

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 12/6/22 by a roll call vote of 5-0
6:00 p.m. – November 15, 2022

Roll Call vote taken:

Members in Attendance in person:

Chairperson Jeff Bannon, Vice Chair Jonathan Anderson, Clerk David Hall

Members zooming in 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 and enter Meeting ID 822 3509 4719/Passcode: 872534. 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 – Dave Pizzi – 55 Fairway View Drive with some personal comments regarding the last meetings presentation by Campanelli & Waterman re: a project on Armsby Rd. Dave states in 2019 there was an approval issued for 93 over 55 units with 10% affordable. At the Nov. 1st meeting there was a drastic change in what is now being proposed. The south side shows 4 apartment style buildings with 225 apts- 63 of them affordable. This will increase the population of approx. 9700 residents by 700-800. Also mentioned at the Nov. 1st meeting there would be 383 spots for cars- traffic would have one way in and one way out- the traffic flow would be tremendous between the residents, delivery drivers, buses. The roads leading to this area are single lane 2 way roads. Utilities would also have a huge impact between the sewer and amount of water needed would be 40,000 gallons a day which Wilks water has already said could be an issue. The impact discussed on the school was a low ball estimate, Dave states it is his opinion the town not endorse the proposed current plans with the large number of units in a condensed area. Also concerning is the height of the proposed buildings. What can the town do to challenge this 40B process? Dave thanks the board for voicing their initial concerns at the last meeting. Chairperson Bannon says he shares a lot of the concerns mentioned but this is early in the process.

Select person Hall motions to accept as presented the November 1, 2022 Select Board meeting minutes Vice Chair Anderson seconds passes 5-0 with roll call vote.

****Public Hearing 61A**** Public notice read into record by Select person Hall as posted in the 10/27/22 Millbury Sutton Chronicle. Town Manager Smith states under MGL 61A Section 14 the Select Board have first right of refusal. There is a P&S for 2.4 million dollars for 116 acres at 15 DeWitt Rd. No Boards or Commissions have expressed interest in purchasing this property. Atty for the buyer Scott Wrenn is present as well as Robert and Verna Maki the current owners. Atty. Wrenn informs the board the preliminary uses are single family homes or 55 & over development. On Zoom is Mr. Ghassan of 9 DeWitt- Mr. Ghassan asks how many homes are being proposed- Atty. Wrenn states that is not clear at this time as they have to run hydrology testing along with wetlands identified. By Zoom Jonathan Teixeira of 84 West Sutton Rd states he gets a lot of runoff from this property- as well as his driveway is sinking- additional development there could create more washout. By Zoom Dennis Revelli (17 & 19 DeWitt) – this property abuts the driveway to 15 DeWitt- would this driveway be the way in and out of the development – Chairperson Bannon says it is premature to discuss the specifics- this will go before the Planning Board and Conservation. Select person Hall says this property did not show interest by any boards- the town does not have interest in this purchase. Select person Limanek met the Maki's years ago- they had concerns with the future- Jesse states he does not know how the town would benefit by purchasing. Select person Mead & Vice Chair

Anderson echo colleague's comments. Vice Chair Anderson motions to close Public Hearing Select person Hall seconds passes 5-0
Roll call vote- Vice Chair Anderson motions to NOT exercise the town's option under MGL Chapter 61A for property located at 15 Dewitt Road, known as Assessors Map 15 Parcel 97 (116+/- acres) owned by Robert and Verna Maki- Select person Hall seconds 5-0 roll call vote taken.

****Public Hearing Tax Classification**** Public notice read into record by Select person Hall as posted in the 11/3/22 Millbury Sutton Chronicle- present is new principal Assessor Tracey Tardy, Robert Nunnemacher and RJ Nichols (hand out attached to final minutes). Knick Nunnemacher says Tracey came from the town of Upton with extensive experience and is working hard to learn the different appraisal system and a few other oddities used in Sutton. Knick goes on to say every year he runs the numbers for members of the Select Board, Town Manager and the Assessor's office. Due to the increase in home sales last year the values have increased but the tax rate went down. There will be a 28% increase in this groups taxes. At this time, Tracey reads the FY23 Tax Classification information. This is done yearly to see if we want to continue with a single tax rate for the 4 classes of property or shift to a split tax rate where commercial, industrial and personal would pay more than the residential. New growth was approved by DOR at \$381,265. The new value of the town is \$1,990,282,471. - the tax levy limit for FY23 is \$27,585,216. Tracey goes on to say if the tax rate is approved there will be a decrease of \$1.33 from FY22 bringing it to \$13.85 but there will be an increase in values. Select person Hall says we have had a single tax rate for years which helped us bring in businesses Dave still stands by the single tax rate- a split tax rate would be a burden on commercial/industrial. Select person Limanek says the bulk of taxes are paid by residents (86%)- Jesse feels a single tax rate is overall good for the town. Select person Mead says the residential savings are relative to the value- people get confused when they hear the tax rate went down yet the taxes have increased- it is all based on the value of the house. Wendy agrees with single rate. Vice Chair Anderson says if we go to split rate- property in forestry restrictions/open space would share in the increased split. That would not do well for the town. Jonathan agrees with a single rate. Chairperson Bannon says if we went to split rate- residents would see a 7 ½% decrease in taxes but businesses would see a 50% increase. Jeff agrees with keeping the single rate. Select person Mead motions to close Public Hearing Vice Chair Anderson seconds passes 5-0 with Roll call vote. Select person Mead motions to approve a single tax factor for FY23 Vice Chair Anderson seconds passes 5-0 with Roll call vote.

Town Manager Update:

- Gate at Marions Camp – currently closed from the end of summer until June the following year. We are considering keeping the gate opened year round to give public access to an open park space. A Federal Land Water Conservation grant was used to finish Goddard Lodge renovations and complete a trail throughout Marions Camp. With the gates closed- some will park their car outside the gate and walk in. The board all are in agreement to keep the gates open.
- Jingle Jaunt- the annual 5K will take place Dec. 10, 2022 at 10:30am starting at the town common. This race is organized by Howie Bottomly.
- Manchaug Village meeting will be held 11/17 @ 6pm in Manchaug Mills first floor wing. This is to discuss thoughts on the \$75,000. MVP grant, the consultant will run the meeting.
- Pam Johnson- recently retired from the Sutton Public Library. Pam worked for the library for 25 years.

Announcement's/Round Table

- Select person Dave Hall received a text from John Greenlaw thanking the Select Board, town hall and residents for the support received for the flags of honor on the common.
- Select person Jesse Limanek thanks the town as well as Mkt 32 for the recent food drive for the food pantry. They were able to collect 4 truckloads of food. Jesse takes this time to wish all a Happy Thanksgiving. December 3rd is Chain of Lights. Also thankyou to Gary, Judy and Luke Vaillancourt for all they do for the town- Jesse recently attended a Christkindlemart and had a great time.
- Select person Mead says to have a wonderful Thanksgiving- please remember when out shopping/dining- be kind to the wait staff- they are out working and not with their families- be kind and patient.
- Chairperson Bannon thank you all the residents that attended the public hearing earlier tonight- that was civic engagement.

Select person Mead motions to adjourn, Select person Hall seconds Roll Call vote taken- passes 5-0 adjourned 7:30pm