

Jeffrey Bannon, Chair person
Jonathan Anderson, Vice Chair
David Hall, Clerk
Jesse Limanek
Wendy M. Mead



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James A. Smith, Town Manager

Town of Sutton
Select Board

Meeting Minutes

Minutes Accepted and filed with the Town Clerk 2/7/2023 by a roll call vote of 5-0

6:00 p.m. – January 17, 2023

Roll Call vote taken:

Members in Attendance in person:

Chairperson Jeff Bannon, Vice Chair Jonathan Anderson, Clerk David Hall, members Jesse Limanek and Wendy M Mead in person.

Also in attendance in person: Town Manager James Smith, Town Accountant Tim Harrison & Deb Jacques, secretary

Chairperson Bannon recites the following: Pursuant to Governor Baker's March 12, 2020 Order suspending certain provisions of the Open Meeting Law, this meeting of the Sutton Select Board is in a hybrid format with both in-person and Zoom component. To join the meeting visit www.zoom.us/join and enter Meeting ID 864 7871 7974/Passcode: 101422. The meeting will be broadcast and recorded on local public access station (Verizon 31 & Charter/Spectrum 191) and live streamed on the Towns YouTube channel when available.

Public Forum – N/A

Select person Hall motions to accept as presented the January 3, 2023 Select Board meeting minutes Select Person Mead seconds passes 5-0 with roll call vote.

Public Hearing- Pole Hearing- Heritage Road: Public notice read into record by Select person Hall as advertised in the 12/29/22 Millbury Sutton Chronicle. Present thru zoom- Jay Lucier with NGrid. This hearing is to bring power to a new construction at 6 Heritage- Hearing no issues/comments Select person Limanek motions to close the public hearing Select person Hall seconds passes 5-0 with roll call. Select person Limanek motions to approve the joint pole hearing #30676478 from NGrid and Verizon for Heritage Road as advertised in the December 29, 2022 Millbury Sutton Chronicle, Select person Hall seconds passes 5-0 with roll call vote.

Public Hearing- Pole Hearing-Lackey Dam/Oakhurst Road: Public notice read into record by Select person Hall as advertised in the December 29, 2022 Millbury Sutton Chronicle. Present thru zoom- Jay Lucier with NGrid. This is for 3 new poles for the new tri town building- Blackstone Logistics. Jay Lucier states this is to shift the load around. Select person Hall asks if these are replacement poles or new poles- Jay replies new poles. Select person Limanek asks if the existing poles will be removed at some point- Jay replies yes. Select person Mead asks if any of these new poles are in Uxbridge or Douglas- Jay replies all in Sutton. Hearing no further comments- Select person Mead motions to close the public hearing, Select person Limanek seconds passes 5-0 with roll call. Select person Mead motions to approve the joint pole hearing #30637980 from NGrid and Verizon for Lackey Dam and Oakhurst Road as advertised in the December 29, 2022 Millbury Sutton Chronicle, Select person Limanek seconds passes 5-0 with roll call vote.

Public Hearing continued from January 3, 2023 Select Board meeting– 61A 236 Central Tpk. Debra Kuchinski- Select Person Hall rereads the public notice as advertised in the Dec. 15, 2022 Millbury Sutton Chronicle- Town Manager Smith says this was continued due to changes in the original P&S. The amended information is instead of the 10.52 acres (5 lots) out of the 20.62 parcel- it is 8.4 acres (4 lots) and the original price was \$950,000. The amended P&S- \$800,000. Present is owner Deb Kuchinski of 215 Central Tpk and her son in law Trace Roll. Select person Hall says he has read the comments from Dept. Heads- most showed no interest- Fire and Highway showed interest but how would this fit into our financial plan. Town Manager Smith says Fire has 3 good locations throughout town- the Fire Chief has expressed interest in closing 1 or 2 stations and have one centrally located and it is mentioned in

the 2026-2027 Capital Plan. Select person Limanek understands this is not on the short term needs but do we have any town owned parcels that are ideally located. For long term this would be a good space for municipal usage. Town Manager Smith states it is needs vs wants- we do not want to spend \$800,000. that we do not have. Select person Mead asks if the remainder of the property will come out of the 61A- Trace Roll replies not at this time. Vice Chair Anderson asks if lot 5 is coming out of 61A- Trace replies not at this time. Jonathan states he agrees with Town Manager Smith- it is nice to be proactive and it is a good location for Fire but it is too early and presumptuous that we will need it. Chairperson Bannon has reservations letting this pass by- this is chipping away at the fabric of the town- pristine land turning into house lots. With the 40B projects being discussed our population will grow and our needs will grow also- there is no feasible way to finance this comfortably.

