

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 4/4/2023 a roll call vote of 5-0**  
6:00 p.m. – March 21, 2023

Roll Call vote taken:

Members in Attendance in person:

Chairperson Jeff Bannon, Vice Chair Jonathan Anderson, Clerk David Hall, Select members Jesse Limanek and Wendy Mead  
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](https://www.zoom.us/join) and enter Meeting ID 896 4852 9636 / Passcode: 837378. 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** – Anna Wence Dodge Hill Road and Taylor Healy of Mendon Road (7<sup>th</sup> grade students) are here to talk about the 2<sup>nd</sup> Annual Earth Day Clean Up to take place on April 1<sup>st</sup> 8am-1pm. Anna states this is part of a program at the school called Genius Hour. This event is to pick up trash along all roads in Sutton. Als Rubbish is donating 3 dumpsters- 1 in the center, 1 in Manchaug center and 1 in Wilks. Also thankyou to Master Craft Waterproofing. Anna thanks all that have donated and assisted this event to make it a success. Last year they picked up 2 tons of trash- they are trying to beat that number and pick up 2 ½ tons. The board thanks Anna and Taylor and after some questions they all offer their appreciation for this event.

Select person Hall motions to accept as presented the March 7, 2023 Select Board meeting minutes Vice Chair Anderson seconds passes 4-0-1 with roll call vote. (Select person Mead abstains- absent from 3/7/23 meeting)

Elite Home Builders- Steven Venincasa- 40B Development potential MOA- Town Manager Smith asks the Select Board their thoughts going forward and if they would like to enter into negotiations for an MOA. Colin Babcock (Elite Builders) and Jim have had preliminary discussion. Select person Hall would like to open negotiations to see what is on their mind- see if we have an opportunity to negotiate where we can- friendly vs unfriendly. We can enter into in good faith - we have no obligation to support if we do not like the project. Select person Limanek is not in favor of this project or the process, it may be better off with a little push back. Jesse was not impressed with the presentation, he walked the site and feels this is too big for the geographical location. The traffic data they showed was from prior to Galaxy Pass opening Mkt. 32. Jesse is not on board with this. Select person Mead feels the presentation lacked credibility- whether we are in favor or against we either have leverage or we don't. We can't vote the project out- the state is the only one that can do that. Vice Chair Anderson felt the presentation was lacking information, was misleading- the traffic study was laughable- they did not take in to account the project in the area but the only way we can get concessions is thru an MOA. If no concessions, we can vote no and it would be an unfriendly 40B. Jonathan is very unhappy about the process. Chairperson Bannon agrees it was not a good presentation, there was not a warm and fuzzy feeling, they lacked professionalism. Jeff has serious doubt as to how they would navigate the process but would like to see what they are looking for. Select person Limanek motions for the Town Manager, Chairman of the Select board and Town Council enter into negotiations to discuss drafting an MOA between the Town of Sutton and Elite Home Builders for a 40B Local Initiative Program (LIP) Select person Mead seconds passes 4-1-0 with roll call vote. Select members Hall, Mead, Anderson and Bannon vote yes- Select person Limanek votes no

Request to increase the Capital Stabilization Fund by 2.5%- Town Manager Smith says the board votes on this yearly- this will increase the FY23 override figure of \$687,942 by 2.5% for FY24. The goal of this fund is to increase available funds for capital purchases which prevents us from having to go for debt exclusion overrides. Select person Hall says this is so important and so

successful- this allows us to focus on capital needs. Select person Limanek fully supports- this helps fund the needs not the wants- the goal is to pay without debt exclusions. Select person Mead says it is important to have these budgeted funds available to us. Vice Chair Anderson says this is a good tool for us- this gives us freedom when we vote for the MBTA community. We can fund our own projects without having to get from the state- the upside is it gives us freedom to make decisions/choices. Chairperson Bannon is clearly in favor of. Select person Mead motions to authorize the Assessor's Office to increase the Capital Stabilization Fund by an additional 2.5% increase to the FY23 override figure of \$687,942 to \$705,141 Select person Limanek 2nds passes 5-0 roll call vote

#### **Town Manager Update:**

- Town Hall septic system repair- out to bid- due back April 13<sup>th</sup> @ 11am. This project has a base bid and then 2 alternates- 1) paving the parking lot and 2) installing a grinder pump at the Rufus Putnam Museum to connect the museum to the septic.
- Budget Update- BVT assessment has decreased \$104,561. with 12 fewer students attending this year.
- Overspend Snow & Ice- prior to the last winter storm (3/14/23) our snow and ice expenditures were \$237,233. We had budgeted \$225,000 for FY23. Currently MGL allows the Chief Administrative Officer the ability to approve over expenditures.
- Citizen Petition- the Town Clerks office has received a citizen's petition from James Marran regarding the maximum building height in the OLI areas. The petition recommends changing the building height of 35/70 and replacing it with 35/45. If this passes, projects that have been approved will have 2 years to get a building permit. If a property is not fully permitted, then they will be limited to 45 feet in height. This will be before Fin Com on April 11<sup>th</sup> when the Planning board presents their warrant articles.
- Municibid auction will take place 3/23/2023- there are a few items (cruiser, generator, chainsaws. Pass alarms and light box- 2 additional items will begin the following week- a highway truck and a leaf sucker.

#### **Announcement's / Round Table:**

- Chairperson Bannon acknowledges the board is in receipt of correspondence from Darryl Cunningham.
- Select person Hall reminds residents of Project 351- clothing drive Cradles to Crayons. From 3/22-3/31
- Select person Limanek says the Food Pantry is doing well but non-perishable items are always welcome. On Sunday April 2<sup>nd</sup> there is the Annual Easter Egg hunt at Waters Farm noon-3. This is a complimentary event and all are welcome. April 16<sup>th</sup> 2:30-6pm there is a super meat raffle at the Dudley Gendron with proceeds to go to the Mike Chizy Food Pantry.
- Select person Mead says someone she knew recently passed away- they had no degree or military title but they will be remembered for the person they were while they were here. Please remember people do not have all the same opportunities others have to obtain these titles.
- Vice Chair Anderson mentions the presentation discussed during Public Forum- Earth Day

Select person Mead motions to enter into Executive Session for MGL c30A sec 21 #10- to discuss energy supplier and enter back in to regular session for adjournment only Select person Limanek seconds passes 5-0 with roll call vote 7:01pm- board enters back into regular session 7:35pm

Select person Limanek motions to adjourn, Vice Chair Anderson seconds- Roll Call vote taken- passes 5-0

Meeting adjourned 7:35 pm