

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 11/2/2021 by a roll call vote of 5-0

6:00 p.m. – October 26, 2021
HYBRID MEETING

Members in Attendance by video chat:

Chairperson Jesse Limanek, Vice Chair Jeff Bannon, Clerk Jonathan Anderson & Select Board members 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 and enter Meeting ID 824 3097 9309 & Passcode 178812. 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 – Dan Petrelli- 3 Jamison Court is here to speak on agenda #3- Dan states he is on the ZBA but he is not here on behalf of zba. Dan states there is a proposed project consisting of 3 four story apartment complexes with a total of 192 units proposed at the area of the old drive inn on route 146. Dan is an abutter and the spokesperson for the community. This is proposed to be a friendly 40B project. At this time Dan asks for all that support him here to speak against this stand- approx. 15 individuals stand. Dans concerns are this is too big, too dense and too close to abutters homes. This will cause a visual impact, an impact against the quality of living. Dan is requesting the property be marked, area of buildings staked and a balloon test showing the 4 story height and a site visit by the Select Board. This project will require leveling the hill which may need explosives which could interfere with wells in the area. This will increase the pedestrians walking and the town does not have any public transportation. There was just a large project approved in this area by Unified- this will add to the traffic.

Jane Kerins - 20 Sibley Road says in the town of Sutton there is approx. 10,000 residents spread over 2200 miles; the potential of 432-1000 people living in an approx. 17-acre area living and entering onto 146 is a major safety issue. The size and scale of this project is a micro city not compatible with the neighborhoods Sutton has. There is already poor visibility in that area, will there be a traffic light, the town has no sidewalks- if more pedestrian traffic will they also try and cross the lanes on the highway. There looks to be not a lot of space for recreational use. Also asked is if there will be a fence around the perimeter, how will trash be handled, what are the height of shrubs.

John Hebert 23 Singletary Ave- John states he is not against a LIP (local initiative project) but the location does raise concerns. There was a sports complex proposed at this location 5 years ago that was defeated due to the buffer zone needed between abutters on Sibley Road. A friendly 40B means they will work with the town, an unfriendly 40B means the town has no control. John was the former Police Chief and reviews with the board a fatality on 146 which caused all the cross overs to close. John requests the Board to pause on signing anything and reach out to the CMRPC and District 3 to get an accurate study and traffic count as well as a traffic speed count at the sight. We need to make sure there is a safe egress for all entering and exiting the site. When the Sutton Motor inn opened years ago it was required to have 2 detail police officers there with a cruiser. When the movie was over the traffic was stopped on 146 to let movie goers leave. John recommends a letter be sent to CMRPC and MA DOT to provide the needed facts before going forward.

Select Person Hall motions to approve as presented October 12, 2021 meeting minutes Select person Mead seconds passes 5-0 Roll Call vote taken

Police Dept. ratifications: Town Manager Smith informs the Select Board there are 3 ratifications tonight- Officer Matt Bohanan to Sgt. and Adam Graves and Marciano Silva to patrolmen. Police Chief Dennis Towle is present to request appointments. Police Chief Towle briefs the board on Sgt Bohanans history- he began as a dispatcher in the nineties and became an officer in 2021. Matt has a great work ethic and is an all-around good guy. Sgt Bohanan thanks the Select Board as well as the Town Manager, Police Chief Towle, Liet. Sullivan, Chief Hebert and former Sgt Leo Perreault. Select person Mead motions to ratify the appointment of Police Sergeant Matthew Bohanan effective October 18, 2021 Vice Chair Bannon 2nds passes 5-0 roll call vote. Chairperson Limanek swears the new sergeant in at this time.

Patrolman Marciano Silva and Adam Graves are now before the board. Chief Towle gives a little background of where they have come from and request their appointments. Select person Mead motions to ratify the appointment of full time Police Officer Marciano Silva effective October 18, 2021, Select person Hall seconds passes 5-0 roll call vote

Select person Mead motions to ratify the appointment of full time Police Officer Adam Graves effective October 25, 2021 Select person Anderson seconds passes 5-0 roll call vote. Chairperson Limanek swears the new patrolman in at this time.

