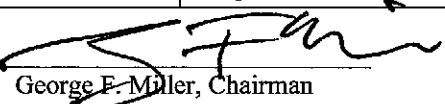
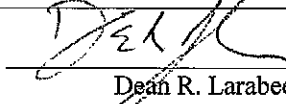


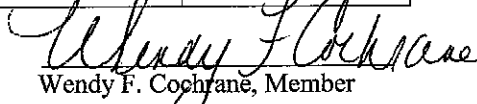
MINUTES OF TOWN OF BERKLEY SELECTMEN'S MEETING OF 5/18/2022

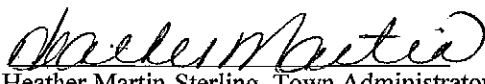
SELECTMEN IN ATTENDANCE: George F. Miller, Chairman, Dean R. Larabee, Clerk, Wendy F. Cochrane, Member

TOPIC		ACTION
	Meeting Convened at 6:00 p.m. in the Moitoza – Pettey Hearing Room	
New Business (taken out of order)	Board to approve new Business Certificate Form. The Board voted to approve the new Business Certificate Form with amended language.	Cochrane to motion to approve, Larabee 2 nd , voted.
New Business (taken out of order)	Board to vote on request from Richard Tetrault of 19 Grove Street in regard to property removal from chapter 61A, Agricultural Program. Mr. Tetrault is looking to have 2 properties removed from chapter 61A, and the parcels are 15 and 19 Grove Street. After reviewing the paperwork, Mr. Miller found that the purchase and sale agreement for 15 Grove Street had not been signed off on. The Board voted to take a 10 minute recess at 6:10 p.m., as Mr. Tetrault was not present for the meeting. The Board voted to return to open session at 6:15p. m. Mr. Tetrault of Purchase Street, Middleboro, MA was present via phone call. Mr. Miller asked him about the purchase and sale agreement for 15 Grove Street, and what the proposed use for the property will be. Mr. Tetrault replied that the buyer purchased it to be used for a solar panel company. Mr. Miller asked if this property was commercially zoned, to which Mr. Tetrault replied yes, and noted he confirmed it with George Moitoza and Joseph Biszko. He also stated a perc test was conducted on the property and there were no issues. Mr. Miller asked Ms. Martin-Sterling to get the zoning map from Mr. Biszko. He then asked if Mr. Tetrault knew about the money he has to pay to have the property removed from Chapter 61A, to which Mr. Tetrault replied he did. Mr. Miller noted the town has the first right of refusal, but doesn't usually do it. He then asked what the plan was for 15 Grove Street. Mr. Tetrault replied it was going to be used for a company called Beacon Solar Construction, and that the new owner plans to put up a warehouse-type building to sell solar panels. Mr. Miller asked Mr. Tetrault if he could drop off the signed purchase and sale agreement for 15 Grove Street, as he needed a copy for the file. Mr. Tetrault stated he will have his real estate agent send Ms. Martin-Sterling a copy of it. Mr. Biszko noted whoever buys the property will have to go in front of the Planning Board for a special permit. Mr. Tetrault stated the new owner is aware of this. The Board voted to waive the first right of refusal of 19 Grove Street, and to approve the removal of the property from Chapter 61A, Agricultural Program. The Board also voted waive the first right of refusal of 15 Grove Street, and to approve the removal of the property from Chapter 61A, Agricultural Program, contingent upon receipts that are fully executed.	Larabee to motion to recess, Cochrane 2nd, voted. Larabee to motion to return to open session, Cochrane 2nd, voted. Larabee to motion to waive & approve 19 Grove, Cochrane 2nd, voted. Larabee to motion to waive & approve 15 Grove contingent upon receipts, Cochrane 2nd, voted.
Town Administrators Report	Ms. Martin-Sterling informed the Board that the Town warrants have been printed and will be going in the outgoing mail tomorrow. Residents should expect to have them between Friday and Saturday.	Information only; no action needed.
Executive Session	Board to go into Executive Session under MGL Ch 30A §21(a) 2. To conduct strategy sessions in preparation for negotiations with nonunion personnel or to conduct collective bargaining sessions or contract negotiations with nonunion personnel: Assistant Treasurer, Town Accountant, Town Administrator, Administrative Assistant to the Board of Selectmen and Town Administrator, Interim Chief of Police, Town Assessor, Building Inspector, and Animal Control Officer. The Board voted to enter into Executive Session and to not return to open session.	Larabee to motion to enter into Executive Session and not return to open session, Cochrane 2 nd , voted.


George F. Miller, Chairman


Dean R. Larabee, Clerk


Wendy F. Cochrane, Member


Heather Martin-Sterling, Town Administrator