

Town of Colrain
Selectboard Meeting
55 Main Road/Town Office Building
7:00 P.M.

MINUTES OF FEBRUARY 6, 2012

- Present: Mark Thibodeau, Eileen Sauvageau and Duane Scranton.
- Others Present: Kate Amaral, Shelburne Falls and West County Independent; Joan Rockwell, Planning Board Chair; Bill Cole, Planning Board Member; Kevin Fox, Colrain Town Coordinator; and Tracey Baronas, Town Accountant.
- Call to Order: Chairman Mark Thibodeau called the meeting to order at 7:00 p.m. He announced two tape recorders in use by the Selectboard (the Board).
- Minutes: **MOVED: Eileen Sauvageau moved to approve the minutes of 01/30/12. Seconded by Duane Scranton. Passed unanimously.**
- Highway Updates: No major discussion this evening on listed topics as Highway Superintendent Scott Sullivan was ill. He will be rescheduled for 2/13/12.

There was a short discussion revisiting the decision to switch from town trash bags to trash stickers at an earlier meeting. Since bag supplies are getting low, supplies will need to be replenished. The Board concurred that the earlier decision of switching to stickers, which had been made upon the recommendation of the Highway Superintendent, is still acceptable.

- Planning Board Updates: Discussion of Proposed Zoning Changes and Solar Permitting
Joan Rockwell, Planning Board Chair, spoke with the Board regarding proposed changes to the Town Zoning Bylaw. These changes are primarily relating to the so-called Village Districts and to update the official map. The Planning Board has been receiving assistance from the Franklin Regional Council of Governments (FRCOG) Planning Department and with funding from the Department of Housing and Community Development (DHCD). A summary of the proposed changes include designating Village Districts the encourage a mix of uses reflecting traditional land use patterns, allowing more uses "by right" (without a special permit) in the Village Districts, adopting requirements for site plan review by the Planning Board of some uses allowed by right, designating commercial-industrial districts that allow for light industrial uses and complement the Village Districts; and adopting a new official zoning map. These changes are not insignificant and an informational public meeting was held on 1/31/12. A pubic hearing on these changes will be held on 2/23/12 at 7:00 PM in the Selectboard meeting room, 55 Main Road. Residents are encouraged to attend. Following discussion, due to the complexity of these changes and the probability of a lengthy question and answer period, a suggestion was made to hold the town meeting for the adoption of these changes separately from other votes. Research is necessary with the Town Clerk.

Solar/Wind Energy Moratorium Request

Ms. Rockwell explained that recently, there has been some interest by private companies regarding large solar projects on private properties in town. The Planning Board does not have bylaws in place in order to review such projects. She is requesting an article on the upcoming Special Town Meeting to place a moratorium on permitting for such large-scale operations until the Annual Town Meeting. At that time, another article will be brought before the voters to ask for a one-year moratorium to study issues relative to the health, safety and welfare of residents in these alternative energy producing initiatives. The Board was in agreement that guidelines should be in place, but also to be sensitive to the timing needs of the local landowner. Ms. Rockwell explained that there are bylaws in

place in some neighboring towns that can be utilized as templates. She will forward an article for review. The Board thanked her and the other Planning Board members for their work on both issues.

Old Business:

Road Complaint and Correspondence Request

Town Coordinator Kevin Fox had spoken with Karen Clough of Greenfield who had attended a previous meeting to discuss an incident on a town road in September 2011. A site visit had been planned for 2/7/12 to determine if in fact this occurred on a road in Colrain or in neighboring Halifax. Since then, Ms. Clough has informed him that she is withdrawing her request for a letter concerning the road condition. No further action necessary.

Town Garage Furnace Contract

Mr. Fox spoke with Andrea Woods, Chief Procurement Officer at the FRCOG, advising her of the award to Lahey Plumbing. A contract has been sent to them for signatures, and it should be returned for the Board to sign on 2/13/12. A work schedule will be discussed upon Mr. Sullivan's return.

Road Sign Inventory and Retroreflectivity Maintenance Program

The Board was given another draft copy of this proposed plan for review. This will be discussed further with the Highway Superintendent on 2/13/12.

