

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 1/03/2023 by a roll call vote of 5-0
6:00 p.m. – December 20, 2022

Roll Call vote taken:

Members in Attendance in person:

Chairperson Jeff Bannon, Vice Chair Jonathan Anderson, Clerk David Hall, members Jesse Limanek & Wendy M 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 813 9469 5271/Passcode: 958156. 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 – John Belcufine 75 Leland Hill Road voices concern over the parking on the west side of Uxbridge Rd by the town hall. He asks if there could be no parking signs put up and enforced. He goes on to mention a few areas as places to park- the open space where the bee hive apt. was (not town owned property) the property on the other side of the center store or the congregational church parking area.

Brian Stevenson 664 Central Tpk. Also voices concern about the parking along Uxbridge at the common- 7 years ago there was discussion but put off as the Police Station project was about to start which would reduce parking here as a result of Police Station moving. Brian mentions the town owned property at 16 Uxbridge- Jim replies that is where the town hall septic is planned to go. This will be discussed at a later date.

Select person Hall motions to accept as presented the December 6, 2022 Select Board meeting minutes Select Person Mead seconds passes 5-0 with roll call vote.

Sutton Girls Varsity Soccer State Champs- Recognition- present are members and coaches of the girls' varsity soccer team- the Select board all offer their congratulations. Select person Hall reads the recognition and names of the team members into record.

Highway Superintendent Matt Stencil- Pavement Management Plan: Town Manager Smith says in addition to the pavement management plan; Matt has also been working with Rich Levansavich at the school for placement and policy for signage of sports teams that win state championships. Matt states they are thinking at the school but still in the talking stages. Matt moves on to discuss his road management plan. This consultant engineering agency used provides a graph of the progress for tracking the 95 miles of roads (cost is 250,000.-300,000. to pave a mile of road) in town called the Network Road Surface Rating (RSA) which he has been using since 2016. Our rating went from 69.49 in 2016 to a current rate of 74.29. We use different processes to help get more life out of the roads in addition to paving roads such as chip and crack seal. We need \$900,000. yearly to continue moving forward to improve the roadways. We no longer use the Chapter 90 funds to replace vehicles- we use the capital plan for that- our Chapter 90 funds (\$460,000.) goes to road way repairs. Selectperson Hall says we recognize now that the money we get from the state is not enough to cover road repairs/maintenance- we had to find additional resources. Dave asks if there has been an increase in what we are charged for the work- Matt replies there has been a slight increase. Select person Limanek said one of his first goals as a selectperson was to get the roadway improvement fund up and running- we do see progress in our roads- a lot of the well-traveled roads are in good shape.

Select person Mead asks if they plan on using the technique used on Central Tpk. In other parts of town- Matt replies yes- he is waiting to have some test borings done on Purgatory Road to see if they can use the same technique. Wendy states there are some state roads in town- our roads far exceed the state road conditions. Vice Chair Anderson asks for location of the state roads- Matt reviews the location of the m route (state roads). The board thanks Matt for his update on the roads.

