

June 2, 2012

Present: Deb McMenemy, Steve Shatz, Chuck Gillett, and Jorja Marsden

The Selectmen met to plan their meeting schedule for the next several months.

With no further business, the meeting adjourned.

A true copy, ATTEST:

June 6, 2012

Present: Deb McMenemy (Deb left just after discussion with Clint), Steve Shatz, Chuck Gillett, Richard Seltzer, Gary Kleinerman, Clint Schneyer and Jorja Marsden

Clint informed the Selectmen that the Town Office steps are still a work in progress. Clint said he would speak to Curt Wilton, Highway Superintendent of West Stockbridge, regarding the corner of High Street and Glendale Road. After W. Stockbridge performed maintenance on that corner there has been run off which flows across the road (in Stockbridge) and into the Errichetto property. The bid specs for paving Bean Hill Road will be opened on June 20.

The Board accepted the resignation of Joyce Hovey from Council on Aging. Liz DiGrigoli, COA Director, has requested that the Board appoint Sue Rogers of Park Street to the COA. Steve made a motion to appoint Sue Rogers, Chuck seconded the motion. The vote was unanimous.

Steve made a motion to accept the bid of \$0.1198 cents per gallon of Waste Water Service for sludge removal. Chuck seconded the motion. The vote was Deb-yes, Steve-yes and Chuck-yes.

Richard Seltzer and Gary Kleinerman, representatives from Stockbridge Bowl Association, discussed the next phase of the Lake Management Plan, the dredging of the Bowl especially in the outlet, behind the island, Lily Pond, entrance from Lily Pond to the Bowl and around White Pines Beach. Steve said that there would need to be a competitive bid process for an engineer for this project. We would need a study, Notice of Intent, and other permitting and engineering of the whole project before it could begin. The Selectmen emphasized to Richard and Gary the need for a cost estimate. Representatives of the Bowl Association informed the Selectmen that they wanted to move forward and that they have some funding in place for the next phase. Steve said that the Town would need to be the applicant for permitting and would want an engineer to review everything.

With no further business, the meeting adjourned at 8:00 a.m.

A true copy, ATTEST:

June 13, 2012

Present: Steve Shatz, Chuck Gillett, Chris Manning with Travaasa Destinations and also representing Amstar, Brad Urie from Travaasa Destinations, Clint Schneyer.

Mr. Manning and Brad Urie introduced themselves for the record. Steve gave an overview of why the meeting was happening, explaining to Chuck Gillett that at the last meeting about Elm Court it was decided that the Selectmen needed more information and that Mr. Berle and Joy Berry from Travaasa, were told they needed to look at the Zoning Bylaws to see what they could do and if what they were intending on doing would be allowed; which is why the meeting is being held today.

The concept of Travaasa is to bring in local food, local arts and allow the people who are staying at the Hotels to experience the local culture of wherever the Hotel is. Travaasa found Elm Court and liked it and is now under contract to purchase the property in the next month. Mr. Manning wanted to come and meet with the Selectmen to begin working together, he understands that he cannot get approval because of the zoning process.

The CEO of Amstar and Joy Berry came before the Selectmen a month ago and felt they had a good meeting so all the plans to expand Elm Court by 70 rooms has been put to paper to present to the Selectmen showing that they tried very hard to preserve the original building.

Chuck asked what Amstar is. Mr. Manning explained that it is a Real Estate investing Company based in Denver, Colorado that has been around for about 25 years and is basically the money that is behind the Travaasa Destinations Company.

Brad showed the site plans and elevation renderings of what they plan to do. The plans have been drawn up in accordance with the Cottage Era Estate Zoning Bylaw as well as the Scenic Mountain Act. The plan is to add a new 76 room 3 to 4 story building on the North side of the drive where the property drops off so that the building will basically be hidden. The front of the building closer to the main house will be a 3 story building at 10 foot grade but the part of the building further down the slope will be a 4 story building at zero grade. The thought is to not take away from the existing main house and to keep the building essentially hidden from Old Stockbridge Road. The other thought was to make sure that no views from the Mansion would be disrupted because there are incredible views looking back to the West and to also preserve the open space.

