

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



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 9/21/2021 by a roll call vote of 4-0**  
6:00 p.m. – September 7, 2021 (Selec. Mead will be late to this meeting/vote taken prior to her arriving)  
**HYBRID MEETING**

Members in Attendance by video chat:

Chairperson Jesse Limanek, Vice Chair Jeff Bannon, Clerk Jonathan Anderson & Select Board David Hall & Wendy Mead  
Town Manager James Smith & Deb Jacques, secretary  
Town Finance Director Timothy Harrison

Pledge of Allegiance

Chairperson Limanek 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](https://www.zoom.us/join) and enter Meeting ID 892 5446 7148 & Passcode 890425. 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 approve as presented August 17, 2021 meeting minutes, Select person Mead 2nds passes 5-0  
Roll Call vote taken

Chairperson Limanek recuses himself for the 1<sup>st</sup> agenda item- Vice Chair Bannon becomes acting Chair.

Dudley Gendron Post #414 request for two- 1 day outside Beer and Wine events. Manager of the bar is Christy Dresser available on Zoom. Christi states the 1<sup>st</sup> event is for Sept. 11<sup>th</sup>- it is a community day cookout, the second event is for Sept. 18<sup>th</sup> the annual Chicken Barbecue. Christi said they will continue with the 2 color cups- one is for beer and wine outside the other is for mixed type drinks to stay inside. The select board have no issues or concerns. Select person Mead motions to approve the Dudley Gendron Post #414 request for TWO one day outside Beer & Wine events: September 11<sup>th</sup> 12-6pm for a Community Day cookout with Police participation and September 18<sup>th</sup> 12-6 pm for the annual Chicken Barbecue with a Police Detail on duty Select person Anderson seconds- roll call vote taken passes 4-0-1 (Limanek recused himself from discussion)

Chairperson Limanek rejoins meeting

Intent to layout Burnap Road @ Central Tpk. Jen Hager has Zoomed in to inform the board this is located at the end of Burnap Road at Central Tpk. The owner is Deb Kuchinski- she is looking to deed this to the town. This was supposed to be accepted by the town years ago but there is no documentation to show. Jen states there are steps to accomplish this- the Select Board must vote intentions (tonight) then it goes to the Planning Board then back to the Select Board. Then it will be on the Fall Town Meeting warrant. Jen shows a drawing done by Dave Lavallee from 1992. Select person Hall says this seems like a worthwhile endeavor. Select person Mead asks if there are significant accidents at this location as brush growth makes it hard to see. Jen states in time the town may actually make this a T area rather than the current Y. Select person Anderson says this is clearing up an issue that has gone on for some time. Chairperson Limanek requests any documents from Dave Lavallee be preserved. Select person Anderson motions that the Select Board vote its intention to relocate the layout of a portion of Burnap Road as a town way, as shown on a plan entitled "Subdivision of Land Court Case No. 10420A, Certificate of Title No. 5229 Land in Sutton, Mass.", dated August 31, 1992, prepared by Lavallee Brothers, Inc., and recorded with the Worcester South District Registry of Deeds in Plan Book 663, Page 97, and to include within said layout the parcel of land shown on said plan as containing 19,484 square feet, and that the Select Board forward the relocation plan to the

Planning Board for its comments and recommendations pursuant to G.L. c. 41, §§81G and 81I. Vice Chair Bannon seconds passes 5-0 roll call vote taken.

Proposed TIF Agreement for MIG Corp. On a Zoom call is Don Vogel- CEO and Paul Deroches CFO- Town Manager Smith informs the board that after the last meeting- Jen Hager and Jim held a conference call with MIG and agreed to go forward and request a 5 year TIF at 90, 70, 10, 10, 10. Jim states this is a good company building on a very tough site. Select board Hall and Mead feel this is more in line to the traditional TIFs we have done. Select person Anderson says we want to be business friendly but this is really not meeting the guide we use and it is only adding 2-3 jobs, if we approve this we will be setting precedence. The company is coming no matter what as they purchased this property. Is there a mechanism in place if they do not follow the TIF agreement? Jim replies it will be made clear if the goal is not met this TIF will be decertified. Vice Chair Bannon does not feel this is setting precedence due to the condition of the site. Chairperson Limanek says this is not normal but the condition of the land and if this can help with offsetting the cost of clearing he is ok with that. Vice Chair Bannon motions to recommend that Town Meeting authorize the Select Board to execute the TIF Agreement between the Town of Sutton and MIG Corporation, and approve submission to the EACC of the TIF Agreement and EDIP Local Incentive-Only Application, all relating to the project as described in the TIF Agreement, and any necessary documents relating thereto, and to take such other actions as are necessary or appropriate to obtain approval of the TIF Agreement and EDIP Local Incentive-Only Application, and related submissions and to take such other actions as necessary or appropriate to implement those documents, Select person Mead seconds roll call vote- Passes 4-1-0 (Select person Anderson votes nay)

