

town meeting, the scope of work was part of that proposal, including ADA compliance. He noted that the Select Board had voted to open up the Germaine fund for the handicap-access at the school playground. There was discussion as to whether Berkshire would bid on the work itself, but Gordon said she didn't think so. They will put it out for bid and oversee the work. Hutcheson remarked that Berkshire's doing the actual work would likely be a conflict of interest. Armstrong asked the amount of contract. Gordon replied that it was for \$20,000, and that part of the contract stated that if there were to be any additions, the contractor would not start them without out town approval. Kantor said that in the letter received at town meeting, the original amount was \$19,000. Gordon responded that an amendment had been added to allow for the additional cost to view documents electronically due to Covid concerns. **Goleman moved to approve the contract. Kantor seconded and it was approved unanimously.**

Items Not Anticipated 48 Hours in Advance of the Meeting

Authorize Town Administrator to sign agreement with Frontier Reg. School District for CARES reimbursement

This item was moved up so Poreda could speak to it. It is ready and so may be approved now.

Kantor asked about the sub-grantee agreement. Covid money can be allocated to Frontier Regional by the town. The agreement is protection for Frontier and the Town. The State must approve it. Armstrong noted that only pages 1-4 were included in the contract handed out tonight; page 5 is missing. Poreda responded that page 5 was actually blank. Kantor asked if Conway has exhausted its previous CARES money? Poreda said that the Chrome books have not yet been reimbursed. Hutcheson said that no funds have been received yet, but the town has not exceeded its allotment and is not expected to. Armstrong asked: Does this agreement affect only Frontier? Kantor responded yes – only Frontier. Poreda said that Regional school districts are not eligible for some other funds. **Armstrong moved that the board agree to the sub-guarantor agreement. Goleman seconded and it was voted unanimously.**

Presentation: Making Conway an "Age-Friendly Community"

Nour Strauch began the conversation thanking the board for inviting him to present on LifePath's new initiative. The population has changed due to advances in technology and modern medicine. By 2034 there will be more people 55 and over than under 18. Currently 22% of the population in Franklin County is over 65. We need to respond to the needs of this population. The initiative encompasses four phases: The full process of four phases takes 3-5 years: 1. enrollment; 2. needs assessment; 3. A plan of action; and 4. implementation. Initiated by the World Health Organization (WHO), AARP administers the program concentrating on such items as age-friendly housing, transportation, the employment of older people, and services to help people stay in their own home and community. Working with the Select Board gives the program a stamp of approval.

Armstrong asked what the Age-Friendly Community is expecting of the Select Board. Strauch said minimum participation from the Select Board is expected, but if one of the members wants to join their committee, that would be very helpful, or nominating someone from the town who would be good for this work. Kantor said that there are none of the amenities here in the hill towns: The survey might be exquisite as to our needs, but we need the money to implement whatever might come out of the needs assessment. Strauch said that having the survey done provides grant opportunities, such as from AARP. Goleman asked what the Board was being asked to decide on now--supporting the idea of an age-friendly community? Strauch asked if the Board would nominate someone to be a representative for Conway or someone to be on the

steering committee. Age-Friendly Community personnel can help with the application. Goleman agreed to act as a representative; Hutcheson will forward her contact information to Strauch.

Presentation: Mohawk Trail Entrepreneur Challenge: building woodlands-related businesses in the region

Jeffrey Thomas of Lever said his non-profit, Lever, is offering a \$25,000 competitive award for new job creation within the member communities of the Mohawk Trail Woodlands Partnership, which includes Conway. The idea must involve woodland-related practices: something like Zoar Outdoor; and to qualify the business must be less than 2 years old and receive less than \$500k in annual revenue. Kantor asked why do a 'winner take all' instead of \$1,000 for everyone who might apply? Thomas responded that \$25,000 doesn't go too far these days, so they felt the best strategy was to get one good company off the ground; to get traction to create jobs. Kantor asked how complicated the application is, Thomas responded that it is uncomplicated – 5 minutes or so to complete. The Select Board agreed that the Town would help publicize the opportunity. Hutcheson will put notice on the website and the town newsletter and asked that Lever keep us updated.