Bob Berle under his special Permit was approved to have his 18 rooms as guest rooms as his Bed and Breakfast in the Main house. Travaasa would be requesting a total of 90 guest rooms. Some of the rooms in the Main house will not be counted as many of them do not have bathrooms. Also the bachelor wing is still in disrepair from the many years of being shut down. They believe they can get a total of 15 good guest rooms in the Main house by adding some into the Bachelor wing. They do not want to exceed 90 guest rooms so the new building will only have 76 guest rooms.

Chuck asked if it would remain a Bed and Breakfast. Travaasa considers it a leisure resort and hotel that would serve dinner just to the guests. However, they can't exactly say that it would be closed to the public however; they don't believe they will get much business from the public. Phase two of the project is by the residential homes where there is a stable barn and Bob Berle has had that approved for a restaurant. Travaasa's thought is to re-open that as a restaurant, open it to the public and to reactivate the greenhouses. The kitchen in the Mansion will be improved and it would be only for guests. However they would not turn the public away but do not plan to advertise it as a restaurant for the public. Steve told them to check to see when that permit was approved for the restaurant because if nothing was acted on within a certain time period the permit granted becomes stale.

The Servants Quarters would be used as treatment rooms as part of their spa. All the details of the spa have not been worked out and they are not sure if there will be an indoor pool or not. Some of the spa treatments will happen in the old mansion and some will take place in the new mansion.

Chuck asked about parking. Chris stated that they still haven't figured that all out yet but that they are meeting with a local engineer, Marshall White, to figure out where the best place for the parking will be to make it convenient and still mostly hidden from Old Stockbridge Road.

Chuck asked about neighbors on the side by the new mansion. Chris stated that there is a little elderly woman who lives nearby but she is in Lenox. Chuck then asked if they have to go before Lenox as well.

Chris explained that there is only about a 300 foot strip of land in Lenox but that they went to Lenox regarding Sewer and Water and that Bob Berle has planned with them to hook up to their sewer system on Old Stockbridge Road once the new building is built. However right now the entire property has been running on a fairly new septic system that Bob Berle has recently installed.

Steve asked how they are going to deal with storm water run-off since they will be doing a lot of dredging and grading to put in a parking lot. Steve said that they have to contain the run-off on site. Chris said he understands and that he will be working with Marshal White to figure out how to contain it. Because of the large amount of property that is there, Mr. Manning believes that they will be able to address or create swails that may need to be added onto the property.

When asked if neighbors would be able to see the new mansion from their homes on Rattlesnake Mountain Road, Chris stated that he didn't believe it would be that noticeable and that they do not plan to cut down many trees as they will be following the rules and regulations of the Scenic Mountain Act.

There is a 20 foot clearance on the Fire Road to make sure that the Fire Trucks can get around the property. The drawings that were shown indicated the walkway which would take you to the old Mansion where some of the rooms would be on the basement (fourth Floor) of new Mansion. Chris explained that relative to size between the two buildings the new building really isn't that much bigger. They did not want to dwarf the old mansion and it won't be that much taller when you walk out of the first floor of the old mansion into the new mansion you will be on the third floor. The hope is to keep everyone in an enclosed area especially for the winter months rather than have several smaller scale buildings around the property. They are trying to tie into the old architectural details such as the slate roof and the stone and the colors of the building in hopes that it will not be so obvious as to what is new and what is old.

Steve explained that there were some issues with the sub-division that was built south of Elm Court about 12 years ago that the Conservation had because of Scenic Mountain Act Violations, particularly color choices. He said that there are a few members on the board still now that were on then that might be sensitive to the issue.