Proposed TIF Agreement for Unified: Present is Art Mahassel- president of Unified, Len McAleer, VP of Unified, Matt Piekarski Director of Construction and Ted Fire VP of Construction for The Kraft Group. Town Manager Smith begins by saying this was 3 parcels of land (totaling over 400 acres) that are now one all under the ownership of Unified, the Hatchery parcel, Worc. Sand and Gravel and the Aggregate parcel. This would be a 15 year TIF and are proposing to construct 3 buildings totaling 2,300,000 sq. ft with a private investment of over \$400,000,000 million in taxable value when said and done. This will create an added 1200 jobs. Jim thanks Jen Hager, the Assessors Office and their consultants Vision Tech. Steve Farrara, Bob Trembly and RRC (commercial industrial property appraiser) for the base value calculation of \$245,000.00 which the town would receive yearly. Unified has agreed to all land values in presentation. Len McAleer gives a background of the company along with time in Sutton of 30 years. They have gone thru some name changes but currently are known worldwide as Unified Global Packaging. At this time, they give a power point presentation (attached to final minutes). They are proposing 3 buildings, the first building is 1,238,000 s.f. with an \$80 million investment, \$325 million personal prop. and 1000 benefited, highly skilled jobs. This is a company yet to be disclosed but new to the area. The 2<sup>nd</sup> & 3<sup>rd</sup> building will be operated by Unified. These have a 41-million-dollar investment and an added 200 jobs. 227 acres of the over 400 acres will be for the buildings. The base land valuation for the 3 buildings is \$15,324,997. Once built- building 1 shows a \$72,908,323. value, building 2 \$22,464,098. value and building 3 \$11,034,582. The TIF schedule is reviewed – the Real-estate shows year 1 bring in in \$275,200 and year 15 (last year of TIF) \$1,381,800. Also reviewed is the Pers. Prop part of the TIF. With this comes the probability of traffic impacts and offsite improvements. The potential tenant of building 1 has committed 10 million for infrastructure improvements, there is also a possibility of athletic fields, future residential opportunities, sewer upgrades and a land swap with J&G Foods. Jen Hager informs the Select Board that the Planning Dept has been working with CMRPC on traffic counts, this group has also met with Wilks water to ensure the quantity of water needed daily will be available. Jen states this is not a manufacturing company so the Pers. Prop is not exempt. Matt Piekarski says the valuation is based on the Assessor's office and their consultants with the exception of pers prop. Chairperson Limanek states so this is what we presented to you not what you presented to us but we are aligned on these numbers. This is a 15 year TIF going from 100% in year 1 to 35% year 15. Select person Hall says this is a really significant TIF- This company has been such a big part of our community for a long time- this is an opportunity to keep them in town. Dave asks if they are keeping the business on 146 as well as Providence Rd. Len McAleer states they are keeping the location on 146 and Providence Rd. Dave states the TIF for buildings 2&3 are familiar- building #1 - the nature of the pers prop is staggering. Art Mahassel states this is a unique one of a kind- first in the area company. Ted Fire states this company is watching what is going on with this proposal in Sutton- this is great opportunity for all of us. Select person Mead asks if there is a fall back plan should company for building 1 fall thru- Len states then it would be a manufacturing TIF- Wendy asks if they hold any other TIFS in other towns- Art replies just the TIF we have here in Sutton; the other towns are leases we have. Select person Anderson says this is a very large project- it will be one of the larger ones in the state. Jonathan states Sutton residents value the small quaintness of the town- there will be challenges trying to maintain this. Jonathan asks Jen Hager if this will put us outside the gains we made at the 146 intersection that was redone a few years ago. Jen states the Planning Board is being proactive and waiting for the volume to capacity ratio study. Jonathan states there will be impacts but he is happy to see the Sewer upgrade. In regards to the potential future housing Jonathan thinks it is not needed. Vice Chair Bannon asks if this will be an impact on Public Safety and personnel. Jim replies he is in discussion with the Building Inspector- he will have to hire an assistant to help John out so John can focus on the Industrial projects. This will increase the needs for Public Safety. Chairperson Limanek speaks as a neighbor to the location in Wilks- Unified (formerly Atlas Box) has always been a wonderful neighbor, their commitment to the town shows they are looking to stay here. Jesse sees the counters and surveyors out in the area which shows they are studying the impact. Will there be local impact- yes there will but that is not bad. 1200 additional jobs in town will have an increased demand on the restaurants as well as Mkt 32- we may see added growth. Jim informs the board that the Police Chief and Fire Chief were at a meeting a few weeks ago and are ecstatic with this proposal. Select person Hall motions to recommend that Town Meeting authorize the Select Board to execute the TIF Agreement between the Town of Sutton and

