

BOARD OF SELECTMEN
TOWN OF CONWAY, MA
MINUTES
Aug 22, 2011

Meeting Open: The Select Board meeting was called to ordered at 7:00 PM

Present: Jim Moore, John O'Rourke

Others present: Tom Spiro

Appointments

7:00 Community Preservation Committee – Rich Hubbard, Emily Boss-Franklin Land Trust, Janet Chayes, Eve Endicott, David Barten- CPC.

Janet put forth two (2) warrant articles approved by the CPC and their request for a special Town meeting (STM) for September 26th or 27th. Article 1 provides CPA funds for the Land Trust to buy 7.3 acres on Shelburne Falls Rd. The development rights would then be sold to the Town, and the actual land sold to David Fisher of Natural Roots for its appraised agricultural value. She said that it was necessary to approve this STM to honor the existing purchase and sale agreements expiring Sept. 30 between the Land Trust and existing land owners. It was also their hope to save this land for agricultural use. The Board was concerned with the idea of hold an additional special Town meeting so close the scheduled special Town meeting in October. There was discussion about combining or continuing a meeting from September to October but neither was accepted. It was agreed to hold this special Town meeting on 9/27/11 with a preparatory meeting for the public to be held on 9/20/11 to address only issues pertaining to the land preservation articles.

Article 2 provides CPA funds as the required local contribution for a state APR on 199 acres of the Totman Farm.

Originally State APR funds at about \$10,000 per acre were expected for the Shelburne Falls Rd. land, but then were denied because the contiguous land was not large enough. Since then, the APR committee has agreed to reconsider this decision. Town counsel will need to be consulted concerning the wording of the articles submitted. Tom will forward the articles to him and make sure any questions will in turn be forwarded back to Janet.

7:30 Bob Baker – Roaring Brook Road renovation project

John gave a review of the abutter's meeting held the previous week on site to review the maintenance project. There was a discussion about a layout for the proposed upgrades. The Board then asked why the surveyor had included the issue of maintenance of Roy Cohen's driveway and it was agreed only to pave the apron to the Cohen driveway and not the discontinuance of Poplar Hill Road. No maintenance will be done on the former Poplar Hill Road.

The Board voted to go into executive session at 7:45PM. Out of session at 8:03PM

Bob spoke about the boiler that the Town voted to replace in the Town Office building. He said he had not yet received information from Ken on what types of equipment to use, as there had been a question about the difference between propane and oil heating equipment. Ken then came into the office and spoke about the comparison between those options. He recommended propane because it was more efficient. He said the Board should also include consideration of how long the Town intended to occupy this building. Bob noted that the current boiler should be replaced as soon as possible as heating season was fast approaching and that advertising for bids must begin shortly. Ken agreed to prepare an estimate for a propane boiler as soon as he could.

8:00 Satch Lampron, Martha Harrington – Loan for septic system

The couple was trying to sell their house and in turn buy a smaller house. Satch explained that the Board of Health had told them their septic system had failed the Title 5 requirements. They had gone to the Housing Authority for a loan but had been turned down as income ineligible, so they were asking for a loan from the Town's Septic Repair Loan Program. Satch had said that the Board of Health and Housing Authority recommended they seek help from the Selectboard either through this program or the Guilford Trust Fund. He noted that engineer Greg Newman had given him an estimate for the cost of a new

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system. He wanted to borrow up to \$15,000.00. Martha noted that they had several potential buyers interested in purchasing their house so they estimated that it would take less than a year to repay the entire loan. They will be given an application to see if they qualify for this loan program.

8:30 Lee Whitcomb - House Numbering, Street Naming Bylaw

Lee came in to discuss the proposed new Street Naming/House Numbering Bylaw in conjunction with the upcoming special Town meeting in October.

There was discussion about other potential Bylaw changes and additions as well. Lee noted that Terry Williams from DOR will be in the office on Wednesday to speak with Joyce Muka and her about general bookkeeping items.

Lee spoke about the need to adopt the new 'stretch code' as one of the requirements the Town would need to qualify as a designated 'Green Community'. If Conway is approved for this designation, then it becomes eligible for a \$125,000.00 grant from the State. Lee explained what the stretch code is and why it has been utilized. If adopted, only commercial properties and homes larger than 3,000 square feet would be required to adhere to this new provision.

John noted that the Town should adopt an As-of-Right Sighting Bylaw as well, which would apply to the Green Communities requirement to allow the installation of a one (1) acre photovoltaic (PV) solar project on property designated by the Town. Lee asked the Board to place the stretch code and the house number articles on the warrant for the Special Town Meeting.

Lee asked the Board to give Laura Hutt additional hours so that she can be designated as a full-time employee with benefits. The Board agreed to raise her salary to \$11.00 per hour, with benefits retroactive to July 1, 2011. The Board also voted to increase Laura's hours to 20 hours per week, allowing Laura to become eligible for benefits.

9:20 Joe McGranaghan (walk in)

Joe noted that he had received a new request and requirements from the School Building Committee that needed an immediate response. He noted that some award money had been designated as ineligible by the MSBA and that our total award had been reduced by approximately \$100,000.00. Joe noted which documents needed to be completed. He will contact the MSBA to ask about the reduction of award monies as well as the requested additional information and report back to the Board. It was hoped that this will satisfy the Town's requirements and facilitate the payment of the award money. It was noted that the Bond note becomes due in November 2011, and that it is very preferable to settle this issue before then.

Meeting items

- The warrants were signed.
- Minutes for the August 8, 2011 Select Board meeting were approved.
- The Board agreed to forward Bylaw changes and additions to the Planning Board. The Planning Board will in turn call for a hearing in preparation for the October special Town meeting.
- Tom will forward the Kurkulonis TIF agreement to Town Counsel Fitz-Gibbon for review.
- John noted that Woody Paparazzo has asked the Board in writing to help him speak with Greenfield Savings Bank regarding extreme night-time light from their parking lot into his back yard. John proposed that this was a neighbor to neighbor problem that should be attempted to be worked out between them before involving the Select Board and the Board decided to table this request.
- The Board voted to accept the draft application for the Guilford Trust Fund. Tom was asked to create one for the other trust funds as well.
- The Board accepted the creation of a new form that required departments to report applications filed for grant money to the Selectboard.

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- The Board approved a request from the Treasurer that would direct Town employees to turn over monies they collect from fees, licenses and other within 60 days of receipt.
- Jim and John would attend the next Selectmen's Association meeting in South Deerfield.
- John reported on the FCAT Board meeting and the pending appointment by the School Committee of an FCAT Board member to represent Conway.
- John reported on the initial Ad Hoc Green Community Committee meeting where Jim Barry the Regional Coordinator Green Communities Division, Department of Energy Resources, gave a presentation on the Green Community Designation.
- John reported that the Roaring Brook Road abutters meeting with Bob Baker went very well.
- John reported on the Edward Thayer Gravestone Dedication attended by John and Jim Moore, where certificates and citations were given by State and Federal representatives.
- A Weston & Sampson invoice of \$225.00 was approved for payment.
- The Board agreed to designate October as Food Bank Month at the request of The Food Bank of Western Massachusetts.

Mail and Other Items

- Mail items were reviewed.

Next meeting will be 09/06/2011

9:55 PM Motion to adjourn meeting was made by Jim, seconded by John, all in favor.