

## **BOARD OF SELECTMEN/SEWER COMMISSIONERS MEETING**

**Wednesday, February 14, 2018 – 6:00 PM – Richmond Town Hall – 1529 State Rd.**

**PRESENT:** Mr. Alan Hanson, Chair; Mr. Neal Pilson/Selectman; Mr. Roger Manzolini/Selectman; Mr. Mark Pruhenski/Town Administrator

**GUEST(S):** Ms. Ina Wilhelm, Mr. Eric Smith, Mr. Christian Hanson, Ms. Donna Hanson

Mr. Hanson opened the regular session of the Board of Selectmen's meeting at 6:00 PM.

**ZBA Alternate Position:** Ms. Ina Wilhelm came before the Board to explain her interest in filling the alternate position on the Zoning Board. She indicated a desire to be an active member of the community, and a desire to learn new things. Ms. Wilhelm has previously been a member of the Richmond Cultural Council and the Affordable Housing Committee and her experience on those two have led to her decision to express an interest in joining a committee that has a specific problem and a solution. Mr. Pilson asked Ms. Wilhelm (as he has done for each of the other two candidates) whether she would be interested in serving on the Long-Range Sustainability Committee if she is not the one chosen for the ZBA. She thought that the ZBA would be better suited to her skills. As the Board has now interviewed all three candidates, they will discuss the possibilities and make a decision at their next meeting.

**Fire House Lease Renewal:** Mr. Eric Smith came before the Board to discuss the renewal of the Fire House 3-year Lease with a proposed rent increase of \$2,400 per year (\$200 per month). The reason for the increase was explained as arising from expenditures for building improvements made during the last year as well as the fact that there has not been an increase in some time.

There was a discussion about long-range plans for the firehouse. Mr. Manzolini asked Mr. Smith to consider putting some proposals together for the Board to review. In the meantime, Mr. Manzolini moved that the Board accept the lease renewal as submitted. Mr. Pilson seconded the motion, which was adopted by unanimous consent. The Board signed the lease agreement.

**Balderdash Cellars Update:** Mr. and Mrs. Hanson came before the Board to update them on the Balderdash Cellars project located at the former Clark Farm near the town/city line on Route 41. Their intention in purchasing the property was to expand their winery and to protect the land from development. Mr. Hanson wanted to share their plans for the expansion of the winery with the Board before beginning the permitting process.

The plan is for a five thousand square foot building in two stories; approximately 35 by 40 feet. They intend to make their own wine, currently they import grapes from California, and to start growing their own grapes on the property. They are at the point in the process of asking for a permit to start pouring the foundation in March. By August or September, it is their hope that the winery will be up and running.

They are also planning for a 2,000 square foot patio, made largely of gravel, for some tables. They are hoping to be able to do special events such as weddings in the summer and fall. During the busy season, they anticipate being open four days a week with attendance on a busy weekend of up to 100 people.

Bathrooms have been designed to accommodate 100-150 people in the case of a wedding. They would also like to obtain a farmer brewery license to be able to offer beer as well as wine during events.

In total there are three permits they are seeking: the farmer brewery, farmer winery and farmer series pouring permit. Mr. Pilson asked how close the proposed building would be to the nearest neighbor. Mr. Manzolini noted that there are no neighbors that would generate neighbor opposition. The question then arose about nighttime activities and the lighting. It was noted that lighting would have to be kept to a minimum in order not to affect the homes on Richmond Shores and the Lake. Richmond has a very strict lighting bylaw and a strict attitude against commercializing Richmond. Mr. Manzolini assured Mr. Hanson that the town is in favor of this kind of operation but would be opposed to its being intrusive in any way. Mr. Hanson understood that position and said that normal hours of operation would end at 5:00 PM, which would not require any extensive lighting. Special events would be held under tents, which is where the lighting would largely be, except for sufficient lighting in the parking area to render that space safe.

At this point the plans for the property were presented to the Board, which showed the separate parcel that has been carved out for the Winery and the area where the grapevines would be planted. Another drawn plan showed the layout of the entire property. The anticipated number of cars would be about 40 or so if there were as many as 100 people for a special event. There is a parking lot being planned and overflow parking would be handled in another area. Overall, the plan is to keep the look of the property consistent with the rural feeling of the town.

Tax Increment financing – Mr. Hanson’s attorney is working with the Town’s attorney to see if there is something in that law that would make sense for Mr. Hanson to pursue, at the Hanson’s expense. He may request an opportunity to return to the Board to discuss the issue at a later date.

