

**SELECTMEN'S MEETING  
UPSTAIRS MEETING ROOM  
1 AVENUE A, TURNERS FALLS, MA  
MONDAY, June 26, 2017**

Meeting was opened at 7:00 PM in the Upstairs Meeting Room. Present were Selectpersons Chris Boutwell, Michael Nelson, Rich Kuklewicz, Town Administrator Steven Ellis, and Executive Assistant Wendy Bogusz. Kuklewicz makes introduction and announces meeting is being taped.

**Approve Selectmen minutes of June 19, 2017**

*Boutwell makes a motion to approve the Selectboard minutes of June 19, 2017 as presented. Kuklewicz seconded, approved. Boutwell - Aye, Kuklewicz - Aye, Nelson - Abstain*

**Public Comment Period: Individuals will be limited to two (2) minutes each and the Board of Selectmen will strictly adhere to time allotted for public comment**

Peter Golrick introduced Bryan Camden, the Turners Falls Airport Commission's new Airport Manager.

**Present Turners Falls High School Girls Softball Team with Proclamation**

Kuklewicz read aloud the Proclamation of the Montague Board of Selectmen, recognizing the outstanding achievement of the Turners Falls High School Girls Softball Team in being crowned the Division III State Champions for the 2016-2017 season. Ellis presented the proclamation and a photograph was taken of the team with the Board of Selectmen.

**Lisa Davol, Franklin Country Chamber of Commerce  
Cider Days at Unity Park**

Davol shared some information about the upcoming Cider Days event:

- One of the largest events is a tasting salon (hard cider producers from all over the country showcase their ciders)
- Event will be held on Saturday, November 4, and be held under a tent in Unity Park
- Two sessions, one and a half hours each (3:00-4:30 and 5:00-6:30)
- Estimation of approximately 350 people for each salon
- The Chamber has a comprehensive insurance policy that will cover alcohol
- Jon Dobosz has no major concerns, but recommends that Chamber bring their own exterior lightings
- Chief Dodge needs to be consulted to arrange for police presence

**Brian McHugh, FCRHRA**

**Budget Revision to the FY15 CDBG**

*Nelson makes the motion to authorize the Chair to sign the letter to Mr. Southard of the DHCD along with program revision form in regards to the FY15 Montague CDBG Program Budget. Boutwell seconded, unanimously approved. Nelson - Aye, Boutwell - Aye, Kuklewicz - Aye*

**Andrew Bernstein, Kearsarge Energy, LP, Execute Kearsarge Solar Lease**

Ellis: The Town followed an RFP that was issued two years ago. I've been working with Kearsarge Energy to develop a solar installation on the landfill. This project is an opportunity to provide renewal energy source into the energy pipeline and in the process create a strong public-private partnership. What we've tried to accomplish is that Kearsarge has the kind of business conditions required to support their investment in this roughly 6 megawatt installation and that the Town receives a fair return that helps it for its objectives as well. I think we've accomplished that. There are a variety of tradeoffs, but I believe it's a good lease at this point. However, Exhibit 1 simply lacks some of the required specificity of the access areas to the roadways, and so we want to see that part of the plan better defined. What we're going to do is approve and execute this contingent on Exhibit 1 being fully defined.

Ramsey: We just need to have a surveyor put it on paper. The Planning Board has already approved it.

Bernstein: We've basically done all the permitting - the Town permitting, the DEP. There were a couple of comments to clean up, but we should get that permit issued in the next week. The only thing that slows us down is our friends at Eversource.

Ellis: The first payment of \$155,922 will occur a year after the day of commercial operation. We will, on signing of the lease, receive a lease inducement fee.

