

Wendy M. Mead, Chair person
Jesse Limanek, Vice Chair
Jonathan Anderson, Clerk
David Hall
Jeffrey Bannon



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James A. Smith, Town Manager

Town of Sutton
Select Board

Meeting Minutes

Minutes Accepted and filed with the Town Clerk on 12/15/20 by a vote of 5-0

5:01 p.m. – December 1, 2020
REMOTE DIAL IN MEETING

Members in Attendance by video chat:

Chairperson Wendy Mead, Vice Chair Jesse Limanek, Clerk Jonathan Anderson & Select Board David Hall & Jeffrey Bannon

Town Manager James Smith & Deb Jacques, secretary

Town Finance Director Timothy Harrison

Chairperson Mead calls meeting to order, begins meeting with Gov. Baker's order to conduct meetings remotely consistent with his Executive Order of March 12, 2020, due to the current State of Emergency in the Commonwealth due to the outbreak of the "COVID-19 Virus."

In order to mitigate the transmission of the COVID-19 Virus, we have been advised and directed by the Commonwealth to suspend public gatherings, and as such, the Governor's Order suspends the requirement of the Open Meeting Law to have all meetings in a publicly accessible physical location. Further, all members of public bodies are allowed and encouraged to participate remotely.

The Order, which you can find posted with agenda materials for this meeting allows public bodies to meet entirely remotely so long as reasonable public access is afforded so that the public can follow along with the deliberations of the meeting.

Public participation has been offered for this meeting.

Public Forum: N/A

Select person Hall motions to approve as presented minutes from the November 24, 2020 meeting- Vice Chair Limanek seconds passes 4-0-1 (Chairperson Mad abstains/absent from 11/24 meeting)

Public Pole Hearing- present from NGrid is Laura- Public notice read in to record as advertised in the Millbury Sutton Chronicle. Laura states this is to add service to new construction at 196 Mendon Road. Police Fire and Highway have all signed off on. Public Hearing closed- roll call taken. Vice Chair Limanek motions to approve joint pole hearing #29900845 from NGrid and Verizon as advertised in the November 5, 2020 Millbury Sutton Chronicle Select person Bannon seconds passes 5-0

Vote to surplus Hatchery property- Town Manager Smith gives a brief background on this property that the town acquired 50 years ago for \$29,500. This property was used mainly for sand & gravel. We have had offers in the past to purchase, Aggregate offered 1.52 million plus 5 years of material in 2006. In 2009 we put this out to bid with a minimum price of 2 million- Aggregate offered \$1.36 million. We have also had some interest in selling off just the material but the slope of the hill (45-degree angle) could be an OSHA issue. The process to surplus is to establish the value (MGL ch 30B sec. 16), Vote to dispose of property with a minimum bid, RFP, Town Meeting majority vote and then execute the sale. To determine the value following MGL ch 30B we hired Foster Appraisal in Sept. The results came back with a value of \$1.45 million. The value is \$560,000. for the property and \$860,000. for the material. MGL Ch 44 sec. 63 will be followed for the use of the funds. A few of the things it could be used for is to establish a road improvement fund or to lessen the borrowing for the sewer line to the schools. Town Meeting must approve this sale so we will have an RFP with a selection ready for the Town Meeting. Select person Hall says the town does not have much use for this property – this is commercial property - Unified (Atlas Box) must have identified a need for this property. Dave asks if we put restrictions in the RFP- would it be more than the normal planning bylaws? Town Manager Smith replies the RFP will be written to create preference of the town- develop versus leaving vacant. Developed property will bring in more taxes- it will allow us to get revenue. Dave is in favor of a

minimum bid. Vice Chair Limanek asks about the yearly snow & ice budget which Town Manager Smith replies we always overspend. Salt material is the biggest cost as well as storage for the salt. If this property is sold and developed it will bring in long term revenue. Town Manager Smith says if it is sold and developed it would be the new Atlas Box World Wide Headquarters. Jesse states he is comfortable moving forward to sell this property and asks if the fees associated with the appraisal and legal costs could be added to the minimum bid. Jesse does like the idea of the Roadway improvement fund. Select person Anderson says as far as the material at the site- salt is safer to use than sand on the roads pure sand does not make roads safe. This parcel was flagged priority development under 43D before. If this is a priority use it makes sense to open up for development. If we could use the proceeds for road repair it would go a long way. Jonathan feels the minimum bid price should be the appraised value- would like to have a condition that the property does not sit undeveloped. Select person Bannon says we expect it will not be used as a gravel pit- Jim replies we will put on the RFP favorable uses to include development. This offers recurring property & excise taxes. Jeff asks if the appraised value changes if the buyer uses as a gravel pit or development- Jim replies there are a few man made ponds on the property Atlas Box has purchased- they may use the gravel to fill them in. If the board sets a minimum bid and the town authorizes the sale but we do not get minimum are there ramifications? Town Manager Smith says if we do not get the minimum appraised value we go back out to bid. Jeff asks about any Zoning restrictions with the potential development- Jim replies they would have to fall under the OLI requirements which is what it is zoned for. Chairperson Mead asks if we were to use towards the Sewer project would it still require a town vote if we were to use these proceeds – Jim replies it would need Town Meeting vote. Tim Harrison states it would be labeled receipts reserved for appropriation until Town Meeting Vote. The board at this time all agree to set the minimum bid to be included in the motion. Select person Anderson motions to surplus and sell the two town owned Hatchery road properties listed as Map 6 Parcel 20 (22.93 acres) and Map 6 Parcel 17 (2.15 acres) for a total of 25.08 acres with a minimum RFP Bid at \$1.45 million, Select person Hall 2nds passes 5-0.

Town Managers Update:

- Lieutenant hire- the interview committee unanimously recommended Lisa Sullivan as the next Sutton Lieutenant. Lisa will be before the board at the next meeting. Thank you to the Dudley Police Chief Wojnar, Business man Art Mahssal for sitting in the interviews and Josh Nunnemacher and Joe Fortunato for participating in the process.
- Library is back to curbside pickup voted on by the Library Trustees effective Nov. 27th.
- DocuSign- a virtual demo took place Nov. 24 with administrators for Conservation, Planning Board, ZBA and the Select Board. Thank you to Conservation Commission for the idea. Town Counsel is reviewing the process.

Select Board roundtable:

- Select person Hall asks for all to be safe.
- Vice Chair Limanek informs all that Sunday Dec. 6 between 8am-noon the annual fill the hat drive will be in the center. The weekend after (Dec. 12/13- the Sons of the American Legion will be doing a food drive at Mkt 32 for the Mike Chizy Food Pantry. The Sutton fire Dept will have Santa Claus driving around town on Dec 6th, 13th and the 20th.
- Chairperson Mead says although she is not a member of the organization she would love to help. Wendy also says today is thanksgiving Tuesday but please remember those in need and please be kind.

Vice Chair Limanek motions to adjourn, Select person Anderson seconds meeting adjourned 6:26 pm