**Sewer Line Repairs – Legal Opinions for Discussion on February 28<sup>th</sup>:** Mr. Pruhenski previously provided copies of the legal opinions received from the town’s attorney for the Board’s review. The discussion was tabled for the February 28<sup>th</sup> meeting.

**Solar at School – Legal Opinion, Letter of Intent, Power Purchase Agreement, Next Steps:** Mr. Pruhenski offered a quick update and a recommendation that this issue also be tabled for the February 28<sup>th</sup> meeting. Our attorney is still reviewing the Letter of Intent and is working with Solect Solar to revise it in the Town’s best interest. Mr. Pruhenski will return with that revision at the next meeting. Mr. Manzolini suggested that she work on the decommissioning clause in

the agreement. Mr. Pruhenski will note that and advise the attorney. That review has been held up by EverSource possibly requiring an impact study for \$20,000 or a supplementary review for \$4,500. The town might be asked to pay a portion of those fees. The attorney is working on ironing out those details so that Mr. Pruhenski can come back to the Board on February 28<sup>th</sup> with a document they can approve and sign.

**Town Barn – Updates:** Mr. Pruhenski reported that the Notice of Intent (NOI) was supposed to be heard at the Conservation Commission meeting last night. However, that meeting had to be rescheduled because of a posting error and is now scheduled for February 27<sup>th</sup>. There is a proposal in place to use the existing slab to save money – the slab is already close to property lines and could not, therefore, be enlarged. In respect of potential alternative locations, it was decided that the current location was owned by the Town and is very close to the DPW location. This would eliminate any additional on-site prep work for a new building and would not be using up space that could be used in the future for a solar array, or other municipal use at the Annand lot. Mr. Pruhenski said he felt that the current location has value. Mr. Manzolini noted that it would be wise to make sure that the end opening of the current location would be sufficient to fit a fire truck in case of need.

**BRPC: Appointment to the Berkshire Transportation Advisory Cte (BTAC):** Mr. Pruhenski distributed the letter requesting a Richmond representative to serve on the BTAC, which advises the Berkshire Metropolitan Planning Org. on transportation recommendations. Their first meeting is scheduled for February 20<sup>th</sup>. They are asking all Berkshire towns to appoint a representative. The Board members were not available for this position but suggested that some other town resident may be. Mr. Pruhenski will inquire whether one of the three candidates for the position on the ZBA would be more interested in this position.

**Boat Ramp-Special Use Permit Application for 7-28-18-Mass. Bass Alliance:** Mr. Manzolini moved that the Board grant the permit. The motion was seconded by Mr. Alan Hanson and passed by unanimous vote.

**Resignations: Sharon Harrison and Lynn Meyers / Long Range Sustainability Working Group:** Mr. Pruhenski asked the Board to accept those resignations so that he can send thank you letters. This was one of the open positions that Mr. Pilson hoped one of the candidates for the Planning Board would be interested in filling.

Mr. Pruhenski also submitted two additional resignations he received within the last 48 hours: Town Moderator, John Whitney and from Jan Hartford of the Council on Aging Committee. He asked that the Board also accept those two resignations. He will compose letters of thanks and regret.

The Board accepted all four resignations.

**Approval of January 24, 2018 Minutes:** Mr. Pruhenski distributed copies of the minutes as revised with the comments from Mr. Pilson and Mr. Manzolini. Mr. Manzolini moved that the

minutes be approved as amended. He was seconded by Mr. Pilson and the motion was approved by unanimous consent.

**Sewer Advisory Committee – Set Date for Joint Meeting with Commissioners:** It was noted that the first meeting of the Sewer Advisory Committee got off to a rocky start. It was felt that a new start would be advisable and that it would be helpful to have one or more members of the Selectboard present for guidance. Mr. Pruhenski suggested since the Sewer Users Information Session is scheduled for February 28<sup>th</sup> it would be convenient to schedule this joint meeting earlier that same evening. Mr. Pruhenski suggested beginning at 5:00 PM to get the Committee organized and advise them what the Selectmen/Sewer Commissioners are looking for from that group. The Board agreed to that plan.

**Town Administrator Updates:** Maintenance for the Veterans' Memorial. Mr. Pruhenski called Mr. Bob Kingsley who does work of this nature for tennis courts. Mr. Kingsley has not yet responded. Mr. Pruhenski contacted Mr. Peter Beckwith, the DPW Manager to ask him to have the Highway Department maintain the Memorial with occasional weeding.