Appointment to the Board of Health- present is Ronald San Souci from 93 Purgatory Road. Town Manager Smith gives a brief background- Mr. San Souci is a former water and wastewater superintendent- he is replacing the vacancy left by Bill Fredrickson that was on the BOH for 14 years- we thank Bill for his years of service. Mr. San Souci says he worked for the Town of Upton for 28 years in the water/waste water dept. He had some questions recently regarding a development on his road and attended some meetings- he was asked by the BOH to join. The Board all thank Mr. San Souci for volunteering his time and wish him well. Select person Hall motions to appoint Ronald SanSouci to the Board of Health for a 3-year term to fill vacancy left by Bill Fredrickson Vice Chair Anderson seconds passes 5-0 with roll call.

Campanelli 40B Development- potential MOA: Town Manager Smith says this is to see if the Select Board would like to enter into an MOA with Campanelli- this is prior to a vote on this development and signing a letter of support. Town Counsel will lead the negotiations on behalf of the town. Town Manager Smith states Russ Dion with Campanelli has shown interest in working with the town regarding some of the areas of concern- traffic, density, road width. There will be another developer at the next meeting to discuss another 40B project. Select person Hall questions if this is the right time for this- Dave is happy there was a presentation at the last meeting by Town Council- it gave us an opportunity to learn more about the 40B process. The easy answer from Dave would be no but the state has made it very clear their desire to get more housing by 40B projects and other initiatives. Dave is in the same position regarding this 40B- it is a decent looking proposal what would happen if we say no- what would an unfriendly look like. This MOA is not an agreement – it is just the next step. Select person Limanek was very disheartened after the Town Council presentation- it seems anti-constitutional- it is further proof that we do not have control of the actual needs of the town. We do not need an increase of 10% to our population, we do not need the drain on our services. Jesse is not in favor of this vote at all. This is not positive for our town in any way. Jesse states he just received his water bill from Wilks water- it states we are in a stage 2 water ban – this will cripple our water supply shortage even more. Select person Mead reminds the audience- we are not voting on this project tonight- this is only for a MOA which may substantiate friendly vs unfriendly 40B. If this becomes an unfriendly 40B we lose the capacity to be involved- Wendy is in favor of a MOA – it will also allow more information for the community. Town Manager Smith replies his job is to support the town and follow the rules of the state. Vice Chair Anderson agrees with all of Select person Limanek's comments- and likens this to past presidential elections- not happy with either one but you have to pick one. Jonathan questions the legality of this but if we enter into an MOA our concerns can be addressed such as the number of units- the water issue is the biggest issue. Chairperson Bannon says it is unanimous on the Board- no one is in favor of this- we do not have a lot of control – the Select Board have broad parameters of control. It is going to go forward if it is going to go. With an MOA we have parameters in place to mitigate effects. We have questions about the water issues. This MOA will move us forward to the next step. At this time Select person Mead addresses the audience to inform all what the MOA means, friendly vs unfriendly 40B. Select person Mead motions to enter into a Memorandum of Agreement (MOA) between the Town of Sutton and Campanelli for a 40B Local Initiative Program (LIP) Vice Chair Anderson seconds passes 4-1 with roll call (Hall, Mead, Anderson, Bannon yes/Limanek no)

Town Manager Update:

- Elite Home Builders- will be before the Select Board at the February 7th meeting to discuss a 40B proposal on Boston Road. Owner Steven Venincasa is proposing a 100+ rental unit adjacent to Galaxy Development.
- Sale of Pleasant Valley golf club- Galaxy recently purchased PV for \$4.1 million dollars. We wish the new owners luck and thank the Magill's for their professionalism and improvements during their tenure.
- Expansion to the cable hybrid format- the cable dept. recently converted room 1C to hybrid which allows 2 meetings to happen at the same time. The state informed us last summer there would be a decision shortly on whether hybrid format will be required going forward. Thank you to Pam and Christine for their hard work.

Announcement's/Round Table:

- Select person Limanek reads the needs of the Mike Chizy Food Pantry.
- Select person Mead says with the 40B issues as well as other issues we live here- Wendy would hate to see bitter debates- don't forget to be kind, thoughtful and respectful to each other.

Select person Limanek motions to adjourn, Select person Hall seconds Roll Call vote taken- passes 5-0 adjourned 7:20pm