

Town Of Sutton
Board of Selectmen

Meeting Minutes

Minutes Accepted and filed with the Town Clerk on 5/17/2016 by a vote of 5-0 .

7:00 p.m. – May 3, 2016

Sutton Town Hall, Selectmen's Meeting Room

Members in Attendance:

Chairman David Hall, Vice-Chair John Hebert, Selectmen Paul Maynard, Jesse Limanek & Michael Kenney

Town Administrator James Smith & Deb Jacques, secretary

Chairman Hall calls the meeting to order at 7:00pm followed by the Pledge of Allegiance.

Forum: no comments

Vice Chair Hebert motions to accept minutes from the 04/19/2016 BOS meeting; Selectman Maynard 2nds passes 5-0

Tecton Architects presentation: present from Tecton is Jeff McElravy and Civil Engineer Jeff Howland. Jeff McElravy gives a presentation showing the results of the feasibility study for the new Police Station and Highway Facility. The site for the Police Station is the Blue Jay property that the town owns. The Highway Facility location shows either at Shaw Farm or the existing location of Pleasant Valley Road. There were issues at Shaw Farm which would be costly to develop; wetlands, vernal pools and the topography would be a challenge. The proposed Police Station shows a 12,500 sq. ft. building; the highway facility shows a 20,800 sq. ft. building. If the Highway facility is built at Shaw Farm there would be cost issues, but there are no contaminants found at the site. It is cost effective to expand the existing Highway location rather than build at a new site but this would require purchasing the abutting property. The newly constructed portion of the highway facility would be the area for the employees. The location of the Police Station is central and there are two road ways that would give access to this location which is great criteria for a Police Station. The proposed total cost for the Police Station is \$7,556,705.; the proposed cost for the Highway facility is \$6,424,767. Vice-Chair Hebert says it is good we have both sites for these projects. The highway building is in need of an upgrade, the Police Station which was built in 1983 has grown in moderation, and if these projects are done right they will not outgrow their needs. This would be good for the employees as well as the residents. Selectman Maynard says if we can keep the location for the highway and bring in water and sewer outstanding, it would be cost effective. A new area at the Highway building for the employees would be clean which would be better for their health. Selectman Limanek says fantastic- all needs and concerns were addressed, if implemented this will serve the community very well for many years. Selectman Kenney says if you have toured both facilities you know this is long overdue. Both projects show room for growth. This is a step in the right direction, we know it is needed. Chairman Hall says this is a lot to absorb the highway facility has a lot of site challenges; water, sewer and an abutter. Having the Blue Jay property for the Police Station it is a big leg up. Chairman Hall asks Chief Towle in the audience what the current sq. ft. of the Police Station is, Chief Towle responds just under 2,000 sq. ft. TA Smith states that a committee was formed consisting of Chief Towle, Highway Superintendent Matt Stencel, Building Comm. John Couture and Jim Smith. TA Smith also states that it was designed with an expanded area for regional dispatch which is in the near future.

Direct Energy Solar presentation: TA Smith says this is to introduce a solarize program between Grafton, Sutton and Direct Energy. If the Board would like to move forward after the presentation there is a MOU to sign. Present from Direct Energy is Tim D'Souza, Troy Herrod, John Hartman and Brendon Hartman. Direct Energy was formerly named Astrum Solar. They changed the name to Direct Energy in 2014. They specialize in community solar programs, their approach is: simple, friendly and direct. They provide a package which includes one low rate \$3.25 watt (20% discount), High quality panels with a 25 year warranty, Enphase micro invertors, 120 day installation, online performance monitoring, 10 year power production guarantee, 10 year workmanship, 5 years of free SREC management and ongoing customer care. The typical system costs \$24,000. After credits and discounts the net cost is approximately \$12,650. with a payback period of 4-5 years. The system will produce for 25 years. They reviewed the incentives being offered with this program as well as the commitment from Direct Energy to the homeowner from the first call to the installation. Mr. D'Souza says what they are looking for from each town is town sponsorship, solar coaches (Doreen DeFazio and Colin McCullough) volunteers that will assist getting the word out. Mailings will also be sent to homes with good solar potential. Vice Chair Hebert says this is the second bite of the apple, there were some issues with their presentation, lack of commitment, late or no shows for appointments. Hebert goes on to say Direct Energy seems to be a very competent company. Selectman Maynard asks what changes have been made to panels over the last 10 years, Mr. D'Souza replies not much really other than the pricing. Maynard asks about the condition of shingles on roofs, D'Souza replies the rep that visits the home can evaluate that, Paul also asks if any local banks are involved with the financing. DCU is the local bank and MASS Solar programs are also available at local banks. Selectman Limanek says excellent presentation; he asks if the panels are owned or leased, Mr. D'Souza replies owned are the best financial outcome for the home owners. What is the typical life expectancy of the panels, they reply they come with a 25 year warranty but they go 30-35 years. If a panel fails is there a replacement, the reply is it is covered under the workman ship warranty. Jesse also questions the process if the roof needs to be re shingled

once the panels are attached, they reply that they come out and give an estimate to remove the system, store and then reinstall. Selectman Kenney questions the 10 year guarantee on the output; Mr. D'Souza says they want each system to have optimal production. Selectman Kenney says what if a shingle has 8-9 years before needing to be replaced, they reply panels can extend the life of shingles. Mike also asks when the time comes how we get rid of the panels, Mr. D'Souza replies that is not a service offered yet. Chairman Hall asks if the warranty transfers to new owners upon the sale of a house, the reply is, yes if they are owned outright, if there is a loan the potential new homeowner would have to qualify for the financing. All employees working at the homes are employees of Direct Energy and all are fully insured. Selectman Limanek motions to authorize Direct Energy Solar be the preferred solar photovoltaic system provider for the Grafton & Sutton Solar program commencing on May 1, 2016 and ending September 30, 2016, Selectman Kenney seconds passes 5-0

TA Update:

Blackstone Street Bridge: public hearing held on April 21 @ 7pm. The proposed bridge replacement will take approx. 1 year; Depot St. will be the alternate route.
MRA summer events: Alex Rogozenski will be at the May 17th meeting to discuss the summer events. It is the 3rd annual Summer solstice and the 2nd annual triathlon in August.
Starbucks Coffee Common Victualler: Starbucks will be before the DOS at the next meeting looking for a common vic- it will be contingent upon them getting all necessary permits.
Driveway to the ELC: currently out to bid. This work needs to take place when school is closed from the end of June to the beginning of August.
The Environmental Bond Bill letter was picked up by a staff member of Senator Fattman, brought to the State house and delivered to Gov. Baker.

Announcements/Round Table/ Correspondence/Business Topics:

Selectman Maynard reads the needs for the Sutton Food Pantry. Paul also informs the BOS the new Veterans agent Carl Bradshaw will be at the next Selectmen's meeting to discuss any questions the board may have.
Selectman Limanek thanks Mrs. Perry's fourth grade class for participating in the Arbor Day program on the common.
Jesse also wishes good luck to the baseball teams for the season as the parade was rained out.
Selectman Kenney reminds all of the Town Meeting next week as well as with the nice weather coming bike season is getting underway be cautious.
Chairman Hall says great Arbor Day ceremony organized by Jen Hager, especially being on the Town common after we had to have several trees removed a few months ago. It was especially touching as the Lions Club planted a tree in memory of Paul Lavoie.

8:35 pm Selectman Maynard motions to adjourn, Selectman Limanek seconds passes 5-0