

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



Sutton Town Hall
4 Uxbridge Road
Sutton, MA 01590
Telephone (508)865-8727
Fax :(508)865-8721

James A. Smith, Town Manager

Town of Sutton
Select Board

Meeting Minutes

Minutes Accepted and filed with the Town Clerk 2/21/2023 by a roll call vote of 5-0

6:00 p.m. – February 7, 2023

Roll Call vote taken:

Members in Attendance in person:

Chairperson Jeff Bannon, Vice Chair Jonathan Anderson, Clerk David Hall, Select member Jesse Limanek in person. Select person Wendy Mead by Zoom

Also in attendance in person: Town Accountant Tim Harrison & Donna Wood, secretary
Town Manager James Smith and secretary Debbie Jacques by Zoom,

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 899 3056 3154/Passcode: 448511. 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 17, 2023 Select Board meeting minutes Vice Chair Anderson seconds passes 5-0 with roll call vote.

Public Hearing- Pole Hearing- Eight Lots Road- Public Notice read into record by Select person Hall as advertised in the January 19, 2023 Millbury Sutton chronicle. Present thru Zoom is NGrid rep. Rob Green. These poles are to bring electricity to a new residential construction at 175 Eight Lots Road. Vice Chair Anderson asks if this went before the Planning Board for a variance- NGrid rep is unsure but said there are a lot of wetlands in this location and this was the easier way to bring in the service. Hearing no further concerns- Select person Limanek motions to close the public hearing, Select person Hall seconds passes 5-0 with roll call vote. Select person Limanek motions to approve the pole hearing #30679519 from NGrid for Eight Lots Road as advertised in the January 19, 2023 Millbury Sutton Chronicle Vice Chair Anderson seconds passes 5-0 with roll call vote

Ratify appointment of Police Officer Blake Dickman- Town Manager Smith introduces Officer Blake Dickman to the board and requests ratification of his appointment. Chief Towle is here tonight along with Officer Dickman. Officer Dickman introduces himself to the board- The Select board take this time to welcome him onto the police force and all wish him well. Select person Limanek motions to ratify the appointment of full time Police Officer Blake Dickman effective January 2, 2023- Vice Chair Anderson seconds passes 5-0 with roll call vote. At this time Chairperson Bannon swears in Officer Blake Dickman.

Land Design Collaborative- Steven Venincasa- Elite Home Builders- 40B proposal Boston Road- Power Point presentation (attached to final minutes) present is Cohen Babcock and James Almonte- site designer, on zoom is Steven Venincasa. The proposed location for this is behind Galaxy Pass- Market 32- this proposed LIP project will be called The Residence at Pleasant Valley Crossing. It is a 100+ 4 story building with 195 parking spaces on a 14 ½ acre lot- 80% of the area will remain open space- 5% will consist of the building complex. Proposed for units will be 58- 1 bedroom, 32 -two bedroom and 10- 3 bedroom units. Some of the other projects this company is involved with are a 192 unit LIP in Millbury on Rice Road, a 268 unit proposed project in Grafton and a 152 unit proposed project in Auburn. Also discussed are Elite Builders Sustainable Development Principles which consist of Sustainable Construction, Green Design and Energy Efficiency. Estimated tax value of this project shows an estimated tax receipt of \$379,500./ estimated Excise