*Nelson makes the motion that the Board accept and execute the proposed solar lease agreement between the Town of Montague and Kearsarge Montague LLC with the signature contingent upon submission of the final site plan that clearly articulates the Leased Area, Access Area, and Leased Premises, which are not to include the uncapped site of the Town's old "Burn Dump"*

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*Determination of the suitability of the plan and readiness for signature to be at the discretion of the Town Administrator. Seconded by Boutwell, approved unanimously. Boutwell -Aye, Nelson -Aye, Kuklewicz - Aye.*

**Walter Ramsey, Town Planner**

**Execute Real Estate Agreement with Power Street LLC for the property and building at 15 Power Street, Turners Falls (Assessors Map 3, Lot 89). This property is commonly referred to as the Railroad Salvage Annex.**

Walter: This was a commercial homesteading project. The RFP was released a year ago. The proposal was accepted in August of last year, and we are at a point where we can work out a real estate agreement, which is a purchase and sale agreement. The biggest part of it is an exhibit that is the land development agreement that commits to a construction time frame and schedule and make sure that he's going to follow through with the project. Counsel has worked with us on this.

Obear asked for reduction in sale price to \$1,000 as there have been some developments getting water and sewer in that building, significant costs that would basically stall or deter the project from moving forward. Estimated cost for water and sewer is \$150,000. One alternate option Ramsey suggested is a common public sewer that would go over the Sixth Street Bridge.

Ellis: I think it's important for the Board to know that it wasn't without some consideration that we considered the reduction in the purchase price. It is a very difficult to develop site, and made more expensive by these realizations, so what we're trying to do here is create an opportunity for feasible development. Counsel indicated that as has been done when extraordinary additional expenses were identified, that this is reasonable, appropriate, and defensible.

J. Golrick: In the first quarter of 2012, Map 3 Lot 89 was officially subdivided. In October 30th, 2013, there was a taking on Book 6459, page 269. That taking was for Map 3 Lot 27, entirely. There was a judgment September 10, 2015, Book 6749, page 08, the land court gave the Town whatever it asked for on October 13. I would like to advise the Selectmen that the public record shows that the Town does not own the annex. They own Railroad Salvage. Therefore, you guys are doing the same thing as the Zoning Board, issuing whatever you are issuing to something you have no right to in public record.

A man in the audience commented on how in a program in Boston, in the agreement between the developer and the town, the developer had to make a commitment of creating a certain amount of public space.

*Nelson makes a motion to execute the Real Estate Agreement with Power Street LLC for the property building at 15 Power Street, Turners Falls (Assessors Map 3, Lot 89). Boutwell seconded, unanimously approved. Nelson - Aye, Boutwell - Aye, Kuklewicz - Aye.*

**Request for letters of support for a grant application for funding from the Massachusetts Development Finance Agency's "Collaborative Workspace Program." Applications for a "Fit-Out" grant of up to \$250,000.**

- **Robert Obear, Power Street, LLC, Power Street, Turners Falls**  
*Nelson makes a motion to sign the Municipal Letter of Support for the grant application for the Mill District ArtSpace in regards to 15 Power Street, Turners Falls, for Robert Obear, Power Street, LLC. Boutwell seconded, unanimously approved. Nelson - Aye, Boutwell - Aye, Kuklewicz - Aye*
- **Richard Widmer, St. John's Church, 7 Church Street, Millers Falls**  
*Nelson makes a motion to sign the Municipal Letter of Support for the "Collaborative Workspace Program" in Millers Falls Arts Bridge, for Richard Widmer, St. John's Church, 7 Church Street, Millers Falls. Boutwell seconded, unanimously approved. Nelson - Aye, Boutwell - Aye, Kuklewicz - Aye*

**Town Administrator's Report**

**Execute FY2018 MOU with FCSWMD for Hauling Services, effective 7/1/17**

*Nelson makes the motion to execute the FY2018 MOU with the Franklin County Solid Waste Management District for hauling services, effective July 1, 2017. Kuklewicz seconded, approved. Nelson - Aye, Kuklewicz - Aye, Boutwell - Abstain*

**Approve, under the provisions of MGL Chapter 44 Section 33B, a transfer of \$2,000 from WPCF Health Insurance Benefits (661-5-440-5174) to WPCF Short Term Interest (661-5-752-5925) to fund a FY2017 deficit in WPCF Short Term Interest**

