

Selectboard Meeting Minutes for September 21, 2020

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*****ALL VOTES ARE ROLL CALL*****

6:00 PM - OPEN MEETING

1. CALL TO ORDER: Chairman Bannon opened the meeting at 6:00 pm, those “present” via zoom: Ed Abrahams, Leigh Davis, Kate Burke, Bill Cooke, and Town Manager, Mark Pruhenski
2. SELECTBOARD’S ANNOUNCEMENTS/STATEMENTS
 - a. General Comments by the Board. No one had comments tonight.
3. TOWN MANAGER’S REPORT
 - a. Housatonic Water Works Update-Letter to Governor Baker and DEP Update
 - i. S. Bannon made a motion to accept the letter as presented and to copy listed parties with the addition of Attorney General and Senator Adam Hines; B. Cooke seconded; Roll Call Vote; L. Davis, “aye”; K. Burke, “aye”; B. Cooke, “aye”; E. Abrahams, “aye”; and S. Bannon, “aye”; All in Favor, 5-0.
 - b. Infrastructure Updates/DPW Projects- Sean Vandeusen/DPW Superintendent
 - i. Design for Emergency Repair on Division Street–Chapter 85 Review is being Submitted to MassDOT. Updated construction schedule should be available in 3-4 weeks.
 - ii. Phase Two of the MassWorks grant: Triplex Parking Lot on Bridge Street–2-3 weeks until bid, work to be started in Spring. Phase One work engineering estimates were off by \$1.5 million, which has resulted in a change of schedule for road paving.
 - iii. DataEngineering has been contracted to create an electronic mapping of roads and sidewalks that will analyze their condition and estimated cost to repair them.
 - iv. Emergency Repairs at Wastewater Treatment Plant–Aeration tank has been down for several months, with no bids for repair. Declared emergency with DPC, work will be done in the next two months.
 - v. Four Remote Pump Stations Bidding–Permitting issue with DEP due to compensatory storage. Bid delayed while pump stations redesigned.
 - vi. Updated Heuer Analysis available by November.
 - vii. Tigh & Bond began creating an asset management and capital plan for parks in early September 2020. Tigh & Bond is also creating a GIS mapping asset management plan for stormwater collection system.
 - viii. EDM Engineering–New boiler at Ramsdell Library is needed.
 - ix. Main Street Sidewalks in Housatonic–Out to bid, to be started in Spring 2021.
 - x. Police Station Roof–LaRochelle low bidder at \$80,000. Work to be done by January 1st.
 - xi. Route 7 Trail–Bid documents complete, to go out to bid within next couple weeks.
 - xii. Town Hall Steps–Going out to bid, to be redone in Spring.
 - xiii. Transfer Station Garage–Going out to bid for electrical work/heat.

- xiv. Christian Hill Culvert Replacement—design is almost complete. Going out to bid in Spring.
- xv. Taconic Avenue Retaining Wall—currently being designed. Bidding to go out in Fall.
- xvi. Bid Engineering—analyzing tripping hazards on Main Street.
- xvii. Green Communities Grant—Energy conservation work to be done in fall and winter at Housatonic Community Center, Town Hall, GB Police Department.
- xviii. Town Hall Elevators—EDM Engineering proposals.
- xix. South Main Street Tip Project—Phase Two of engineering.
- xx. Transfer Station—AECOM will be completing revenue and ticketing study.
- xxi. Miscellaneous Projects include: Drainage project and paving for Rosseter Street; Elm Court paving; Fairview Terrace repaving and pedestrian projects; baseball/softball field work.
- c. Elderly and Disabled Population Transportation – Polly Mann drafted an executive summary to update Board on transportation options for October.

4. NEW BUISNESS

- a. Southern Berkshire Real Estate Update, Eric Steuernagle/BCBOR
 - i. YTD increase of 16% in total number of residential sales, 43% increase in dollar volume of total sales. Median sales price of homes in Great Barrington is \$466,540, up from \$380,000 in 2019. 19 homes sold in August 2020, up from 12 sold in August 2019, down from 24 homes in July 2020. Listings up 4% YTD, with increase of 30 new homes listed in August 2020 valued at over \$20 million. Absorption Rate is at 3.6 months of inventory (normally double digits). 87 residential homes for sale in Great Barrington vs 135 homes in 2019—high demand-low inventory. 51 pending sales for September 2020 vs 23 in September 2019. August median prices fell slightly. Residential sales YTD \$50 million vs \$35 million in 2019.
- b. Selectboard/Department Liaison Assignments (Discussion/Vote)
 - i. Vote moved to next meeting as liaisons were not listed.
- c. Halloween/Trick or Treat (Discussion/Vote)
 - i. A decision will be made at October 5th meeting and with DEP’s recommendation, as per M. Pruhenski’s suggestion.
- d. Berkshire Health Group/Disclosure Forms for Voting Members
 - i. S. Bannon made a motion to renew Mark Pruhenski and Karen Fink’s appointments; B. Cooke seconded; Roll Call Vote; L. Davis, “aye”; K. Burke, “aye”; B. Cooke, “aye”; E. Abrahams, “aye”; and S. Bannon, “aye”; All in Favor, 5-0.
- e. Open Meeting Law Complaint/Claudia Shapiro (Discussion/Vote)
 - i. B. Cooke made a motion to endorse and send M. Pruhenski’s proposed response for Law Complaint; L. Davis seconded; Roll Call Vote; L. Davis, “aye”; B. Cooke, “aye”; E. Abrahams, “aye”; and S. Bannon, “aye”; All in Favor, 4-0. K. Burke has recused herself.
- f. Leash Law/Dog Park (Discussion/Vote)
 - i. M. Pruhenski has recommended to refer to Conservation Commission, the Parks Commission, and Cemetery Commission to discuss their opinions on the bylaws for unleashed dogs. Their recommendation will be brought back to the next Selectboard Meeting for further discussion.
- g. National Grid & Verizon for Joint Pole Petition to install a joint pole on Park Street beginning at a point approximately 1400 feet north of the centerline of the intersection of

