

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 11/15/22 by a roll call vote of 5-0
6:00 p.m. – November 1, 2022

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

Pledge of Allegiance followed with a moment of silence for the passing of Bob Kneeland

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 836 2645 1214/Passcode: 603336. 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 October 18, 2022 Select Board meeting minutes Select person Mead seconds passes 5-0 with roll call vote.

****Public Hearing- Continued from 10/18/22 Select Board meeting**** Forest Hill/Crestview Lane- Select person Hall rereads the notice as was posted in the Sept 23, 2022 T&G. Jay Lussier- engineer representing NGrid has zoomed in-. Stephen LaForest of 3 Crestview Lane is in person. Mr. LaForest spoke to Jay Lussier about issues with other poles- Mr. Lussier confirms to the Board that the other poles are being replaced with taller poles to lift all the wires. The Board and resident Stephen LaForest are all in agreement with what was discussed. Hearing no further discussion- Select Person Limanek motions to close the Public Hearing Vice Chair Anderson seconds- passes 5-0 roll call vote. Select person Limanek motions to approve joint pole hearing #30533237 from NGrid and Verizon for Forest Hill Drive/Crestview Lane as advertised in the September 23, 2022 Telegram & Gazette- Vice Chair Anderson seconds passes 5-0 roll call vote.

Campanelli & Randy Waterman 40B Proposal- Armsby Rd. *presentation attached)- Town Manager Smith says there was a meeting a few months ago- sort of a predevelopment meeting- with some dept. heads. The proposed location is Armsby Rd just after you exit the highway. Russel Dion, Jeff Wyman and Randy Waterman are in person- on Zoom is Mark O Hagen (Housing Specialist), Brice Dion and Rob Demarco. This property is currently owned by Randy Waterman and he is the permit holder for permits already obtained under the Wedgewood Farms project. Campanelli has entered into P&S on this property. Russel Dion addresses the Board and explains the benefits of a LIP (Local Initiative Program) which encourages affordable housing and the benefits it brings to the town. The goal is to retain a portion of this site as an active adult community the location on the other side would be affordable housing where 75% is market price and 25% affordable. There would be approx. 225+/- units. 40B projects have statutes that must be followed along with entering into a regulatory agreement with one of the 4 subsidizing agencies- MA Housing, MA Housing Partnership, Mass Development and DHCD. A friendly 40B would be with DHCD. Campanelli has developed 40B communities in MA. Mark O Hagen says it is important with this proposal and Campanelli wanting to work with the community in utilizing the LIP program- they have a direct responsibility in dealing with the project. If it is a friendly 40B the Select Board would be cosigners of the application to DCHD. It would be a mutual beneficial project. If we do not agree with the friendly 40B- the town is somewhat removed from the project.