*Nelson makes a motion to approve, under the provisions of MGL Chapter 44 Section 33B, a transfer of \$2,000 from the Water Pollution Control Facility Health Insurance Benefits line to the Water Pollution Control Facility Short Term Interest line to fund a FY2017 deficit in Water Pollution Control Facility Short Term Interest. Boutwell seconded, unanimously approved. Nelson - Aye, Boutwell - Aye, Kuklewicz - Aye*

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**Approve transfer of \$28,000 from the Reserve Fund to the "Account Legal" (account #0014-151-5302-000). This brings the total FY17 budget for labor and general counsel to a total of \$98,000.**

*Nelson makes the motion to approve the transfer of \$28,000 from the Reserve Fund to the "Account Legal" (account #0014-151-5302-000), bringing the total FY17 budget up to \$98,000. Boutwell seconded, unanimously approved. Nelson - Aye, Boutwell - Aye, Kuklewicz - Aye*

**Communications from GMRSD Superintendent Michael Sullivan regarding engaging in a series of discussions to exchange ideas and concerns of mutual interest**

Ellis: Superintendent Sullivan has reached out to the Towns looking for an opportunity to engage and talk about creative ways to consider funding capacity, enrollment, etc., in the district. We look at that as a very favorable opportunity. I'll be meeting with him on Wednesday. If any of the Board members wants to step forward and be part of those conversations, we can coordinate that through my office. There are a couple of members of the Finance Committee that have expressed interest.

**Green Communities Competitive Grant Award**

According to Ramsey, the Town received their fourth Green Communities Competitive Grant, \$168,610, for projects through Town properties:

- Sheffield School, for four different projects that were identified in the energy audit that the Town did last year (rooftops, heating and cooling units above the library and cafeteria, lighting occupancy sensors, hot water pumps)
- Replace the HVAC duct work on the roof of the Shea Theater
- Upgrade the furnace and AC system in the Carnegie Library

**Approve Annual Appointments as set forth in the attached list**

*Nelson makes a motion to appoint the following folks of their respective committees with an end date of June 30, 2018, which is a one-year appointment. Boutwell seconded, unanimously approved. Nelson - Aye, Boutwell - Aye, Kuklewicz - Aye*

Madelyn	Hampp	ASSISTANT TOWN CLERK
David	Brule	BATTLEFIELD GRANT ADVISORY COMMITTEE
Peter	Miller	BATTLEFIELD GRANT ADVISORY COMMITTEE
John	Nove	BATTLEFIELD GRANT ADVISORY COMMITTEE
Patricia	Pruitt	BATTLEFIELD GRANT ADVISORY COMMITTEE
Paul	Robinson	BATTLEFIELD GRANT ADVISORY COMMITTEE
Ivan	Ussach	BATTLEFIELD GRANT ADVISORY COMMITTEE
Bettina	Washington	BATTLEFIELD GRANT ADVISORY COMMITTEE
Doug	Harris	BATTLEFIELD GRANT ADVISORY COMMITTEE
Joe	Graveline	BATTLEFIELD GRANT ADVISORY COMMITTEE
David Tallpine	White	BATTLEFIELD GRANT ADVISORY COMMITTEE
Lisa	Enzer	BROADBAND TELECOMMUNICATIONS COMMITTEE
Kenn	Hannah	BROADBAND TELECOMMUNICATIONS COMMITTEE
Kevin	Hart	BROADBAND TELECOMMUNICATIONS COMMITTEE
Robert	Steinberg	BROADBAND TELECOMMUNICATIONS COMMITTEE
RICHARD	ASMANN	BUILDING INSPECTOR (ALTERNATE)
DAVID	JENSEN	BUILDING INSPECTOR AND CODE ENFORCEMENT OFFICER
Jason	Burbank	CABLE ADVISORY COMMITTEE
John	McNamera	CABLE ADVISORY COMMITTEE
Greg	Garrison	CAPITAL IMPROVEMENTS COMMITTEE
Robert	Obear	CAPITAL IMPROVEMENTS COMMITTEE
Frederic	Bowman	CAPITAL IMPROVEMENTS COMMITTEE
Steven	Ellis	CAPITAL IMPROVEMENTS COMMITTEE