Unified<sup>2</sup> Global Packaging Group, and approve submission to the EACC of the TIF Agreement and EDIP Local Incentive-Only Application, all relating to the project as described in the TIF Agreement, and any necessary documents relating thereto, and to take such other actions as are necessary or appropriate to obtain approval of the TIF Agreement and EDIP Local Incentive-Only Application, and related submissions and to take such other actions as necessary or appropriate to implement those documents Vice Chair Bannon seconds Roll call vote passes 5-0

Draft Town Meeting Warrant -Town Manager Smith reviews the draft warrant- 2, 5 & 6 will depend on the amount of new growth, 9 & 10 are the TIFS discussed tonight, 11 is for the Burnap Rd relocated layout- also discussed tonight, 13-18 are Planning Board articles. Jen is on the zoom call to read and answer questions. There are no questions- the final Fall Town meeting warrant will be before the Select board Sept 21<sup>st</sup> to approve.

Town Manager Update:

- 28 Waters Road- officially closed on the 6 acres of land on Waters Farm. The original lease agreement was entered in to January 2007 we will revise the memorandum of understanding which outlines what the town provides in services to Waters farm. Thank you to Pam and Carolyn Beaton for their support and patience.
- Hough Road sidewalks- JH Lynch has almost completed the project- this was funded by the shared streets and space grant from MassDOT- we received just under \$300,000. For the design and construction for this work. We will look for future grants to extend the sidewalk on Boston Road to Hutchinson.
- American Rescue Plan Act ARPA- the town has received a little over 1.4 million in ARPA money. We received \$500,000. And later in the month \$900,000. Which was from the county funds. These are the first of two payments. We will receive the same amount June 2022.
- Membrane Batch Reactor- the project is underway- they have sandblasted the tank, replaced some of the metal, applied a primer coat and are finishing up painting and sealing. The project should be completed in two weeks. We are using the remaining school building funds of \$230,000. And the rest of the funding will be from the ARPA money.
- Cleaning of Pigeon Hill Cemetery stones and gate- Ethan Westbury and Scout Troop 243 along with Ross Weaver cleaned over 200 stones at Pigeon Hill as well as brush cleaned and repainted the gates.
- Town Hall cookout to be held on Friday September 24<sup>th</sup> 11-12:30 at the new Fire Station bays. We would like to close the Town hall at 11am.
- Library Director Betsy Perry has accepted a position in another community- we thank her for her service.

Announcement's/Round Table

- Select person Mead asks for all to be kind to neighbors-keep your mind open and your heart clear.
- Chairperson Limanek thanks St Marks for the recent Food donation along with a donation of food from the Labor Day breakfast at the 1<sup>st</sup> Congregational church. The Sr. Center website has an updated list of needs. Jesse invites all to the events at the Dudley Gendron- 9/11 Community day and 9/18 the annual Chicken Barbecue. On 9/18 Waters Farm will be in the basement of the 1<sup>st</sup> Cong. Church peeling apples for the apple crisp 9-3pm

Select person Hall motions to adjourn, Select person Mead seconds- Roll Call vote taken- passes 5-0  
Meeting adjourned 9:10 pm