Mountain Street, within the public right of way in order to properly support existing infrastructure. The Current guy wire is anchored into a tree across the street and is failing. (Discussion/Vote)

- i. E. Abrahams made a motion to approve joint pole on Park Street; B. Cooke seconded; Roll Call Vote; L. Davis, “aye”; K. Burke, “aye”; B. Cooke, “aye”; E. Abrahams, “aye”; and S. Bannon, “aye”; All in Favor, 5-0.

5. PUBLIC HEARING

- a. Special Permit application from Berkshire Aviation Enterprises, Inc., for a an aviation field in an R4 zone at 70 Egremont Plain Road, Great Barrington, per Sections 3.1.4 E(1) and 10.4 of the Zoning Bylaw.

(Continued from August 10, August 24, and September 14, 2020) (Discussion/Vote)

i. Re-Open Public Hearing

1. E. Abraham made a motion to re-open public hearing; B. Cooke seconded; Roll Call Vote; L. Davis, “aye”; B. Cooke, “aye”; E. Abrahams, “aye”; and S. Bannon, “aye”; All in Favor, 4-0. K. Burke recused herself from the vote.

ii. Explanation of Project

iii. Speak in Favor/Opposition

1. Dennis Egan wanted to discuss a submission that he made to the board and Attorney Heuer. BAE claims to be a small quantity generator, but he states this is factually inaccurate. Page 5 of initial application states that the airport is “a very small quantity generator”, but page 8 refers to a “conditionally exempt small quantity generator”, which are very different terms. Mr. Egan also wanted to highlight that his issues with daily takeoffs and landings are based on actual counts and not estimates like the master record does. Mr. Egan also wanted to highlight BAE’s admittance to not having runway safety areas.
2. J. Fingerroth states that these meetings have included a variety of facts, opinions, and point of views. As a resident of Hurlburt Road, he stated that there is no doubt that the airport has become an increasing nuisance and disruption. Mr. Fingerroth hopes that that Selectboard will consider citizen’s opinions and interest when making a decision.
3. Tad Heuer – On behalf of several neighbors, under federal law waste oil can be excluded from hazardous waste calculations, but under MA state law waste oil is included in hazardous waste calculations. The airport needs to readjust their calculations for MA state law purposes.
4. Claudia Shapiro – Ms. Shapiro stated her concern regarding the airport’s filing status at the Registry of Deeds. She also stated that once the airport converts from private to public use, they need to follow appropriate laws.
5. Jeffrey House – Mr. House highlighted that the airport is considered private and cannot make many of the proposed changes unless it is considered a public airport.
6. E. Abrahams made reference to section 9.2.12.2 regarding permits for the airport with David Doneski. Mr. Doneski stated that this would require a special permit. James Scalise pointed to Section 9.2.2, stating that the special permit would not apply to this project. Mr. Doneski said that he would require more time to consider Mr. Scalise’s response.
7. L. Davis questioned if the building of hangars is allowed without a special permit. Dennis Egan stated that any expansion of the airport

would require a special permit from the zoning board of appeals. L. Davis also looked for confirmation on the run-offs of Safety Areas. Mr. Egan stated that run-offs are not needed as state and federal funding is not used. Mr. Doneski needs more information to provide an answer for L. Davis's question. Chris Rembold reiterated his opinion on the airport and what a special permit would change and impact.

iv. Motion to Close or Continue Public Hearing

1. E. Abraham made a motion to Continue Public Hearing on October 5th at 6:00 PM; B. Cooke seconded; Roll Call Vote; L. Davis, "aye"; B. Cooke, "aye"; E. Abrahams, "aye"; and S. Bannon, "aye"; All in Favor, 4-0. K. Burke recused herself from the vote.

6. CITIZEN SPEAK TIME *Citizen Speak Time is an opportunity for the Selectboard to listen to residents. Topics of particular concern or importance may be placed on a future agenda for discussion. This time is reserved for town residents only unless otherwise permitted by the chair, and speakers are limited to 3 minutes each.*

- a. No one had comments tonight.

7. SELECTBOARD'S TIME

- a. B. Cooke – There is an affordable housing option located at 7 Rose Court of Blue Hill Commons. The house is \$145,000. Information can be found at GBHousing.org.

8. MEDIA TIME

9. ADJOURNMENT Chairman adjourned meeting by unanimous consent at 7:55 p.m.

Respectfully submitted,

Brooke M. Morehouse
Recording Clerk