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Judith	Lorei	CEMETERY COMMISSION
Suzanne	LoManto	CIVIC CENTER COMMISSION
Pam	Allan	CIVIC CENTER COMMISSION
Roy	Rosenblatt	COMMUNITY DEVELOPMENT BLOCK GRANT ADVISORY COMMITTEE
Andrea	Chesnes	COMMUNITY DEVELOPMENT BLOCK GRANT ADVISORY COMMITTEE
Christine	Speek	COMMUNITY DEVELOPMENT BLOCK GRANT ADVISORY COMMITTEE
Wendy	Bogusz	CONSTABLE
David	Dion	CONSTABLE
Larry	Parker	COUNCIL ON AGING
Barbara	Kuklewicz	COUNCIL ON AGING
Teresa	Miner	COUNCIL ON AGING
Juanita (Bunny)	Caldwell	COUNCIL ON AGING
Debra	Bourbeau	COUNCIL ON AGING
Roberta	Potter	COUNCIL ON AGING DIRECTOR
Tom	Bergeron	DPW SUPERINTENDENT
John	Zellmann	EMERGENCY MANAGER
Robert	Setka	ENERGY COMMITTEE
Jason	Burbank	ENERGY COMMITTEE
Tim	Van Egmond	ENERGY COMMITTEE
Sally	Pick	ENERGY COMMITTEE
Chris	Mason	ENERGY COMMITTEE
Ariel	Elan	ENERGY COMMITTEE
Pam	Hanold	ENERGY COMMITTEE
Richard	Sawin Jr.	FOREST WARDEN
John	Zellmann	FOREST WARDEN - DEPUTY
Robert	Obear	FRANKLIN COUNTY PLANNING BOARD
Steven	Ellis	FRANKLIN REGIONAL COUNCIL OF GOVERNMENTS
Jeffrey	Singleton	FRTA ADVISORY BOARD
Herbert	Hohengasser	GAS & PLUMBING INSPECTOR
John	Letourneau	GAS & PLUMBING INSPECTOR - ALTERNATE
Timothy	Hartnett	GAS & PLUMBING INSPECTOR - ALTERNATE
Steven	Ellis	GILL-MONTAGUE TRANSIT AUTHORITY
Carolyn	Olsen	GILL-MONTAGUE TRANSIT AUTHORITY
April	Reipold	HISTORICAL COMMISSION
Mary	Melonis	HISTORICAL COMMISSION
Margaret	Bridges	HISTORICAL COMMISSION
Suzanne	LoManto	HISTORICAL COMMISSION
Linda	Hickman	Library Director
Ariel	Elan	MONTAGUE ENERGY POLICY LIAISON
Jonathan	Dobosz	PARKS & RECREATION DIRECTOR
Walter F	Ramsey	PLANNING AND CONSERVATION AGENT
Mark	Williams	PUBLIC WORKS FACILITY PLANNING COMMITTEE