They would still require a letter from the Select Board and then would go to the ZBA. The number of affordable units would help meet the MBTA Housing Community compliance 10% number for affordable housing. Mr. Dion goes on to say their plans are all about the residents, amenities, green space and a common pedestrian theme. The site plan shows approx. 37 single units in the over 55 that would be marketed as individual houses and 225 apartments with in 4 buildings that would be rental. The taxes generated by these projects along with estimated excise tax is a little over \$1.1 million dollars a year. The roadways would be the responsibility of the community itself. This is just an informational presentation- the next meeting they would ask for support by way of a letter. Select person Hall confirms there is a P&S on this property- Randy Waterman replies yes a P&S has been negotiated and signed. Dave asks if this property would have to be rezoned- Randy Waterman replies if it is an unfriendly 40B these projects do not need zoning board approval. They do not have to follow the density/height restrictions so this allows for a larger project. Dave asks about the anticipated traffic to Armsby Road- Russel states there was a traffic study done- they feel 80% of the traffic will enter and leave by the 146 exit/entrance. Select person Limanek says thank you for the thorough presentation. Jesse states with this type of project- we could be looking at a 10% increase in population- Jesse asks for clarification on the affordable housing formula- Mr. O Hagen reviews the qualifications and states tenants have to recertify each year to stay in compliance with the program. If a tenant gets a salary increase they do work with them to see if they can now move into a regular unit. These units are all mixed within each other- the affordable units are not separated. The affordable units are held in perpetuity. Jesse asks if they have reached out to Wilks water or the sewer dept. Russel replies yes- there is not the required full amount of water per DEP standards but they are working with Wilks. Water to see about getting a permitted enlarged extraction of water by DEP or possible an onsite well. Jesse asks what happens if the majority of the kids proposed are in the same grade- we may have to hire another teacher- or an out of district placed child which is an added cost to the town. Jesse asks what are the affordable prices- they reply \$1500.-\$2,000. Select person Mead has questions and concerns- Wendy is concerned with the traffic and is anxious to see the traffic study. - she also asks why Sutton- we are smaller than the other communities you have worked in- the others have an MBTA stop- we do not. Russel states the economic focus is landing on 146 as an important part of this project. Wendy states this will bring a lot of added activity to the already busy 146. Wendy asks are there contingencies with the P&S is it if this 40B is friendly/unfriendly? Russel replies it does not have to be friendly we would just need to complete the permitting process. Randy Waterman states he has worked on both sides- if this was an unfriendly 40B different developers could come in and not do the over 55 and fill it with as many affordable units as possible- they would have no concern with what the town would like. Wendy asks if we do not sign off as a majority what would that mean to an unfriendly 40B- Russel states the 3 other agencies all have diff. criteria- with in those- one went extremely well another not so well. DCHD is preferred. We would have to see what our options would be after that. Vice Chair Anderson asks- this is 2 projects with a single purchase- will they be phased? Russel replies yes- the 1st phase would be the rentals- the over 55 for sale would be built as purchased. Also of concern is the traffic impacts. Jonathan goes on to say the affordable units are really not affordable – Jonathan is frustrated with the state programs- bigger impact on smaller communities like ours- increasing the population by 10%- the bigger challenge is it is not affordable. This is actually a subsidy program that goes to the other residents. Chairperson Bannon says one of the biggest concerns is safety. There will be more kids on the road- with traffic coming off 146 south bound there is a corner- also the road in areas is not structurally in the best condition. There are a lot of walkers, bike riders and runners on Armsby Rd. As a town we struggle with our out of district costs- this could be a big expense for the town which would potentially result in low benefits from this project.

Holiday opening schedule for all alcohol license holders- As read into record by Select person Dave Hall. Select person Mead motions to approve as read the 2022 Holiday hours for all alcohol licenses Select person Limanek seconds passes 5-0 roll call vote

Town Manager Update:

- FY24 budget process is underway – attached is the calendar and the capital budget requests due back from the Dept. Heads December 16th. The budget requests are due January 11, 2023- the preliminary budget will be presented February 21, 2023.
- MGL 61A Hearing on the Maki property- 116 acres to be removed out of 61A- it will be before the Select board at the next meeting. There is a P&S for 2.4 million dollars.
- MA Community one-stop grant for Wilks Sewer project- Jim and Jen Hager attended an awards ceremony for Community One-Stop Grant in Pittsfield, MA on Oct. 26th. Sutton received a 3.6 million dollar grant for the Wilks Sewer project. This project will serve 1200 households. Thank you to Jen Hager for her work on this project.

Announcement's/Round Table

- Select person Hall takes this time to thank Bob Kneeland for his service to the town.
- Select person Limanek also pays respect to Bob Kneeland. The COVID clinic in Millbury will be Nov. 10th- registration is required. Sat. Nov 5th there will be a food drive at MKT 32 put on by the Dudley Gendron for the Sutton Food Pantry which is low at this time. The Food Pantry list of needed items is read.
- Select person Mead says another political sign was stolen from her yard- don't forget Tuesday is Election Day- we may not all agree with each other but be respectful, be kind and don't steal signs.
- Vice Chair Anderson acknowledges the passing of Bob Kneeland- he was very genuine and cared about the town.
- Chairman Bannon hopes that Bobs family will have the support needed to get thru this.

Select person Limanek motions to adjourn, Select person Hall seconds Roll Call vote taken- passes 5-0 adjourned 8:21pm
Meeting adjourned 7:35pm