**Board of Selectmen Meeting Minutes**

**10/17/2018, Ramsdell Room Pelham Library, 5:30PM**

**Present:** Select Board members Alisa Pearson, Bob Agoglia & Karen Ribeiro, Fire Chief Ray Murphy, Police Chief Gary Thomann, Temporary Town Clerk Sandra Burgess, Conservation Commission-Dana MacDonald and David Gross, Planning Board-Abbie Jenks and Judy Eiseman, ZBA-Jeff Eiseman and Ann McNeal, Housing-Tilman Lukas, Building Inspector-Dave Waskiewicz, Berkshire Design-Jeff Squires, Kevin Shay-Shay Architects, Tom Kegelman-Executive Director of Home City Development, and Susannah Carey.

**Open:** Selectman Pearson opened at 5:30pm.

Motion to vote new order of agenda, seconded, unanimously approved.

**Proposal for Records/Information Clerk Position-Sandra Burgess**

Recommendation from Temporary Town Clerk, Sandra Burgess, for an Assistant Town Clerk instead of current position of Records/Information Clerk. Sandra knows someone with archival record training who may be interested. Select board recommended Sandra work on job description for Assistant Town Clerk while town counsel is consulted whether this position (voted at ATM May 2017) can be changed. Sandra will pass along the Select boards interest in speaking with the potential candidate interested. Motion to modify job description to include job duties while maintaining job title and keep moving forward, seconded, unanimously approved.

**Vehicle Idling**

State of Massachusetts has a no-idling policy. Chief Thomann will check with attorney that the policy does not include Public Safety vehicles. Both the Pelham Fire and Police Department adhere to the state law. A new exhaust system was installed ~10 years ago inside the Fire Department. The town does not currently have a bylaw for parking tickets. In the past, the Police Department were notified that trucks were parked and idling on Route 202 overnight. This has since stopped. Two idling signs to be installed by Highway Department in Library parking area and near the Police and Fire Stations. Brief information shared about SB vote to install free telematics with support of study offering rural towns; to be installed for 1 year on municipal vehicles to track emissions.

**Affordable Housing Proposal-22 Amherst Road**

Offer has been accepted at the Carkhuff property (22 Amherst Rd, 46 acre property) from Home City Development with strict terms, permitting hurdles, and property constraints. Developers have met with Planning Board and chance to communicate with other boards/committees this evening. As a 40B project there are benefits to our community. Proposal to take down existing building, garage, and shed and replace with 3-story apartment building holding around 28 units (1BR mostly with few 2 BR available) with 32 space parking lot.

Tax implications

Housing chair T. Lukas suggested that there would not be significant tax benefit from the new construction. The Developer disagreed.

Challenges discussed: Historically, rainfall has been increasing. Models predict that this will only accelerate and drainage is therefore of the utmost importance. Location down in hollow, riverfront area/site-Amethyst Brook, driveway grading constraints, traffic and speed concerns with entrance/exit from Amherst Road, ability to accommodate emergency vehicles especially 75ft Fire Department ladder truck, seasonal weather conditions and access to unit in its location, stormwater management concerns, no open space proposed due to site restrictions, not ideal location for families with children, no sidewalk to accommodate walkers, utility costs, no public transit stops close to location, filling units completely, water availability & determining street flow.

How will this be made a carbon-neutral building

Developers do not anticipate being able to use geothermal on site, nor do they anticipate enough solar for all uses, though the drawing presented did show solar panels. Because Pelham is on-track through the CCE partnership with Northampton and Amherst to produce its own electricity, sourced from renewables, all-electric options were therefore discussed for the new building as a way to eliminate carbon footprint by 2030, as recommended by the Intergovernmental Panel on Climate Change in October 2018 in order to avoid catastrophic results of climate change.

Advantages discussed: Affordable housing in Pelham could cover a significant part of the 10% requirement, site visually hidden-scale of building would be in line with houses at street level, senior housing unit, both 1 and 2 bedroom units offered, rental assistance offered, developer would like to work with Town to prepare satisfactory standards/plan for site, water and sewer hook up to Town of Amherst lines along Amherst Rd, Consultants available to Town for ZBA and Conservation Commission.

**Approval of Amramp Updated Proposal**

Motion to approve updated proposal from Amramp, seconded, unanimously approved.