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Jason	Burbank	PUBLIC WORKS FACILITY PLANNING COMMITTEE
Ken	Morin	PUBLIC WORKS FACILITY PLANNING COMMITTEE
Jay	DiPucchio	PUBLIC WORKS FACILITY PLANNING COMMITTEE
Bob	Macewicz	PUBLIC WORKS FACILITY PLANNING COMMITTEE
Mark	Fairbrother	PUBLIC WORKS FACILITY PLANNING COMMITTEE
Kopelman &	Paige, PC	TOWN COUNSEL
Roberta	Potter	TREE ADVISORY COMMITTEE
Mike	Marcotrigiano	TREE ADVISORY COMMITTEE
Julie	Kumble	TREE ADVISORY COMMITTEE
Walter	Korby	TREE ADVISORY COMMITTEE
Zhaohong	Wen	TREE ADVISORY COMMITTEE
Leslie	Brown	TREE ADVISORY COMMITTEE
Suzette	Snow - Cobb	TREE ADVISORY COMMITTEE
David	Harmon	TREE ADVISORY COMMITTEE
David	Detmold	TREE ADVISORY COMMITTEE
Nancy Barry	Yankowski	TURNERS FALLS ATHLETIC CLUB
Christian	Couture	TURNERS FALLS ATHLETIC CLUB
Mark	Fitzpatrick	VETERAN'S BURIAL AGENT
John T	Murphy	VETERAN'S GRAVES OFFICER
Robert	McDonald	WASTEWATER POLLUTION CONTROL SUPERINTENDENT
Ron	Sicard	WELLS TRUST
Thomas W.	Wyman	WIRING INSPECTOR - 1 ST ALTERNATE
William J. IV	Doyle	ZONING BOARD OF APPEALS

*Nelson makes a motion to appoint Richard Kuklewicz to the Cable Advisory Committee until June 30, 2018. Boutwell seconded, approved. Nelson - Aye, Boutwell - Aye, Kuklewicz - Abstain*

*Nelson makes a motion to appoint Michael Nelson to the Franklin County Solid Waste Management District 2 until June 30, 2018. Boutwell seconded, approved. Boutwell - Aye, Kuklewicz - Aye, Nelson - Abstain*

*Nelson makes a motion to appoint Christopher Boutwell to the Franklin County Solid Waste Management District 2 until June 30, 2018. Kuklewicz seconded, approved. Kuklewicz - Aye, Nelson - Aye, Boutwell - Abstain*

*Nelson makes a motion to appoint Richard Kuklewicz to the Franklin Regional Council of Governments for a one-year term until June 30, 2018. Boutwell seconded, approved. Nelson - Aye, Boutwell - Aye, Kuklewicz - Abstain*

*Nelson makes a motion to appoint Richard Kuklewicz to the FRTA Advisory Board for a one-year term until June 30, 2018. Boutwell seconded, approved. Nelson - Aye, Boutwell - Aye, Kuklewicz - Abstain*

*Nelson makes a motion to appoint Richard Kuklewicz as the Wiring Inspector for a one-year term until June 30, 2018. Boutwell seconded, approved. Nelson - Aye, Boutwell - Aye, Kuklewicz - Abstain*

*Nelson makes a motion to appoint the following folks to their respective committees with an end date of June 30, 2020, which is a three-year appointment term. Boutwell seconded, unanimously approved. Nelson - Aye, Boutwell - Aye, Kuklewicz - Aye*

Carolyn	Olsen	ACCOUNTANT
Paul	Voiland	AGRICULTURAL COMMISSION

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Karl (Chip)	Garbiel	AGRICULTURAL COMMISSION
Juanita (Bunny)	Caldwell	BOARD OF REGISTRARS
Gary	Collins	AIRPORT COMMISSION
R. Keith	LaRiviere	AIRPORT COMMISSION
Mark	Fairbrother	CONSERVATION COMMISSION
Addie	Holland	CONSERVATION COMMISSION
Donna	Francis	CONSERVATION COMMISSION
Kate	Martineau	CULTURAL COUNCIL
Pam	Allan	CULTURAL COUNCIL
Daniel	Brandon	CULTURAL COUNCIL
Linda	Ackerman	MONTAGUE ECONOMIC DEVELOPMENT AND INDUSTRIAL CORP.

