

Town of Amherst
Minutes of the Select Board

May 1, 2017 - 6:00 p.m. - Amherst Regional Middle School, Band Room

Members present: Alisa Brewer, Connie Kruger, Doug Slaughter, Andy Steinberg
Member absent: Jim Wald
Staff present: Town Manager Paul Bockelman, Senior Planner Nathaniel Malloy
Press present: Scott Merzbach, Daily Hampshire Gazette

Meeting called to order by Ms. Brewer at 6:03 p.m.

Regulatory Agreement for Affordable Housing

Mr. Bockelman introduced Senior Planner Nate Malloy. Mr. Malloy explained that the special permit granted to Presidential Apartments triggered inclusionary zoning, which requires a certain number of the units be held as affordable, at 80% AMI or less. The documents that require the Select Board's authorization will allow the units to count toward the Town's subsidized housing inventory, authorize the Housing Authority to serve as monitoring agent, and authorize the thirty year restriction. Five of the affordable units will be in the new facility and the one 3 bedroom unit will be in the existing section.

Mr. Steinberg moved to accept a permanent affordable housing restriction on six (6) units in the Presidential Apartments located at 950 North Pleasant Street, and to approve and enter into a Regulatory Agreement and any other documents related thereto. Mr. Slaughter seconded the motion and it passed 4-0-0 with Mr. Wald absent.

3) Committee/Boards, Appointments & Reappointments

Ms. Kruger provided background on the vacancies, applicants and interview process for the vacancies on the Downtown Parking Working Group. Both appointees plan to be sworn in so they can participate in tomorrow's meeting of the Working Group. Ms. Kruger moved to appoint Sarah LaCour and Catharine Porter to the Downtown Parking Working Group through June 30, 2018. Mr. Slaughter seconded the motion and it passed 4-0-0 with Mr. Wald absent.

7. Licenses, Public Way and Metered Parking Reservation

Mr. Steinberg moved to approve the application of Top of the Campus Inc. for a Special License to serve Wine and Malt beverages for a retirement function on the premises of the Old Chapel, UMass Amherst on Saturday, May 6, 2017 from 5:00 p.m. – 7:00 p.m.; Jennylyn Fontaine, Board member. Mr. Slaughter seconded the motion and it passed 4-0-0 with Mr. Wald absent.

Mr. Steinberg moved to approve the application of KRide Inc. for a Special License to serve All Alcoholic beverages for a fundraiser on the grounds of the Robert Crown Center at Hampshire

College, 893 West Street on Sunday, June 11, 2017 from 12:00 – 5:00 p.m.; Corinne Briggs, Event Coordinator. Mr. Slaughter seconded the motion and it passed 4-0-0 with Mr. Wald absent.

Mr. Steinberg moved to approve the applications of Amherst Area Chamber of Commerce for two Special Licenses to serve Wine and Malt on the grounds of Amherst College; Tim O'Brien, Executive Director:

- 1) 46-62 Boltwood Avenue on Thursday June 15, 2017 from 5:00 – 9:00 p.m., Friday June 16, 2017 from 5:00 – 10:00 p.m., and Saturday June 17, 2017 from 12:00 to 10:00 p.m. for the Taste of Amherst Event, and
- 2) East Drive, at the Power House on June 21, 2017 from 5:00 – 9:00 p.m. for an After 5 Networking Event.

The motion was seconded and passed, 4-0-0 with Mr. Wald absent.

Ms. Brewer asked members to review the Select Board summer meeting calendar distributed and make note of their vacation dates and plan to come back for discussion on Wednesday, May 3rd meeting.

Ms. Brewer noted the need for the Board to review capital articles fourteen and fifteen as well as the Town Manager's preliminary performance discussion this evening, asking Board members for any other logistical items of which they may be aware. Ms. Kruger requested that committee appointment process be added to a future agenda, planning to have draft memorandum on Wednesday with discussion on the following Monday, May 8th.

The Town Manager provided the highlights of his Performance Goals six-month progress report he had previously distributed. Mr. Bockelman thanked the Board members for each taking the time to meet with him and help him understand the intricacies that is Amherst, noting it had helped him immensely, as had all of the staff. He reported on his plans for communicating out to the public and projects he had been involved in including becoming a Commonwealth Compact community, marijuana dispensaries, homeless shelter, hiring and reorganization of staffing. He noted the two projects that have not been completed are the fire staffing study and filling the finance director position, having recently come to the conclusion that despite the very competent individuals serving as interim co-finance director, he recognized the need to fill this important position. He will continue to meet with Department Heads and all staff periodically and would like to revive the newsletter the Temporary Town Manager had begun. One of his challenges is how to keep current with minutes, noting the office is working hard at getting the backlog completed. Ms. Brewer requested an attempt to work on the most current meetings moving backwards as opposed to the opposite. Board members acknowledged their appreciation for the role he has taken, the relationships developed, noting his report provides much evidence of his quick learning. Members reviewed expectations for annual year end progress report, timeframe and format, agreeing to provision of an update to the progress report. Mr. Bockelman asked if there were any further goals or projects members would like to see completed.

Mr. Bockelman noted the School Committee was meeting at the same time as the Select Board to review capital items under 14– Facilities and Buildings including a request for a study on the Fort River roof, and Article 15 Bond Authorization for a boiler replacement at Wildwood Elementary and a feasibility study for Fort River. Members discussed briefly and agreed with the need to discuss these items further on Wednesday evening after the School Committee makes its decision.

Mr. Steinberg moved to adjourn at 6:58 p.m. Mr. Slaughter seconded the motion and it passed unanimously.

Submitted by Paul Bockelman, Town Manager

**List of Documents Presented at the Meeting – Available in the Online Packet for the Meeting
Date**

Agenda 05-01-2017

Draft Motions 05-01-2017

Presidential Apartments Affordable Housing Cover Memo and Documentation

Select Board Letter re Market Plan Preference

School handout on feasibility of Capital Program Articles 14 and 15

Draft Summer Meeting Schedule June to September 2017

Town Manager Performance Goals FY 17 – Six Month Progress Report

Town Manager Performance Goals FY 17 11-21-2016

Special Wine and Malt May 6, 2017 Old Chapel UMass Amherst