

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



Sutton Town Hall
4 Uxbridge Road
Sutton, MA 01590
Telephone (508)865-8727
Fax :(508)865-8721

James A. Smith, Town Manager

Town of Sutton
Select Board

Meeting Minutes

Minutes Accepted and filed with the Town Clerk on 5/18/2021 by a roll call vote of 5-0

5:00 p.m. – May 4, 2021

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 recites the following: Due to the current COVID-19 Crisis (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 being held remotely via Zoom. To join the meeting visit www.zoom.us/join and enter Meeting ID 837 3694 2352 & Passcode 748696. 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. Pursuant to MGL Chapter 30A Section 20, no person shall address a meeting of a public body without permission of the chair. Individuals who would like to participate should state their name and address after being recognized by the chairperson. In an effort to ensure transparency to our viewers at home, the chat function is not available.

Public Forum: N/A

Select person Hall motions to accept as presented minutes from the April 20, 2021 meeting, Select person Anderson seconds- passes 5-0 Roll call vote taken.

Select person Hall motions to accept as presented minutes from the April 20, 2021 Executive Session minutes, Select person Anderson seconds passes 5-0 Roll call vote taken.

Dudley Gendron #414- 1 Day outside Beer & Wine and 1 Day outside music permit for May 15, 2021- Vice Chair Limanek recuses himself as he is the Commander of the Sons of the American Legion at Post #414. Present is Bar Manager for the post Christi Dresser. Christi was before the Select Board April 20th and the board requested she come back with a more detailed plan addressing the safety concerns the board had. Christi reviews the detailed email that the board received. Select person Hall thanks Christi for responding to the concerns. Select person Anderson feels it will be better to manage – this is an important event for our community. Select person Bannon feels Christi took the feedback and implemented- Jeff is comfortable with the event. Chairperson Mead likes that they have added the contact tracing to the outline. Select person Anderson motions to approve the request for a special One Day Outside Beer & Wine license and One Day Out Door Music permit at the Dudley Gendron Post #414 located at 156 Boston Road for Saturday May 15, 2021 between the hours of 11am- 8pm with a detail Police Officer on site, Select person Bannon seconds passes 4-0-1 (Vice Chair Limanek recused himself from discussion and vote). Vice Chair Limanek rejoins meeting

Red Roof Inn- new manager- Present is the new Sutton manager Mihir Patel and Ketan Patel- one of 3 managing members of the company (Azad Sutton LLC) in the process of purchasing the business. Building Commissioner John Couture is also present. Town Manager Smith begins with the issues at hand: an emergency contact number for the general mgr. for Police/Fire and Building Dept and health & safety issues. This location has had several calls to the Police Dept as well. John Couture addresses the Board as he had inspected in Sept. of 2020 and has many outstanding life safety issues. He had a list of 24 items, one being an emergency exit for the second floor in the back of the building was not secured to the building. John also found issues with many toilets stuffed with rags not in working condition and room #150 with an awful odor that cannot be rented again until it is inspected. John has had a difficult time getting in touch with the manager of the establishment to discuss issues. Chairperson Mead asks if Ketan has purchased the business. Ketan replies not yet we are in the process. There are a few banks interested, Ketan states they do not want the motel to be a detriment to the community, they want it to be an amenity. Wendy asks if the financing is available for the repairs Ketan replies yes. John Couture states a building permit has been pulled as well as