One thing that they will need is a zoning variance granted with an exception to the 35 foot maximum height limit. They are looking at a 46 foot height to 56 foot height. Steve said that they need a variance from the Zoning Board or a change in the Bylaw which would permit an increase in the height limitations within the Cottage Era Bylaw. Steve explained that many other zoning bylaws for height limitations have been altered to also include the distance from a roadway. If a building in 1,000 feet away from the road it really makes no difference if it's 35 feet or 46 feet. It is more of a view issue with neighbors than a height issue.

Steve said that there will be a Special Town Meeting in the Fall to discuss variations and alterations of the Town Zoning Bylaws. Steve told Chris that it would be helpful to know what types of things needed to be altered or changed especially in the Cottage Era bylaw to get this project done as long as they are in agreement, that could be presented to the Town at the meeting.

Steve stated that it his own opinion that he does not like the zoning process and would much rather see better written and constructed bylaws so that the variance process would not have to happen. With an objective set of standards that the building inspector would be able to look at so that he could make a decision.

Steve said their two options are to wait until the fall to try to get an amendment or to go before the Zoning Board and take their chances with the 5 member board approving their variance.

Chris also stated that they are working with a local traffic study agency, the same person that had done the Traffic Study for Bob Berle, however Bob had done a traffic study based on weddings and special events not as a full time use. They would need to get approved for based on the Traffic Study is about 45 trips in and out per day which is about half of what Bob was approved for at 86 trips per day.

Next steps are to discuss the economics of the property and the project and then to close on the property. Once all that happens they are hoping to push forward with all the necessary permits with the Conservation Commission and the Zoning Board of Appeals and the Selectmen. They are hoping to break ground in the spring so the October meeting if that's the route they decide to go will work with the timing. Plans to open would be late 2013.

Steve said that they could come back if they decided that they wanted to discuss any amendments that they would like to make for the Special Town Meeting.

Highway Superintendent Clint Schneyer informed the Selectmen that the sealer on Town Office front steps will be taken off, sanded down and another coat of sealer will be put on them. Mike Kulig is trying to figure out how to better blend the steps. Park Street is all set. Willard Hill Jane Kasten regarding the drainage issue still on the list will get to it however moving the boulders are a challenge.

A true copy, ATTEST:

June 20, 2012

Present: Steve Shatz, Chuck Gillett, Deb McMenemy, Clint Schneyer, and Chuckie Cardillo

First on the Agenda the Selectmen signed a curb cut application for Berkshire Gas at 59 Main Street. Clint told the Selectmen that the Town Office Front Steps take off the sealer they already put on to take it off and sand it down so that they can then put another coat on. Still trying to figure it all out from last week and still don't know the status of the railing. Mike Kulig knows someone that could sandblast and paint the railings.

Deb informed Clint that there were a lot of complaints about the goose droppings at the beach. Clint said that it was all cleaned up yesterday, Tuesday June 19th. Clint said he was told not to put more sand on the beach until the Conservation says it is ok. During the summer it is their job to make sure that the goose droppings are cleaned up. Deb asked if there was summer help that could be hired to fill the gaps while they are trying to hire someone fulltime to replace Noah.

Drainage on Church Street will be done this summer. The bids for Bean Hill Road paving will be opened awarded and then they will start right away.