*Nelson makes a motion to appoint Michael Nelson to the Personnel Board for a three-year term, ending on June 30, 2020. Boutwell seconded, approved. Boutwell seconded, approved. Boutwell - Aye, Kuklewicz - Aye, Nelson - Abstain*

*Nelson makes a motion to appoint Ron Sicard to the Planning Board for a five-year term, ending on June 30, 2022. Boutwell seconded, approved. Boutwell seconded, approved. Boutwell - Aye, Kuklewicz - Aye, Nelson - Aye*

**Discussion regarding weekly summer meeting schedule**

There is a question around the fact that meeting biweekly has been resulting in meetings that are packed full, sometimes with time-sensitive topics. Ellis wondered whether the Board feels it is time to consider including gap weeks. The Board decided to keep the meetings biweekly, then adding an extra Monday when needed, leaving it to Ellis and Bogusz to help guide the Selectmen as the agenda starts to build.

**Topics not anticipated in the 48-hour posting requirements**

Ellis will be out of the office this Thursday and next Monday.

**OTHER**

- Boutwell reported that he was approached by an individual who suggested having a forum sometime for residents to come in and talk to the Board about what they would like us to work on in the future. The Board members agreed to explore some ideas.
- **Use of Public Property: Helmet Drive, Turners Falls Softball Team, Avenue A/Third Street and Avenue A/Seventh Street, 7/1/17 or 7/2/17 (weather permitting), 9:00 AM - 12:00 PM**  
*Nelson makes the motion to approve the Request for the Use of Public Property by the Turners Falls Softball Team for a fundraising event on Avenue A/Third Street and Avenue A/Seventh Street on either Saturday, July 1 or Sunday, July 2 at their discretion of which is the best weather date, for approximately a dozen people, from 9:00 AM to 12:00 PM, with the caveat from Chief Dodge that they avoid having minors in the roadway. Boutwell seconded, unanimously approved. Nelson - Aye, Boutwell - Aye, Kuklewicz - Aye*
- **Use of Public Property**  
*Nelson makes the motion to approve the Request for the Use of Public Property by the Northampton Cycling Club, with Gregory Garrison as the primary contact, for their annual cycling event on the Industrial Boulevard here in Montague the following dates - July 5th, July 12th, July 19th and August 2nd, 2017 from approximately 5:00 PM to 8:00 PM, with a total of 50 people taking part in the event; Chief Dodge has signed off on it and they have insurance for all of the dates aforementioned. Boutwell seconded, unanimous approved. Nelson - Aye, Boutwell - Aye, Kuklewicz - Aye*

*Boutwell makes a motion to adjourn the regular meeting. Nelson seconded, unanimously approved. Boutwell - Aye, Nelson - Aye, Kuklewicz - Aye*

**List of Documents and Exhibits:**

- Turners Falls High School Girls Softball Team with Proclamation
- Budget and Program Revision to the FY15 CDBG Form
- Letter to Mark Southard, DHCD re: FY15 CDBG Program

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- Lease agreement with Kearsarge
- Real Estate Agreement with Power Street LLC for the property and building at 15 Power Street, Turners Falls (Assessors Map 3, Lot 89) This property is commonly referred to as the Railroad Salvage Annex
- Letter of support for a grant application for funding from the Massachusetts Development Finance Agency's "Collaborative Workspace Program. Applications for a "Fit-Out" grant of up to \$250,000. Robert Obear, Power Street, LLC, 15 Power Street, Turners Falls and Richard Widmer, St. Johns Church, 19 Bridge Street, Turners Falls
- FY2018 MOU with FCSWMD for Hauling Services, effective 7/1/17
- Request for MGL Chapter 44, Section 33B Transfer: \$2,000 from WPCF Health Insurance Benefits (661-5-440-5174) to WPCF Short Term Interest (661-5-752-5925) to fund a FY2017 deficit in WPCF Short Term Interest
- Reserve Fund Transfer: \$28,000 from the Reserve Fund to the "Account Legal" (account #0014-5-151-5302-000).
- Communication from GMRSD Superintendent Michael Sullivan regarding engaging in a series of discussions to exchange ideas and concerns of mutual interest
- Green Communities Competitive Grant Award
- Annual Appointments list