in relation to 25 Jerusalem Road
Motion made to enter executive session MGL c.30A s. 21 #6 "to consider the purchase, exchange, lease or value of real property if the Chair. declares that an open meeting may have a detrimental effect on the negotiating position of the public body;
Roll Call: Christopher Johnson, yea – Peter Curtin, yes – Gerard Miller, yea – no opposition.
EXECUTIVE SESSION ENTERED INTO.

EMERGENCY MANAGEMENT

Jim Curtin, Emergency Manager, sent a letter on February 3, 2014, requesting that a Television which was purchased with Emergency Management Grant Funds be installed in the Selectmen's Office. It was agreed that a television be installed in the meeting room and an antenna be installed on the roof. We will send Jim Curtin a letter approving the installation of an antenna on the roof of the Town Hall.

EQUIPMENT COMMITTEE MEETING

Christopher Johnson would like to hold an Equipment Committee Meeting on March 18, at 7PM. The agenda will be to discuss the replacement of the DPW Pick Up Truck. Molly to post meeting and contact members.

CLUSTER MAIL BOXES FOR GOOSE POND

Gerard Miller discussed the purchase of cluster mailboxes for Goose Pond residents. Gerard Miller drew up a letter for each mail customer at Goose Pond. (attached) We will have to add postage to the letters and the postal carrier will distribute. Ms. Desanto, Postmistress in Lee, also stated that the Post Office may be able to help with the costs of the cluster box units. The boxes will be placed at the corner of Cooper Town Road, Goose Pond Road and also on Stonebridge Ways just off of Goose Pond Road.

NOISE ORDINANCE

Christopher Johnson discussed Andrew Willey shooting on his property during the later part of the evening. The Planning Board will be asked to develop a noise ordinance that doesn't restrict farming, and various other issues.

POLICE DEPARTMENT:

A discussion ensued regarding the way Gerard Miller handled the employee issues at the February 25, 2014 meeting. Peter Curtin stated employee conduct should be discussed in executive session not in public. Gerard Miller stated the issues raised by Peter Curtin did not qualify for executive session and as a result, he called in Chief Holian to the meeting so he could answer any questions that were discussed. Gerard further stated that he was appointed by the Board of Selectmen to be the liaison to the Police Department and that is why he called Chief Holian in. A discussion ensued regarding the Selectmen overseeing the Police Dept., a Police Advisory Committee that was established May 12, 1998 and the appointment of Gerard Miller as the technical contact from the Board of Selectmen to the Police Department. Peter Curtin stated the Selectmen should not have appointed Gerard Miller as the technical contact from the Selectmen because the Advisory Committee was already in place. Gerard Miller stated the Advisory Committee is not a management position it is a community relations board. Peter Curtin made a motion to rescind the appointment of Gerard Miller as technical contact to the Police Department; as no second on this motion, motion failed. A discussion ensued in relation to the current issues in the Police Department; and Board of Selectmen.

LIBRARY & SCHOOL HOUSE MAINTENANCE

Christopher Johnson stated he found several terra cotta roofing materials that could make an air tight seal on the roof at the Library. Siding and sills on the School House were discussed.

BUDGET MEETING

Finance Committee Meeting will be posted for 6 PM on Monday, March 17, 2014 to discuss the FY 15 budget.

EMPLOYEE HAND BOOK

Gerard Miller stated a Sub Committee for a policy book will consist of Noah Choquette-Highway Dept., Mary Crandall- Selectmen's Office and Patrick Holian-Police Dept. he has also asked Barbara Palmer as a member from the community.

MOSQUITTO CONTROL

A declaration of support for FY15 was signed by Christopher Johnson, no opposition.

CULTURAL COUNCIL

Wendy Collins submitted a letter of resignation to the Board effective as of April 1, 2014.

BRIDGE INSPECTION

The MASS DOT submitted Bridge Inspection Reports for three bridges in town. Two bridges are located on Main Road and one bridge on Jerusalem Road. All three bridges cross Hop Brook. The Inspection reports were reviewed by the Board.

RESUME WORK LETTER

Deidre Loring submitted a letter from her physician allowing her to resume her position as Postal Clerk at the Post Office.

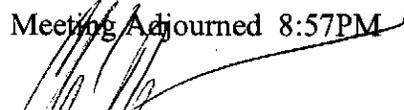
TOWN WEB SITE

The Town web site has been updated.

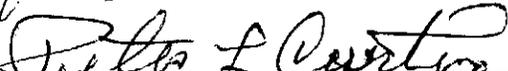
ROADS: Jim Curtin asked if there was anything the Board of Selectmen could do to put pressure on the Town of Lee to repair Tyringham Road from Rte. 102 to the Tyringham line? Gerard Miller stated he and Christopher Johnson have spear headed a project to get signatures and demand repairs to Forrest Street in Lee. They offered to give a copy of the document to Mr. Curtin so he could follow thru on the Tyringham Road portion.

PLANNING BOARD: Gerard Miller stated the legal notices will run on March 24 & March 31, 2014 and the hearing will be held on April 9, 2014 in relation to the Finance Committee by-law update and the Cemetery Committee by-law update.

Meeting Adjourned 8:57PM



Christopher Johnson



Peter L. Curtin



Gerard Miller

Sign In 3/11/2014
Board of Selectmen - Board of Health

| <u>Name</u> | <u>Dept.</u> | <u>Time</u> |
|------------------|--------------|-----------------|
| JIM Curtin | EMD | 1910 |
| Judy Morasauce | Housing | 7 ³⁰ |
| Paul Charpentier | Housing | 7 ³⁰ |
| Carey Whitford | Housing | 2:30 |

**Tyringham Housing Commission
Minutes -- 4 March, 2014
Special Meeting**

Present: Bill Bean, Judy Morehouse, Terry Clark, Vivi Mannuzzi, Carey McIntosh

(1) 25 Jerusalem Road -- The Selectboard has voted to offer \$460K for this property, subject to satisfactory perc test(s) and Town approval. The property would be used for a new highway garage, affordable housing, and other purposes.

Opposition to this project: 1. It will raise taxes; 2. It will locate a large building in a scenic view. But the Town has no choice about building a new highway garage; it has to happen, and it will cost a lot no matter where it is located, so taxes may go up in any case. The new building can be designed as a barn-like structure, so that it is in character with the rest of the town, and it can be partly underground, on a slope, hidden by trees.

The THC and TAHA support this project. It is a win/win option for the Town and for affordable housing. To forward this project, TAHA voted unanimously to offer the Town money for an escrow deposit of \$4600 or 1% of the agreed-upon purchase price and to pay for a full engineering inspection. In return, TAHA and the THC ask for a legally binding written agreement which affirms that, if the purchase goes through,

- 1. The Town will own the property, receive all affordable housing rental income from tenants, and pay for insurance, maintenance, repairs.**
- 2. TAHA and the THC will have access to the house, barn, and 1 acre of property for affordable housing;**
- 3. TAHA and the THC will pay for and the Town will agree to the creation of deed restrictions on the designated affordable housing property limiting rent to levels mandated by the State for low and moderate income housing for a period of 30 years;**
- 4. TAHA and the THC will pay for rehab to the property to bring it up to code for affordable housing use but will then have no further financial obligation to the Town for the property.**
- 5. Construct of Great Barrington will manage the affordable housing property; details of this arrangement will be negotiated.**

TAHA and the THC will be happy to meet with representatives of the Town to answer questions and discuss the project.

Tyringham Affordable Housing Association, Inc.

Minutes – 4 March, 2014

For attendance and proceedings of the meeting, please see above.