**Town Website Improvements & Discussion**

Handout from Selectman Ribeiro, Pelham’s Town Website-brainstorming improvements for everyone.

Suggestion to change Town website with current focus on Town Government, to be more inclusive of all aspects of town incorporating School, Library, FD, PD, etc.

Potential Improvements:

-Incorporate quick facts information into ‘About Pelham’ narrative. SC will handle.

-Change important links to look similar to Town of Whately. Include US State reps, town sites (library, school, PHS), Hampshire County information.

-Change New Resident Information pdf to appear as free form document with its own landing page. SC will handle.

-Under Meeting Calendar insert link to get e-alerts so more visible.

-Move Code Red and Green Communities emblem down to footer where hemlock flag and town seal appear.

**-**Create more descriptive e-alert emails which include name, date, time, & place to save on extra clicking beyond initial email.

-Insert frame around photos to include photo credit without hovering feature.

-Move both Public Records Requests & Guideline tabs and simplify by placing on horizontal meeting bar if space provides.

-Remove Announcement tab and incorporate ‘Announcements’ inside of the text box. Important Links would now appear under ‘About Pelham.’ Public Records would be on the top horizontal bar.

-Remove tabs on the right side of homepage. Replace space with Events/Community Calendar mirroring Upcoming Meetings Calendar on the left. 2 calendars would appear on homepage.

VTS/CivicPlus will be contacted to see if any of these suggestions can be implemented.

**Town Officials**-none.

**Public Comment**-none.

**Liaison Reports**

Highway Department; Selectman Ribeiro; Rick spoke with BOH chair to apply for permit to trap beavers in Bray’s pond. Pose threat to public safety with potential flooding of roadway. IFB for Town-Wide Culvert Survey/Assessment requested so far by 12 vendors.

Town Offices; Selectman Agoglia; nothing new.

Fire Department; Selectman Pearson; nothing new.

Police Department; Selectman Pearson; Application due date now past. Applicants need to prove physical fitness.

Finance Committee; Selectman Ribeiro; notes from Regional meeting not provided. FC would need to know by Annual Town Meeting about Regionalization. Suggestion for Finance Committee to hold meeting about Regionalization to incorporate and inform parents with school children and gain perspective. Minutes from FC meeting in July were reviewed but there was no official discussion on the complaint received from Selectman Pearson or anything noted in the minutes. Question posed, who is responsible for ‘policing’ complaints received in the Town. Select Board’s responsibility is to oversee Town-Government-functioning. If any action needs to be taken, then it is the Select board that acts.

Library; Selectman Pearson; Response shared on EV charging stations during Fall TM from Jodi Levine who was absent that evening. Selectboard invitation to Town leaders such as Library Director to respond back on how to respond to the IPCC report.

Elementary School; Selectman Ribeiro; School holding meeting with Kuhn Riddle for future expansion prospects with the Elementary School. School gathering information for future Regionalization discussions and for possible questions in relation to size and attendance. Nov. 7 Multicultural potluck at School.

Other-Conservation Commission. Violation at 266 Amherst Rd for illegal cutting of wood.

**Old Business**

-When Town Meeting articles appear on the warrant there is a need for flagging such items and identifying who supports those article(s) prior to Town Meeting.

-Identification of reasonable term limits for government positions

-Next roundtable meeting set for early March. SB draft letter to all boards/committees providing 10.9.2018 Gazette article referencing IPCC as background: “UN report on global warming carries life-or-death warning”:

<https://www.gazettenet.com/UN-report-on-global-warming-carries-life-or-death-warning-20749235>

Also will include text from May 2017 ATM article on climate change resolution (Art.45, ATM 2017).

**Time Reserved for Topics the Chair did not Reasonably Anticipate**

**Minutes**

Motion to approve minutes from 8/29/18 as amended, seconded, Selectman Agoglia abstains, motion passes.

Motion to approve minutes from 9/17/18 as amended, seconded, Selectman Agoglia abstains, motion passes.

**Adjournment**

Motion to adjourn, seconded, unanimously approved at 9:30pm.

Next Selectmen’s meeting: November 7, 2018.

**Documents Examined**

22 Amherst Road design plans and BOH perspective email, Town website improvements packet.

Respectfully submitted, Susannah Carey