Discussion: land for sale prioritized for flood mitigation

Joe Strzegowski said that the purchase of this land would be our number 1 priority in working on flood mitigation on the South River. He has worked with Kimberly McPhee in the town of Ashfield on an assessment of fluvial erosion of the South River. The land under consideration is a 4+-acre parcel (3/4 acre between the South River and Main Street; the other side of the river is the old flood plain from 1938. The town no longer has access to the flood plain. He has talked with the owners and they are putting it up for sale at \$169,000. Our need is for the flood plain across the river and creating access to it. Kimberly McPhee agreed with Joe. She sent Tom an aerial photo showing the work that can be done. Two berms (one in red) were to have bridges to provide access. The yellow berm was to protect houses on the other side. The boulder structures are weirs – to direct water flow back to the center of the channel. The design was done in 2013 with a construction cost estimate of about \$255,000. We are in a good position now, because a Mohawk Trail Woodlands Partnership grant could pay to have the final design and updated cost, and all work needed to prepare for a bid and construction. Armstrong asked if there was an estimate of what it would cost to plan now. Hutcheson replied that it would be roughly \$350,000. Janet Chayes recalled that at the time the fluvial assessment was done, there were 24 potential projects eligible, and flood mitigation was one of the top 5 projects. This was No. 1 for the town regarding the impact downstream, but since the town didn't own the property in 2013, the project was not picked. Joe asked if it would be possible to pay a retainer. Kantor asked whether this was a buildable lot; Joe said, if not, we could make it a park or recreation area. Kantor asked if there might be the possibility of sub-dividing the lot, part for the project; the other for senior housing.

Armstrong asked, if the town bought the property, couldn't we sell the building lot? Joe said there may not be enough frontage as it may be a non-conforming lot. Armstrong asked if the Planning Board could get the answers on the lot? Joe replied that it's grandfathered, but the question might be: is it a legal building lot? Would likely need a special permit. Goleman remarked that it seems a no-brainer – better to buy a \$169,000 property and if it's not possible for flood mitigation, sell it. Joe asked if there may be legal limit as to how much the town can pay for a property? 125% of appraised value? We need to get it appraised. Michele Turre remarked that the Conservation Commission would likely not find the property on the other side of the river buildable. Armstrong said the appraisal should tell us that. Chayes asked if it might be possible to get a right of first refusal with the sellers, or the land could go quickly. Hutcheson

said that the town can't spend money on the purchase without town meeting approval. Joe will do the research on it. Armstrong said we should look to the Franklin County Land Trust for help in purchasing the property. The Board agreed that Hutcheson should get a quote for an appraisal.

Discussion: continuing in-person Select Board meetings

Armstrong noted that as the Covid numbers have been going up recently, it might be preferable to go back to Zoom meetings. Goleman said it was alright with her. Kantor asked, that now that teachers have to show up at school, would there be questions if the Select Board goes back to Zoom? Hutcheson said he prefers Zoom only now due to the recent rise in Covid infections. The Board agreed that the November 9 meeting will be via Zoom.

Items Not Anticipated 48 Hours in Advance of the Meeting

Appoint Edward Cialek as Reserve Police Officer

Chief Ouimette remarked that due to attrition on the force, he needs to appoint an officer as soon as possible. Mr. Cialek only needs CPR and first responder training: he has all the other training needed to serve as a reserve police officer. **Armstrong moved to appoint Edward Cialek as a reserve officer, Goleman seconded and the vote was unanimous in favor.**

Town Administrator update

Hutcheson did not have a prepared update. Kantor asked for news regarding free cash and the Governor's budget. Hutcheson said that the Town got over \$300,000 in free cash, though not as much as he was hoping for. The Governor submitted an unexpectedly high budget for FY 2021 and hopes it can be acted on by Thanksgiving; the state government is now funded through November. Revenues in the first quarter of FY21 were higher than last year. FY 2022 budgets depend on whether states and towns get any revenue deficit relief from the federal government.

Concerns of the Selectmen *None.*

Mail *None.*

Announcements *None.*

Next Meeting: Scheduled for Monday, November 9, 2020, at 6 p.m., via Zoom.

The listing of agenda items includes matters reasonably anticipated by the Chair to come under discussion at the meeting. Not all items listed may in fact be discussed and other items not listed may also be brought up for discussion to the extent permitted by law.