

Minutes
Williamsburg Board of Selectmen
September 8, 2022

The members of the Board of Selectmen met in regular session on Thursday, September 8, 2022, at the town office. The chair called the meeting to order at 9:02 a.m.

Present: Denise Banister (until 10:15), William Sayre and David Mathers

Also present: Nick Caccamo (Town Administrator), Louis Hasbrouck (Building Inspector), Eleanor Warnock (Administrative Assistant)

1. Building Inspector – The Board welcomed back Louis Hasbrouck, former Building Inspector and now Intermittent Inspector, who gave the Building Department's regular report. There has been \$8 million worth of construction. A written report is not available because of the new software system. Building in Williamsburg has slowed, along with everywhere else, from the high early in the pandemic. The town has the largest amount of solar per capita in the state. Accessory dwelling units (ADU's) have been popular in other towns. Prefab units are very energy efficient and ones from Vermont are most effective because of the cold winters there. Affordable housing is still probably under 10% of housing stock. A mixed project could work well, and Louis mentioned a recent attractive Sunderland project.

Sign on Mountain Street – Louis said that the sign is on town property, and even if it's not then the City of Northampton owns the property, and it's an off-premise sign, which isn't allowed. He has talked to the sign owner several times. While the owner says former Highway Superintendent Bill Turner gave him permission for the sign, Bill didn't have authority to do so. While Louis initially said the current Highway Superintendent could just go and remove the sign, he thinks a letter from a lawyer would be the next step.

Public Safety Complex – The Building Department works on the principle that showing up early and often keeps a project going in the right direction.

Gas station/used car dealer – The gas tanks have been inspected and are good through 2023. While zoning has a two year discontinuance provision, if a business maintains equipment and keeps the sign up, that shows intent not to abandon. Nothing in the zoning prohibits him from having retail sales. The vehicles may be too close to the road; the setback is required by the used car dealer license.

2. Assistance to Firefighters grant – The Fire Chief has secured a FEMA Assistance to Firefighters Grant for fill station apparatus in the amount of \$78,431, with a 5% match. **Motion** was made and seconded (DM/WS) to authorize Chief Connell to accept the Assistance to Firefighters grant. **So voted** (3-0). Funds for the match can be discussed at the next meeting.

3. Fire rescue truck – Trucks are in short supply. Two possible contracts with Greenwood Emergency Vehicles LLC were considered, one for full payment up front, one for payment on delivery. Prepayment of the entire amount it would ensure reservation of a chassis, though no guarantee, and would presumably lock in the price. The town would require a performance bond from the seller. An example of this strategy backfiring was mentioned. Reservations have been

expressed by the town accountant, town counsel, and the town's bond counsel. More information is needed on whether prepayment is prohibited by law, whether there is a price guarantee with and without pre-payment, whether the chassis is likely to be available, and what counsel recommends. When there is more information, a special meeting can be called.

4. Chapter 61A – right of first refusal – 73 Old Goshen Road – A letter was received from Jeffrey Scott Penn for the estate of Margaret Misner, about their intent to sell the remaining property at 73 Old Goshen Road, approximately 21.6 acres, and to take the land out of Chapter 61A protection. A letter was received from a neighbor raising some issues and concerns; those can be addressed as the development process moves forward. **Motion** was made and seconded (WS/DM) not to exercise the right of first refusal for 73 Old Goshen Road. **So voted** (3-0).

5. National Grid easement – 16 Main Street – National Grid had requested an easement for placement of a pole on the southwest corner of the property at 16 Main Street and for additional lines. **Motion** was made and seconded (WS/DM) for the board to sign the grant of easement to Mass Electric/National Grid for the property at 16 Main Street. **So voted** (3-0).

6. ARPA funds – Requests have been received and more are expected.

7. Public Safety Complex building – The Board discussed the MVP grant for the Public Safety Complex. The authority to spend the money from the grant is with the Public Safety Complex Committee rather than the Select Board. A grant administrator will be needed.

Documents used

Agenda and notes

Assistance to Firefighters Grant award

Fire Rescue Truck proposal and sample contract

Chapter 61A request and neighbor's comments

National Grid easement

Adjourned at 10:47 a.m.

Approved:

Clerk