Discussion with potential developer for apartment housing off Route 146: Attorney Thomas Bovenzi representing the developer, James Javaras, David Lapointe, engineer with Beals & Thomas and Marketing Director Jean Erickson have zoomed in to the meeting. Atty. Bovenzi states this is the first stage- introducing themselves and the project to the board- we are respectful of all the participation from residents (under public forum) as well as the Select Board. They would like this to be a friendly 40B- they will address many of the concerns brought up earlier including possibility of adding another lane or 2. They are trying to move the footprint as far away as possible from 146. There will be 25% affordable units- the town will get credit for all the units. These will be 4 story units with parking under the buildings. the builder is Whitney Company- they are in the process of a 40B project in Sterling (North Gate Meadows). These are a nice design and will have a lottery for the affordable units. We plan on incorporating as many issues as possible dealing with the aesthetics, the community and health and safety. Much of the actual permitting will be with ZBA, we do believe it is feasible for water and sewer as well as safe access to the site. They have already met with some of the neighbors. Select person Hall says this is a good opportunity to begin dialogue with the community and make their opinions known. Dave says he approaches this with caution and feels there is a lot of work to get done to move forward. Dave does feel the MA Dot report is important. Select person Mead asks for clarification on the lottery at the Sterling project as well as if an acceleration and deceleration lane is required- at whose expense? Atty. Benoit replies it would be at the developer's expense. Wendy asks how far in to the project would be the units- engineer David Lapointe replies about 370 feet set back from 146. Also asked was will all the parking be under the buildings- Mr. Labonte replies there will also be surface parking. Select person Anderson is aware of the 40B process as he spent 8 years on the Planning Board. Jonathan does have concerns with the density of the project- is it economic reasons to have so many units- Atty. Bovenzi replies yes but it is still within the recommended density state wide. Jonathan feels buffers do not work- they need to create adequate setbacks. Also mentioned was the safety of entering and exiting the entrance- Jonathan is interested in what MA DOT and CMRPC will provide for information- this is critical to the project. When asked about the rent of the units- Atty. Bovenzi replies the affordable units are 1650. A month and the market rate is a little over 2,000 a month. Jonathan states this also may impact our Police and schools. Vice Chair Bannon would like to see an ariel view of this to see the overall project. Jeff states his concerns are the same as the residents that spoke earlier regarding traffic and safety issues. Are the only points of ingres and egress on 146. Atty. Bovenzi replies only on 146- all safety will have to comply with state regulations. Vice Chair Bannon asks if the developer has had other 40B projects- he replies yes in Sterling (mentioned earlier). Chairperson Limanek asks the only vehicle access is on 146- Atty. Bovenzi replies yes- Jesses questions- what about public safety- no secondary access- no other paved access to site- Atty Bovenzi replies no- Jesse replies so if there is an emergency they will have to go down 146 and back to the site. Atty Bovenzi replies as far as safety access they are working with Police and Fire. Atty. Bovenzi says he misunderstood- there will be a gated road not sure if on Sibley or Marble. Jesse has many concerns- pedestrian traffic with no sidewalks, Atty Bovenzi replies there will be another lane- Jesse asks where- Atty Bovenzi replies there is enough frontage to add the acceleration lane. In regards to Rt 12 in Sterling-Jesse says that it is a quintessential highway- not a 146-Jesses concern is public safety- Jesse is also concerned with the density of this site. There is a potential for several hundred people- all need to come and go- also children- the school currently consumes 52% of budget- this could create a bigger draw. Jesse asks if they reached out to Wilks water to see if they have the capacity for this or will you be drilling wells. Atty. Bovenzi replies it will be public water and public sewer. Again Jesse asks if they contacted Wilks Water- Atty. Replies yes and yes- it is doable. Wendy takes this opportunity to remind all that if this becomes an issue in town this could become an unfriendly 40B and we would lose all control. Jonathan states he will not let that interfere with doing the right thing for our community and that all the items are addressed. Select person Anderson motions to have the Town Manager send a letter to CMRPC requesting MA DOT do a traffic and speed study with utmost speed and attention Select person Mead seconds passes 5-0 roll call vote

2022 Select Board meeting schedule- The board reviewed- no concerns at this time

Town Manager Update:

- COVID Stipends for Town employees- Town Manager Smith would like to offer stipends to the current town employees that worked during the pandemic. Full time first responders will receive \$1,000. And \$500. For everyone else. The first responder

funds to cover this will come from the ARPA money- the other employee's payment will be thru the town budget. This is a small gesture to say thank you for their effort creativity and resilience. Special thanks to Police, Fire and health dept. (The Select Board are all in agreement with these stipends)

- Police Dept. Solar carport project- Ostrow Elec completed this project for the \$80,000. budgeted.
- Charge Point Chargers at High School- installed by the basketball court- special thanks to Larry Morris who did the electrical and the Highway Dept for their work- we are waiting for NGrid to upgrade the power and potentially add a transformer.
- Cyber Security Awareness training- The town of Sutton has been named by the Exec. Office of Technology Services & Security a "Cyber Aware Community" for 2021. There was a virtual award ceremony held earlier today.
- Fire Chief new car 1- Fire Chief Matt Belsito received his new vehicle Car 1. This is outfitted with all emergency communications for proper response at a fire scene. This was funded through the capital plan in the FY20 budget and we just received.

Announcement's/Round Table:

- Select person Hall thanks all that attended last week's Fall Town Meeting- Dave also mentions it is Halloween this weekend be safe and be careful
- Select person Mead mentions how she likes to always send out a reminder to be kind- suicide is at an all-time high- we can look at someone and not know what they may be going through- be kind.
- Chair person Limanek reminds all there is no curfew in Sutton for Halloween- be safe. There is the Jack O lantern on the common this weekend- drop off carved pumpkins Friday along with a 5.00 donation. On Saturday there will be a walk through the cemetery led by the Historical Society as well as some of the 4th of July parade committee members. On Sunday- Oct 31st 1-4pm there will be a trunk or treat in the parking lot of the Dudley Gendron. Needs for the Food pantry- cleaning and paper supplies

Select person Hall motions to adjourn, select person Anderson seconds passes 5-0 roll call vote
Meeting Adjourned 8:10pm