Board of Health-Giard Buildings Update

Board of Health Chair Jason Ferenc sent an email regarding a recent court finding on the Giard building condemnation issues. On 2/3/12, Judge Fields issued an order authorizing the demolition of the so-called Tin Shop, Truck Stop and the 3 Church Street properties at Mr. Giard's expense. It is likely the town will initially incur the costs, and Mr. Giard will be billed for them. If payment does not come to the town within 90 days, then a lien will be placed on the properties and those costs will be added to the taxes. If the land is taken for non-payment at any point, the town may auction it off to recover costs. Within a few weeks, the Board of Health will present an article for inclusion on an upcoming town meeting for funding.

New Business:

Mohawk Municipal Advisory Committee Update

Mr. Fox attended the MMAC meeting on 2/1/12. He received a proposed assessment for Colrain from the Mohawk Trail Regional School District for FY13. It appears that the overall assessment is \$25,574 lower than the Fiscal 2012 amount. This is in part due to the restructuring of the capital debt in 2010. Additional discussion was had regarding proposed changes to the Rowe tuition calculation.

Permit Fee Waiver Request

Building Inspector Shawn Kimberley has posed a question as to whether the Town will be waiving permit fees for the Green Grant construction at the Colrain Central School. He estimated the fee might be approximately \$1,500. Traditionally, permit fees have been waived for town buildings. A question was raised as to whether this was a line item in the bid specifications or not. Mr. Fox will contact Mohawk Trail Regional School District Business Manager Joanne Blier.

MOVED: Eileen Sauvageau moved to waive the building permit fee if it was not included in the specifications of the bid. If fees were included, the matter will be revisited. Seconded by Duane Scranton. Passed unanimously.

Approve Invoice-Thompson Road and Village Center

Last week, the Board signed two change orders on the above projects, resulting in an approximate savings of \$12,000. The Board reviewed the final invoice this evening. These are Natural Resource Conservation Service projects under the Emergency Watershed Protection program, reimbursable at 75% of covered costs.

MOVED: Eileen Sauvageau moved to sign the invoice from ET&L regarding the NRCS projects on Thompson Road and Village Center. Seconded by Duane Scranton. Passed unanimously.

Appointment of Town Coordinator

MOVED: Eileen Sauvageau moved to appoint Kevin Fox to Town Coordinator retroactive to 1/30/12 at a rate of \$25 per hour for 20 hours per week. Additionally, to allow for administrative support for approximately 9 hours per week @16.00 per hour for training, minutes and clerical matters. Seconded by Duane Scranton. Passed unanimously.

Engineering Agreement

The Board reviewed an agreement between Jim Toth, Professional Engineer and the Town regarding engineering services on Adamsville Road. This is a Federal Highway Roads project, and will be reimbursed at 100%, except for final paving, which will be done in the spring.

MOVED: Eileen Sauvageau moved to sign an agreement with Jim Toth for engineering services on Adamsville Road. Seconded by Duane Scranton. Passed unanimously.

Handouts for Review:

The Board received the following: Year-to-Date Expense Report.

Office Updates

Meeting Schedule

The Board will meet at 6:30 on 2/13/12. Due to the President's Day holiday, the Board will not meet on 2/20/12. They will, however, meet on 2/22/12 at 6:30 PM.

Upcoming Meetings

02/07/12	REPC Hazardous Materials Plan	4:00 PM Montague Safety Complex
02/08/12	MTRSD School Committee	7:00 PM Mohawk Middle School
02/08/12	MTRSD Budget Subcommittee	5:00 PM Principal's Conf. Room
02/22/12	Zoning Board of Appeals Hearing	7:00 PM Selectboard Mtg. Room, 55 Main Road
02/23/12	Colrain Planning Board Public Hearing	7:00 PM Selectboard Mtg. Room

The payroll and vendor warrants were signed.

MOVED: Eileen Sauvageau moved to dissolve at 8:50 PM. Seconded by Duane Scranton. Passed unanimously.

Respectfully submitted,

Tracey L. Baronas
Town Accountant