Next on the Agenda was to officially appoint Ernest Cardillo as Fire Chief. Deb read the report of what should be done by the Fire Chief that was written by Jim Tobin. In the first year the Fire Chief should become Fire Officer 1, Inspector 1, EMT, within the second year the Fire Chief should become Fire Officer 2, Inspector 2. Chuckie said that he is working on these classes and that the first ones will be done. He also said that the Fire Officer and Inspector 1 and 2 are new classes that the state has just come out with to make sure that all Towns are on the same page and follow the same guidelines with respect to inspecting buildings. It will make the Fire Chief a state certified Inspector which will give the Town and Inspector more authority. Also, he will need to organize the Department, establish standard operating procedures, job descriptions, departmental progression, and establish minimum training. Chuckie says that the standard operating procedures is done, working on job descriptions. Steve stated that it would be helpful for the first year to have a quarterly report to see what he has been doing. Chuckie agreed that would not be an issue. Deb said that they are looking to evaluate the position and how it goes and how Chuckie's time is spent. Deb also stated that there has been concern about incorporating Emergency Management Director into the Fire Chief position and she wasn't sure how or if that would work. Chuckie said that it would work and that it should be incorporated into the Fire Chief position because of the amount of training that needs to be done during the week and the paper work that needs to be done with regards to Emergency situations and/or grants. Any Emergency Management is tied directly to the Fire Department it makes sense to have it all in one. Chuckie said that it doesn't matter whether he is behind Chris Marsden as Deputy as long as they are working together it makes no difference. The Fire Chief can be either one, the Deputy Emergency Management Director or the Director as long as the Fire chief was one of them. They both do the same job; it is just a title difference.

Steve suggested that Chuckie take some time and get used to everything as long as the positions are being covered. Chuckie said that he and Chris Marsden have been handling it. Steve also stated that the concerns from the public are to merge the Emergency Management Director into the Fire Chief as one job. Chuckie agreed. Steve said to come back in 6 months and let them know how everything is going and if anything needs to change within the lines of Emergency Management Director.

Steve made a motion to appoint Mr. Cardillo as our new, permanent, full-time Fire Chief. Chuck Gillett seconded the motion. The vote was Steve-Yes, Chuck-Yes and Deb – Yes.

The Selectmen congratulated Chuckie and said that they will have a contract for him starting July 1st.

Deb asked Chuckie the status of the new Fire Truck. Chuckie said that they will be going to the plant in Pennsylvania the first or second week of July for a preconstruction visit. No guarantee but the Company said that we would probably have the Truck in January.

Chuckie thanked the Selectmen for their support and confidence they have with him and said that it has been a pretty smooth transition and that Jorja has helped with the transition process and has been a great help.

The Selectmen organized for the coming year. Steve made a motion that Deb McMenemy remain Chair for another year, Chuck seconded the motion. The vote was unanimous. Steve then made a motion that Chuck Gillett be appointed Clerk, Deb seconded the motion. The vote was unanimous.

Deb requested that the Town Offices be closed from 10:45 a.m. to 1:00 p.m. on Friday June 22nd so that the Town Employees may attend the Funeral of Anna Pilling.

Deb thanked Danielle for coming in at 5:00p.m. Tuesday night after spending the morning in the hospital to make up the Agenda with the packets and instructions to run the tape recorder.

Steve wanted to give a heads up about a former member who had come in to discuss thoughts of what to do with certain positions and whether they should be elected or appointed. The Selectmen had agreed to have an Ad-Hoc Committee formed to discuss having certain positions elected versus appointed. Steve has the names that Deb suggested and he will be asking the volunteers and forming the committee of Jack Spencer, Liz Murray, Sarah Boyd, who are willing to serve on the Committee. Steve told Chuck that if he had any suggestions then to let him know. They are going to be comparing Stockbridge town positions with other Town's positions to compare as to what duties consist of and if they are elected or appointed such as Town Clerk's, Treasurer, and positions like that. It would involve a Bylaw change if it was decided to change those positions.

With no further business Steve made a motion to adjourn, Chuck seconded the motion. The vote to adjourn was unanimous.

A true copy, ATTEST:

June 25, 2012

Present: Deb McMenemy, Steve Shatz, Chuck Gillett, Pat Flinn, Cynthia Grippaldi, Tom Stokes, Nick Diller-CTSB and Jorja Marsden

Deb welcomed everyone to the meeting.