The Fire Department Annual Dinner - Saturday, March 3<sup>rd</sup> at 6:00 PM. Mr. Pruhenski has made reservations for each of the Board members.

Town Hall Acquisition – Mr. Pruhenski has spoken to the Town Attorney. She was able to locate a deed, dating back to 1796. However, an historical expert is required to read it. She is having that done now. She will get back to us with the results of that review.

Is a Special Act required for a Constable? This question remains. Temporarily, the question for the Police Chief has been resolved by appointing him an Administrative Chief. That issue is on the Warrant for the Annual Town Meeting. The question concerning the constable remains unresolved. Mr. Pruhenski has asked our attorney to reach out again to PERAC to encourage them to respond to our inquiry since we have passed the 60 day response time allowable.

Board of Health Smoking Regulations – Passed unanimously at a public hearing on February 6<sup>th</sup> and will go into effect on April 1<sup>st</sup>. That date will allow the Highway Department to install some signage, which cannot be done at this time as the ground is frozen. The Health Agent has been charged with having the signs made.

The marijuana Moratoria has been sent off to the Attorney General's office for final approval. When that arrives, Mr. Pruhenski will report to the Board that it has been confirmed.

Trash Collection at Richmond Shores – Some problems with pick up have occurred because of access constraints resulting from snow accumulation. As a solution, there will be a small four-wheel drive truck sent on Mondays to pick up all the trash.

**Selectmen's Matters:** Mr. Pilson requested that at the next Long-Range Sustainability meeting, arrangements be made to have the broker packages sent out as soon as possible.

The Richmond Phone Book issue. There has been no further word from the phone company since they advised that they are working on a new version. Mr. Pruhenski provided possible printer contacts to the phone company since they are without a printer at this time.

**B&B's and House Rentals:** The Planning Board has this issue under review and should be ready with a proposed zoning change for the Annual Meeting.

**The new Richmond Website:** Mr. Pruhenski reported that the company was sent a list of revisions, which they are still working on. The Welcome to Richmond tab is in the process of being built. When Mr. Pruhenski receives that completed work, he will forward it to the Selectmen for review. It is anticipated that the website will go live in March.

**The Ambulance Service:** Mr. Pilson noted in the news last week that we are waiting on possible changes in State regulations before any plans are made. Mr. Pruhenski has a note in his March meeting folder to invite Mr. Schultz back for that meeting.

Mr. Manzolini noted that he has seen an increase in the number of articles in the Berkshire Eagle about Richmond. He wondered whether that was coincidental or the result of the work of our new Marketing Director. Mr. Pilson said he had sent Mr. Clarence Fanto a copy of the Palm Beach Post, which has a regular section on all the smaller cities and towns in their area. Mr. Pilson believes Mr. Fanto had already had something of the sort in mind, but it was probably helpful in getting him started. As a result, Richmond has been getting greater coverage. He has been in contact with Ms. Laura Brennan and with Mr. Pruhenski to keep abreast of what's happening in Richmond.

Mr. Al Hanson raised the issue of rounding up stray cattle and the need for people to be available to do that when necessary. The advertisement for a Town Field Driver, which has run for about a year or more, has not been successful. Mr. Hanson believes that is because the position is perceived as a solo position – one person responsible to round up stray livestock. He suggested that a loose group of volunteers be put together who could participate in a round-up when necessary and the Field Driver would know that there would be people available to help.

Mr. Pruhenski suggested placing the ad back in the e-newsletter, asking for volunteers willing to be called on for help in a round-up. Mr. Pruhenski will see that the request runs in the e-news going forward.

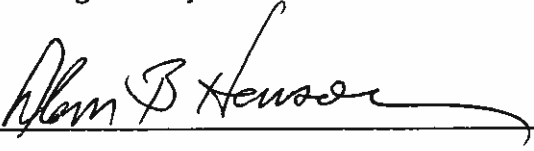
**Sewer Matters:** There were no sewer matters to be discussed.

**Mail/Sign Warrants:** Done

**Next Meeting Date:** February 28<sup>th</sup> – 5:00, 5:30 and 6:00 PM.

**Unanticipated Topics:** None

There being no further business before the Board, Mr. Pilson moved that the meeting be adjourned. He was seconded by Mr. Hanson and the motion was carried by unanimous consent. The meeting was adjourned at 8:25 PM



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Alan Hanson, Chairman