Tax is \$398,640. with an additional school budget impact of \$76,293. and \$45,584. impact on Police Fire and Ambulance. Also shown is the proposed tax revenue surplus of \$276,763. (these are all calculations presented by Elite Builders). A Traffic Analysis is also shown with a minimal traffic impact to local roads. Select person Hall says this is a lot to absorb but we are currently going through another 40 B so we are learning how the process works. Dave asks if the property will remain in ownership of Galaxy- Cohen Babcock replies we will purchase this property and hold ownership. Dave also questions- there are 5 proposed developments in other communities- can you do all these projects- Mr. Babcock replies we will see how it goes. Dave asks how many will be affordable- Steve Venincasa replies 25%. Dave feels the traffic numbers are very minimal as well as the school budget impact. Select person Limanek questions the distance between the asphalt show in the design to the existing stream looks to be 25-30 feet away- under state law there must be a 200-foot buffer. Jesse also asks if Elite Builders is aware of the potential issues with the Boston Road causeway. Are you willing to give money to the town to maintain the structure there? Steve Venincasa replies we will look at it and consider but you could use the surplus in taxes proposed for that. Jesse questions if they met with Wilkinsonville Water District to see if they have the capacity to fill the water request. Steve Venincasa states they have- there is water at the moment but they are nearing the permit capacity. Jesse feels the estimates to the Traffic study did not take into account the Unified Project currently underway. Select person Mead says with the limitations put on communities regarding 40B projects- there is little impact our comments have- but you did not take into consideration the Unified project which you knew was there. Also your reply when asked if you would be able to handle all the proposed projects is bothersome. Wendy states she has significant concerns with this proposal. Vice Chair Anderson asks what the AMI is for these units- Mr. Venincasa replies he does not have it at this time but can get it. Jonathan states he is concerned with the water issue as well as the traffic study and feels the number they presented of school age children is low. Chairperson Bannon asks if the affordable units are in perpetuity or for 5 years- Mr. Venincasa replies perpetuity.

Red Roof Inn- 200 Worc. Prov. Tpk license status update- Town Manager Smith briefs the board that at the Dec. 20th 2022 meeting the board gave a 30-day license due to pending resolution of outstanding life safety issues. Present tonight is the Building Commissioner John Couture along with General Manager Ketan Patel. John Couture addresses the Select Board and tells them the life safety issues have been addressed as well as the ongoing renovation of the bathroom in the lobby- John states they are in pretty good shape. Ketan Patel says the life safety issues are very important- also there are two rooms with mold that are not being rented. Ketan says they pulled a roof permit to deal with leaks. Select person Hall says it is good to hear that John sounds reasonable positive but Dave still struggles with 2 years in a row concerns with the inspections- Dave states he will consider granting but with noted concerns. Select person Limanek says he does not see the desire for Ketan to be preventative with potential issues. Jesse asks if Ketan has a good sense of confidence in his staff- Ketan replies yes he does. Jesse feels if Ketan is concerned with Life Safety – put a system in place to monitor the smoke detectors- it would be a sound investment. When asked if in 6 months John Couture goes in and finds similar conditions- what would he do- John replies get a court order and revoke the occupancy permit. Select person Mead appreciates all the work and effort made but she still has real reservations about this facility on many different levels. Vice Chair Anderson says he is glad Ketan stepped up- this property has a lot of potential and could be an asset to the community - are you doing anything to address the frequent police calls – that continues to be a concern- Ketan Patel replies the phone call issues have declined. Chairperson Bannon thanks Ketan for his responsiveness to Johns list but smoke detector issues are a real concern. Jeff also asks how are you proactively inspecting – Ketan replies the housekeepers test every day. Vice Chair Anderson motions to approve the Red Roof Inn- Inn Keepers license to Azad Sutton LLC dba the Red Roof Inn located at 200 Worc.-Prov. Tpk., Sutton with an expiration date of December 31, 2023 Select person Hall seconds passes 4-1- roll call vote- Select members Hall, Mead, Anderson and Bannon yes- Select person Limanek no

Town Manager Update:

- Walkers on school property- the school will begin restricting walkers between the hours of 7am-6pm during the school day. This is to increase safety of the students while school is in session.
- First responder incident training to be held on Feb. 23rd at the Sutton High School- this is being coordinated by Matt Belsito and the Sutton Fire Dept. Homeland Security and FEMA.
- Police Dept. Sergeants position- Jim says he has authorized Chief Towle to continue the hiring process for an additional Sgt. This position was funded in the FY23 budget and posted in the fall. This will bring the number to 4 Sgts. The patrolman's position will not be filled at this time.

Announcement's/Round Table:

- Select person Limanek reads the list of needed items for the Food Pantry. Also mentioned- the 3rd Battalion of National Guards will be on a one-year tour in the Middle East- there are Sutton residents in this group. Please consider donating for care packages to be sent (through the Dudley Gendron). Waters Farm is looking for volunteers any and all support will be appreciated.
- Select person Mead would like all to think about the care givers in our community- treat others how you want to be treated.
- Chairperson Bannon states Executive Session will be tabled until a future meeting.

Select person Limanek motions to adjourn, Vice Chair Anderson seconds Roll Call vote taken- passes 5-0 adjourned 8:25pm