Electrical and plumbing but as of today no inspections have been requested. Ketan Patel says that a lot of those items have been addressed. Mihir informs the board he has been on site since Dec. 21, 2020. Ketan states his company is in the process of purchasing this from Bharat Bhakta- Bahvin Patel- the manager listed on the town of Suttons Innkeepers License- has left and is no longer involved here. Ketan Patel states one of the changes will be a rate increase to attract the right type of guest but due to COVID they have seen a socio economic impact with the clientele. Select person Hall has some concerns with the lack of cooperation with the Building Inspector- Dave states it is tough to get compliance with no cooperation. Vice Chair Limanek says the Building Inspectors focus is on the safety of guests and the outstanding issues- Jesse also has issues with the frequent Police calls. Select person Anderson finds it unsettling with the frequency of Police there- Ketan states it is due to calls from an inherited employee (landscaper) that sees things but this employee is no longer an employee there. Jonathan requests a report from the Police regarding the calls. Select person Bannon finds it disappointing that the business is not being proactive with the issues- Jeff questions the inspection process- John Couture states it is done yearly with the Fire Chief and BOH- John says issues have progressed in the wrong direction. Jeff asks for information as to who is in charge- Ketan states Mihir is the manager in Sutton, Ketan and 2 others are the managing members that hold a lease on this property and are in the process of purchasing from Bharat Bhakta. Jeff asks what measures were added to mitigate security issues- Ketan replies security cameras, id verification of guests. Mihir replies house keepers are wearing body cameras. When asked if the Police request camera footage due to an issue would they share- Ketan replies yes. Jeff does not agree with the socio economic condition comment – they need to check the demographics of this area. Chairperson Mead asks if there are any long term tenants- Mihir Patel states there are 8 rooms of long term stays- they stay 89 days and then have to leave for a day and can come back after. Wendy is concerned with the # of police calls and feels a list of conditions are needed if we move forward with this tonight, Wendy also asks why it took this long to come before the board. Ketan states they did not know they had to come before the board for a change in manager. Wendy also clarifies that the employee that came with the property is an employee at will – they are not a fixture. Select person Bannon asks if the nature of the police calls is due to the landscaper calling - Town Manager Smith replies no, it is deeper than that- 5 days ago an officer was kned in the groin by a female he arrested- ACO Dan Chauvin was bit by a dog left there due to owner being arrested. Jim goes on to state last week there was a meeting to discuss the issues at this location, the Police Chief was there as well. Wendy states the motion will be a temporary license which will include a contingency that issues discussed have been signed off on by the Building Inspector. Chairperson Mead asks if Ketan and Mihir will be ready for the June 1st meeting- they both reply yes. Vice Chair Limanek motions to approve the Innkeepers License to the Red Roof Inn- new manager of record Mihir Patel with an expiration of June 1, 2021 with the renewal contingent upon the full satisfaction and approval by the Sutton Select Board, Select person Hall seconds passes 5-0 Roll Call vote taken. At this time Wendy asks Mihir and Ketan Patel if they are under the complete understanding of what has been voted on tonight- they both reply yes- Wendy states so there will be no confusion with the June 1st meeting.

Appointment to Cultural Council- Michael Walker is present on the call- Mr. Walker introduces himself to the board along with his strengths for the Cultural Council. The Select Board all welcome him and thank him for volunteering. Select person Bannon motions to appoint Michael Walker to the Cultural Council for a 3-year term to expire June 30, 2024 Vice Chair Limanek seconds passes 5-0 Roll call vote taken.

Appointment of Robin Jacques from Associate Conservation member to full member: Town Manager Smith states this request comes from the Conservation Commission and is due to an opening left by Andy DeWolfe. Robin is currently an associate member along with Jamie Marran. Jamie sits on the ZBA also so the Conservation Commission felt Robin is the better choice. The board mentions this is why a few years ago associate positions were added to the boards. Select person Hall motions to promote Robin Jacques from Associate Conservation member to a full voting member to replace vacancy left by Andy DeWolfe with a term to expire June 30, 2023 Select person Anderson seconds passes 5-0 Roll call vote taken.

Approve & sign the Purchase & Sale for Hatchery Road property: There are no questions from the board- they had already reviewed this. Vice Chair Limanek motions to approve and sign the Purchase & Sale for Hatchery Road Property, Select person Hall seconds passes 5-0 Roll call vote taken.

Approve & sign the May Town Election Warrant: Town Manager Smith states there are no contested races and the hours will be 12-6pm. Select person Anderson motions to approve and sign the May Town Election Warrant Select person Bannon seconds passes 5-0 Roll call vote taken.

Town Managers Update:

- Reopening Town Hall regular hours on Monday May 10th- the library will open the same day. The Sr. Center will open on May 17th with guidelines from the BOH. Masks will be required while doing business in the Town Hall, Library and Sr. Center.
- Marion's Camp Beach- will open to the public June 19th thru August 30 and then Labors Day weekend. Swim lessons will also be held.
- Manchaug Boat ramp- we are now accepting payment to utilize the Manchaug boat ramp. MA residents \$6.00/ out of state \$12.00- season passes \$20 thru the collector's office.
- Generators installed (two) new 7.5 KW propane standby generators for Wilks Water Tower and Manchaug Water Tower. Thank you to Paul Maynard

- Hough Road sidewalk- one bid was received from JH Lynch & sons for \$291,962.75. We received a state grant for \$300,000.

Select Board Roundtable:

- Select person Hall- Matt Stencel and the Highway Dept are out in the community paving- please be careful.
- Vice Chair Limanek- Thankyou to St Marks parishioners for continued donations to the Mike Chizy Food pantry. Currently the Food Pantry is well stocked. Thank you to Manchaug Pond Foundation- they held their yearly spring cleanup a few weeks ago. Please be cautious and do not throw trash in the lake. Jesse also thanks his colleagues on the select board for their input for the Iggy Strong fund raiser.
- Select person Bannon encourages residents to attend the 1st outside town meeting on May 15th as well as support the fundraiser at the Dudley Gendron.
- Chairperson Mead says as a community please continue to do random acts of kindness, they do not go unnoticed.

Vice Chair Limanek motions to adjourn, Select person Anderson seconds- Roll Call vote taken- passes 5-0
Meeting adjourned 7:06 pm