Red Roof Inn License Renewal- 200 Worc. Prov. Tpk. Present- Building Commissioner John Couture and Ketan Patel (Red Roof Inn owner). Town Manager Smith says this is for the Inn Keepers License renewal- they have paid their outstanding taxes and the safety inspection was performed last Thursday by John Couture, Fire and the Board of Health. There were a number of life safety issues but John Couture states the issue with the smoke detectors and emergency lights have been remedied. There are 6 outstanding issues but John states Ketan is highly motivated to fix. Ketan Patel- 200 Worc. Prov. Tpk -Ketan states the general manager from last year is no longer there- the 3 opened permits (2 electrical and 1plumbing) which have been opened for a year have been closed. Also an issue is he has difficulty getting loans for renovations. Ketan states the patrons take down the smoke detectors for various reasons in the rooms and remove the batteries. Ketan goes on to say he has submitted a permit for roof repair as well as a permit for the restroom in the lobby. Regarding not paying taxes- Ketan states the address had changed and the bills did not reach him. Select person Hall is frustrated – Dave states you wait to take care of the issues until we talk about not renewing. You have no process in place for preventative maintenance issues which are life safety issues. This is the 2nd year in a row having you before us with issues- how do we not have you're here next year. Ketan states he has lessened problems by increasing the room rates. Date states life safety and rates do not equate. Select person Limanek finds this to be a frustrating situation- issues with mold, faulty electrical- this could cause health issues to people that rent these rooms. People pulling out the smoke detectors and batteries- why - do you allow people to smoke in the rooms? Ketan replies no but they do. John Couture says a paneled system for the building would be tamper proof. Jesse asks if Cheryl Rawinski has been there (BOH) Jim replies yes- she has concerns of health and sanitation issues for the long term residents but John is the spokesperson. Jesse asks how the police calls have been- Jim states not as bad as a year ago- it's never going to be a great place- there are still frequent calls. Jesse requests Chief Towle be at the meeting when this license is discussed again. Let's give the town full transparency. Select person Mead says if it were not for the people in need this renewal would be declined. Wendy goes on to address Ketan saying she does not see him as being highly motivated-she is entirely unimpressed. The people that stay there are at the mercy of the town and you. You are being reactive instead of proactive. Last year you also mentioned issues obtaining a loan - if you want to run a business it should be at your expense and not on the backs of the patrons. Vice Chair Anderson says people need your facility to live- just like the last time you have not taken ownership of the issues as one of the owners. If people take down the smoke detectors find a solution to solve it – you have a management issue. Have a plan in place- take ownership and fix the problems so John finds no issues. If there are issues next year Jonathan will vote to not renew license. Chairperson Bannon would vote to shut down tonight if it was not the holiday season which would disrupt the long term renters. Jeff goes on to say this is a low cost operation- you are putting no money into the facility- you get what you can get out of it. This is completely unacceptable- 30 days is as long as Jeff can go- in 30 days you better have these issues up to snuff and a process in place. Ketan replies he believes he can do that. The 30 days will be 30 days from tonight. Select person Mead says that's not sufficient a little self-motivation would be helpful. Select person Limanek motions to approve a 30-day Inn Keepers license to Azad Sutton LLC dba the Red Roof Inn located at 200 Worc.-Prov. Tpk., Sutton contingent upon addressing all life safety code issues as defined by the Building Commissioners letter dated December 19, 2022 Select person Mead seconds passes 5-0 with roll call vote

CMRPC Reappointments- Town Manager Smith says Central Mass Regional Planning Commission is looking for the Select Board to appoint a delegate (currently Jesse Limanek) and an alternate which last year it was to be Jonathan but the state still has as Wendy. Jesse and Jonathan both agree to reappointments. Select Person Mead motions to reappoint Jesse Limanek as the delegate to CMRPC to represent the Town of Sutton Select person Hall seconds passes 5-0 with roll call vote. Select person Mead motions to reappoint Jonathan Anderson as the alternate to CMRPC to represent the Town of Sutton Select person Limanek seconds passes 5-0 with roll call vote.

Town Manager Update:

- Town Counsel Presentation 40B- at the Jan 3, 2023 meeting a representative (Atty Amy Kwesell) from KP Law will be present to discuss 40B projects particularly LIP programs.
- Elite Home Builders 40B- off Boston Rd behind Galaxy Development is proposing a 100 unit- 4 floor 1 building complex. There will be 2 means of egress to the site and emergency access for public safety vehicles off Boston Road and driving thru Galaxy Plaza and accessing the signal intersection for the main access. Steven Venincasa is the principal of this firm We will invite this developer to a meeting in February.

Announcement's/Round Table

- Select person Hall says a few meetings ago when the tax rate was discussed- it was said the selectmen taxes would be going up 28%- that was a spread sheet error- it is going up 6%.
- Select Person Limanek thanks the residents in town for the donations made last Sunday the hat drive, They collected \$2500.00 that has already been given out to residents in need. Thank you to Donna and the town hall staff for the Christmas luncheon. Thank

you to the Sutton Police Dept for the spaghetti dinner today at the Sr. Center. Happy Hanukah and have a blessed Christmas and a joyous New Year.

- Select person Mead thanked all for the fill a cruiser at Brickstone Kitchen. The holidays can be stressful times for a multitude of reasons- also please be aware- there is a 988 number that if you call it 24/7 someone will answer- it is the National Suicide Prevention Center. Have a safe and happy holiday.
- Vice Chair Anderson offers all a Merry Christmas and a Happy New Year.
- Chairperson Bannon says in addition to the girls' soccer team winning state, the boys varsity soccer also did well and the girls cross country came in 2nd in the states.

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