

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 12/20/2022 by a roll call vote of 5-0
6:00 p.m. – December 6, 2022

Roll Call vote taken:

Members in Attendance in person:

Chairperson Jeff Bannon, Vice Chair Jonathan Anderson, Clerk David Hall, members Jesse Limanek
Select person Wendy Mead present remotely

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 818 6707 1702/Passcode: 781157. 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 November 15, 2022 Select Board meeting minutes Vice Chair Anderson seconds passes 5-0 with roll call vote.

Unified TIF Amendment: Town Manager Smith reviews the time line with this TIF- Town Meeting approved in Fall of 2021, Select Board and Unified signed, tenant #1- that was supposed to be the 3rd required signature never materialized. This amendment will solely be between the Town of Sutton and Unified. This agreement will then go to the EACC & MOBD for final approval. In the process of changing to a 2 party agreement we renegotiated several parts of the previous agreement for the betterment of the town. Several meetings were held with UGPG, Jen Hager, Jim Smith and Jeff Bannon as representative of the Select Board. In these meetings- the town representatives felt more needed to be done for the abutters who have been directly affected by the project with the blasting. The MOBD stressed this TIF be resolved by end of 2022 prior to new administration coming in. Some of the added items to the TIF- a Neighborhood Fund of \$150,000. To take care of insurance claims that have all been denied- any funds remaining after the development phase of the project will be donated to the Sutton Food Pantry. Building 2 & 3 exemption schedule will keep the 15-year real estate tax reduction but the town will get more money up front with the 1st year of occupancy, a time limit of a year and a half to secure tenant 1 or come back to board for reconsideration, changes to Building 1 exemption schedule & PP exemption schedule, a change in the Community Partnership to include a 5-million-dollar donation towards a track and field at the school and pre-blasting surveys prior to blasting for building 1. Select person Hall says this was approved at town meeting and signed by the board then just lay dormant- Dave is happy to hear what the town team could do to get this in place- this is an element of good faith from the town- helping Unified move forward. There were a number of issues that needed to be raised, neighborhoods had concerns and were affected with the blasting- Dave is grateful with the baseline testing going forward. Unified has been a good community partner and he is in support of this. Select person Limanek says he was Chairman at the time of the original TIF and his personal opinion of the project has not changed but the process has impacted residents, the initial blast occurred with no warning- it was outrageous. Neighbors started voicing concern - Jesse listened to all of their issues and the time it took Unified to react was poor- If this were to go back to Town Meeting now- Jesse doesn't think it would receive the same vote. Recently there was blasting near the Public Drinking water well – this is drinking water for 1100 residents in Wilks. Why did this amendment take so long to come before us (received yesterday)- it

does not have the correct tax rate- Jesse is not comfortable signing this tonight and feels it should be put off to the next meeting. Jim replies yes it is last minute- the EACC's last meeting is Dec. 8th. Select person Mead questions the fire apparatus provision- it will only happen if there is a tenant 1- Jim replies yes that is correct. Wendy goes on to say she was very unhappy with the NDA regarding the prior tenant 1- she is happy that there cannot be an NDA going forward. Wendy reassures residents the changes to this now put the burden back on the other party (UPGP). By amending this TIF- the state allowed us to make decisions for the town. The Neighborhood Fund was critical, she also feels the baseline survey is important- it makes the other party responsible- this is a better agreement and it is good for the community. Vice-Chair Anderson says this was a lot to take in over the last year- Jonathan was on the fence about this from the beginning- he did not and does not feel this is the right agreement for multiple reasons. Jonathan thinks maybe this should be 2 agreements- 1 for building 2&3 and 1 for building 1. The Town agreed to this in good faith and supported a change to residential zoning, sale of the hatchery property and change to the height restrictions. Tenant 1 has not signed on and Jonathan does not feel there is a needed TIF for building 2&3. They are already being built. This TIF was rushed last time and it is being rushed again- Jonathan doesn't have an issue letting this expire and going back to the drawing board. Jonathan asks if this has to go back to town meeting- Jim replies no- Town Council was asked and they said no- town meeting gave the Select board approval to sign. Jonathan says we do not always have to give TIF's we will get 100% of taxes in revenue without given a 40-million-dollar tax break- we need to look at this strategically. Chairperson Bannon says all issues raised are valid and good. The past year has been very frustrating and caused some unrest in the town. Jeff says it does seem last minute and rushed but we had to make sure the residents that were directly impacted are addressed. This amended TIF is substantially better- in order to attract a world class tenant for building #1 they needed this amendment and it worked to our advantage to enhance it. With this new TIF the town will get 6.1 million in the 1st 5 years- this is a big issue.

Select person Limanek motions to approve and sign the amended TIF documents between Unified Global Packaging Group (UGPG) and the Town of Sutton- Vice Chair Anderson seconds- roll call vote- (Jesse Limanek and Jonathan Anderson NO/David Hall, Wendy Mead & Jeff Bannon YES) motion passes 3-2

Conservation Restriction 56-58 Main Street- Town Manager Smith says this already went before the Conservation Commission- this is 4.43 acres of non-buildable land that will be deeded to Metacomet Land Trust with the Sutton Conservation Commission listed as the holder of the restriction. The Select board have no issues- all feel this is a good agreement and will be kept as undeveloped. Select person Limanek motions to approve and sign the Conservation Deed Restriction for 56-58 Main Street in Manchaug between the Sutton Conservation Commission and Metacomet Land Trust Vice Chair Anderson seconds passes 5-0 roll call vote taken.

License Renewals for 2023- Town Manager Smith informs the Board- the only license that did not renew was the Red Roof Inn- They have not sent back their renewal and they owe 2 quarters of real estate taxes (\$13,000.). Jim states the Building Commissioner is also having some issues with open electrical and plumbing permits. Select person Hall reads in to record the list of renewals. Select person Hall says he is concerned that the Red Roof Inn continues to have issues, Select person Limanek asks if the manager of record is still Mihir and Ketan- Jim replies yes, Jesse asks- based on the maintenance issues if they are unlicensed and shut down is there a process they have to go thru to reopen- Jim replies we are uncertain at this time. Select person Mead hopes their failure to act does not affect housing for those living there. Vice Chair Anderson says this has been a challenging issue- is it possible to have them at the next meeting- technically if they do not renew they will not be open after January 1st. Vice Chair Anderson motions to approve as read the 2023 License Renewals in the Town of Sutton Select person Limanek seconds passes 5-0 roll call vote

Town Manager Update:

- Campanelli 40B Project- representatives came to meeting Nov. 1 regarding a development off Armsby Road (225 rental units/37 home ownership units for over 55) They have been inquiring for a follow up meeting to see if the board will endorse a friendly 40B (LIP)
- Capital Plan update- due back to Jim Dec. 16th- in addition to the usual equipment/vehicles- we are looking at the water issue at the schools. Roger Raymond has been working with McClure Engineering to abandon 1 well with a high PFAS reading and have a new well behind the school dug and put into service. We have started to look at the possibility of a track & field at the school but this would only be possible if we abandon the well mentioned above.
- Budget Requests- dept heads received their budgets with a due back date of 1/11/23. We have asked they level fund operations for the FY24 budget. Tim Harrison and Jim will provide a 5 year forecast update to the Select Board in the near future.
- Holiday update- the holiday luncheon will be Dec 13th 11:30-1pm the town hall will be closed during that time- the Town Hall will be closed on Mon 12/26 and Monday Jan 2 for the Christmas and New Years holidays.

Announcement's/Round Table

- Select person Hall congratulates Roger Raymond on his retirement after many years of service to the school as head of maintenance. Dave also mentions the good spirits of all that attended the Chain of Lights- it was a rainy day.

- Select person Limanek offers congratulations to Roger Raymond. The list of items needed at the Food Pantry are read. Also mentioned is the 30th Anniversary of the Chain of Lights. This Sat. at the Sr. Center there will be a Holiday Market from 10am-2pm. Sunday at the intersection the Sons of the Dudley Gendron will have a hat drive for Our Family to your family in town.
- Select person Mead congratulates Roger Raymond upon his retirement- he was very detail oriented. Recently Wendy has been involved in a pay it forward chain- there are people in our community that need assistance- it always comes back to you.
- Vice Chair Anderson takes this time to also acknowledge the retirement of Roger Raymond.
- Chairperson Jeff Bannon congratulates Roger Raymond he was dedicated to his job in town. Congratulations to the girls & boys soccer teams and coaches. Thankyou also top tonight for the robust discussion- all views were respected- thank you to Jim and Jen.

Select person Limanek motions to adjourn, Vice Chair Anderson seconds Roll Call vote taken- passes 5-0 adjourned 7:50pm