Pat Flinn and Tom Stokes from the Green Committee, along with Cynthia Grippaldi of CET informed the Selectmen of weather incentives available for properties in Town. The incentive from MassSave and CET include a no-cost home energy assessment that will identify improvements for your home. Home energy assessment needs could begin with lighting; no cost targeted sealing of air leaks and savings up to \$2,000 on approved insulation improvements. Residents could apply for MassSave 0% interest heat loan (up to \$25,000) on qualified energy efficient upgrades such as insulation, high efficiency heating and hot water heating equipment and there could be additional incentives depending on specific utility programs. The Selectmen told Ms. Grippaldi that the flyer regarding the assessments would be placed on the website and would have it available for the Second Homeowner's Meeting.

The Selectmen announced that they had organized at a meeting on June 20th and that Deb will remain Chair and Chuck will be the Clerk. Also at that meeting the Selectmen appointed Chuck Cardillo full time Fire Chief effective July 1. The following appointments were made:

Highway Superintendent	Clinton E. Schneyer, Jr. for one year – 2013
Veteran's Agent	Laurie Hils, District Director for one year – 2013
Board of Registrars	Nancy Clark for three years – 2015
Berkshire Regional Transit Authority	Craig Berger for one year – 2013
Zoning Board of Appeals	Thomas Schuler for five years – 2017
Berkshire Cty. Reg. Planning	Marie Raftery – Alternate for one year –2013
Conservation Commission	George Shippey for three years-2015
	Ronald Broucker for three years-2015
Council On Aging	Diane Sheridan for three years - 2015
Community Preservation	John H. Spencer for one year – 2013
	David Hellman for one year-2013

Wire Inspector Nicholoas Fredsall for one year – 2013
 Henry Blanchard-Alternate for one year - 2013
 William Roche-Alternate for one year – 2013
Town Administrator Jorja-Ann P. Marsden for three years - 2015
Police Chief Richard B. Wilcox for three years - 2015

Steve made a motion to go into Executive Session for the purpose of a grievance hearing at 7:30 p.m. Chuck seconded the motion. Deb informed everyone that the Board would not reconvene in open session following the Executive Session. The vote was Deb-yes, Chuck-yes and Steve-yes.

A true copy, ATTEST:

June 27, 2012

Present: Deb McMenamy, Steve Shatz, Chuck Gillett, Marie Raftery, Jim Murray, Buck Smith, Mike Kulig, Clint Schneyer, and Jorja Marsden

Representatives of the Bike Path Committee along with Engineer Mike Kulig came to discuss bike safety within Stockbridge. Discussion was centered around the Main Street and Church Street areas which will be considered to be repaved in the coming years. Mr. Kulig said that Church Street could be widened about 3' on each side for a bike lane. Jim Murray and Buck Smith informed the Selectmen that bikers need to follow vehicles; therefore a bike lane is needed. On the western end of Main Street, a possibility would be to move the center line and have parking only on one side. Also, mentioned was the section of Main Street near the tennis courts is to eliminate parking on one side and create perpendicular parking near the tennis court. The Main Street business area should have a traffic study so not to cause a liability issue. The downtown merchants along with property owners should be consulted regarding the bike safety plan.

Engineer Mike Kulig told the Selectmen that Bob Bartle was working on the railings for the front steps and that he was speaking with someone to polish the concrete.

Steve made a motion to accept the bid of LB Corp. in the amount of \$126,037.75 to pave Bean Hill Road. Chuck seconded the motion. The vote was unanimous.

Clint spoke to the Highway Superintendent in West Stockbridge concerning the corner of High Street and Glendale Road. West Stockbridge Highway Department will create a swale to catch the water from running across the street and into to Errichetto's property on Glendale Road. Clint informed the Selectmen that he has spoken with the Conquest's on Park Street regarding the flooding of their driveway and they agree with the plan. He continued to tell the Selectmen that he would paint the no parking signs on the street on Park Street.

With no other business, the meeting adjourned at 8:00 a.m.

A true copy, ATTEST: