

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



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James A. Smith, Town Manager

Town of Sutton
Select Board

Meeting Minutes
Joint Meeting: Select Board/Finance Committee/OPEB

**Minutes Accepted and filed with the Town Clerk 3/15/2022 by a roll call vote of 5-0
6:00 p.m. – March 1, 2022**

Roll Call vote taken:

Members in Attendance in person:

Chairperson Jesse Limanek ,Vice Chair Jeff Bannon, Clerk Jonathan Anderson, Select members David Hall & Wendy Mead
Also in attendance in person: Town Manager James Smith, Town accountant Tim Harrison & Deb Jacques, secretary

Pledge of Allegiance followed by a moment of silence for the current conflict in the Ukraine

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 863 5873 3514 & Passcode 661794. 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 the February 15, 2022 Select Board meeting minutes, Select person Mead seconds passes 5-0 - with Roll Call vote

Recognitions for Eagle Scouts Ethan Westbury and Conner Pattison are read into record followed by congratulations by the board.

Public Hearing Blackstone National Golf Club- Michael Gordon manager of record §12 liquor license- Alteration of premises. Select person Anderson reads the Public Notice. Present is Michael Gordon. Town Manager Smith briefs the board that this is a new banquet barn that was built to replace the tent previously there. Jim states some final issues are being addressed with the Board of Health so a motion will be contingent upon all issues resolved and final occupancy issued. Select person Hall feels this is just an expansion of the facility to include the barn which is permanent versus the tent. Michael Gordon replies yes it is. It is a 40 X 80 barn which was the same size as the tent- it took 3 years to complete due to the pandemic which resulted in issues finding the appliances and supplies needed. This is a true Mortise & Tenon post and beam barn. We are approx. 4 weeks away from completion. Select person Mead has been in this barn- she said it is breathtaking. She has no issues but acknowledges that they do need the 2nd food permit for the full kitchen. Select person Anderson is excited to see a local business expand- he agrees this is an extension of his current license. Jonathan asks Jim if there have been any issues with the liquor license- Jim replies no. Vice Chair Bannon has no issues or questions. Chairperson Limanek asks if there will be a floor in the barn- Michael replies yes there is. Jesse asks if this will allow them to have larger events- Michael Gordon replies they are happy having the 150-170 capacity. Select person Mead motions to close the public hearing, Select person Anderson seconds passes 5-0 roll call vote. Select person Mead motions to approve the Alteration of premises for the §12 Liquor License at Blackstone National Golf Course to include the new banquet barn in place of the 3 season tent contingent upon approval of the ABCC and all permits, licenses and occupancy permit are obtained from the Building Dept, the Fire Dept. and the Board of Health prior to use Select person Anderson seconds passes 5-0 Roll Call vote

Highway Superintendent Matt Stencel- pavement plan update- this item includes a 2-minute video on Cold in Place paving technology which will be used to complete Central Tpk. Matt states he continues to use the cost plan analysis to rate the roadways. This began in 2016 and a consultant is used to input information. Every 5 years a drive on every road is completed to rerank the roadways. In 2016 the roads were ranked at 68 (100 is the best)- today we are at 72. We are currently out to bid for the completion of Central Tpk paving.

This will run from 409 Central Tpk. to the Oxford line and the new technology Cold in Place will be used. Two roads in Millbury were done using this (Greenwood St & Riverlyn St.). This new technology was started in the Midwest in the 60-70's but has been perfected. This new method allows one side of the road way to be completed by the end of the day. Matt mentions the Chapter 90 funds (\$460,000.) which at one time we used to purchase equipment- we now purchase the equipment thru the Capitol plan which allows us to use Chapt. 90 for road repairs. We also have the funds from the sale of Hatchery Road (1.4 million) to put into the roadway improvements. We are also due to get a 1x additional \$150,000. in Chapter 90 funds this year. Waters Road, parts of West Sutton and Town Farm are also on the list to be repaired. At this time a gentleman in the audience from 650 Central Tpk wants to discuss some complaints. Chairperson Limanek informed him this is not a public hearing so discussions are not able to be had. Select person Hall mentions the current conditions of some of the roads- Matt replies Feb-March are when the roads show the damage- when the weather is dry they can repair the holes. Dave thinks the Cold in Place looks really good. Select person Mead begins by thanking the highway dept. for their work throughout the snow storms. Wendy asks when a road is paved who handles the berms- Matt replies the highway dept. goes back and will make sure driveways line up to offer a smooth transition. Select person Anderson feels this new technology is exciting- Jonathan asks if the new Cold in Place will last the same time as the other road way repairs. Matt replies it should last longer than the mill & fill procedure. Vice Chair Bannon asks if the public can access the road ranking site- Matt replies no not at this time. Jeff asks if a road is resurfaced how long will it last- Matt replies 10-15 years depending on use. Chairperson Limanek asks if there could be a potential to use the Cold in place on other roads in town, Matt replies maybe only 15-20% of our roads would qualify for this as you need a certain thickness of the base to have it work. To complete Central Tpk. with the old method it would cost around \$900,000. with this method it is around \$700,000. Jesse also asks Matt about the new communication radios- Matt replies they make the job so much easier- the highway dept employees can contact coworkers or Matt if needed.

Housing Choice Legislation- present is Jen Hager Planning Director: Jen informs the Board that this new legislation came about when the Gov. signed in the Chapter 358 Acts of 2020 (Economic Development Bill of 2020) (powerpoint attached to final minutes). This relates to the shortage of housing in Massachusetts (supply and demand) there is an estimated shortage of 200,000 housing units in Massachusetts. There are two areas- permitting of certain types of multifamily housing and higher density areas which shall not require a supermajority vote for permitting (now 4/5 will go to a 3/5 vote). Certain communities are designated as MBTA communities (Sutton) which must allow multifamily housing on a total of 50 acres at a density of 15 units per acre. If we do not comply we will be prohibited from obtaining funding from Mass Works, local capital project funds and the Housing Choice initiative. Public comments from Sutton must be submitted by March 31st 2022- this includes discussion on the MBTA draft which we are doing tonight. This will allow us to be eligible for Mass works & Housing Choice grants for 2022. Some communities are already compliant with this act- many cities and towns already have the multifamily in high density areas. This is all about capacity- enabling production by expanding capacity thru zoning. Select person Hall says this is why Jen has been trying to educate the board on housing- this is for long term economic growth in the Commonwealth. This is a big burden on towns- Dave asks for clarification on what 50 acres looks like. Jen replies the last 4 lots on Gilmore Drive. This will have to go to Town Meeting for a vote in 2024 to accept. With Town Meeting vote we would change the zoning and make these 50 acres an overlay district to allow for the high density development. Select person Mead realizes the amount of grants we have received is very significant. Wendy asks if the 50 acres have to be contiguous- Jen replies no and it also can be Town owned property. Wendy asks if it has to be actually constructed- Jen replies no there is no construction mandate. Select person Anderson has done a lot of research on this- he does not agree with this. He chose Sutton to live with the open space and livability. We have zoning in place. This will put a real impact on our roads, our schools. We will have to bear the brunt of this policy. We need to be independent of needing state funds – this allows them to influence our behavior. This is impacting smaller towns. Vice Chair Bannon dislikes everything about this- tying our compliance to obtain grants This will not solve the affordability issue. Jeff states we are being targeted. Chairperson Limanek says this would add 750 new housing units in town- we would be required to double our school system, it would require added Police and Fire. Jesse is ok with losing grants- he is completely opposed to this strong arming. This will be in the Wilks part of town as there is water and sewer available. After discussion it is requested a letter be drafted from the Planning Board and the Select board with all signatures. Sutton is becoming financially strong and solvent- this is a blunt instrument and they are trying to force us to give that all up.

MIG TIF agreement: present on Zoom is Paul DeRoche with MIG. Town Manager Smith states this was approved at the Fall Town Meeting. There is no discussion other than a question as to where the excise tax information is in the agreement. Jen Hager will review and make sure it is in the final agreement. Paul DeRoche acknowledges all their vehicles were just renewed and listed as being housed in Sutton. Select person Anderson motions to sign the TIF Agreement between the Town of Sutton and MIG-Acton, LLC this agreement must include excise tax as approved at the October 18, 2021 Town Meeting - Article# 8 Select person Mead seconds passes 5-0 roll call vote

Town Manager Update:

- Finance & Warrant committee public hearings Tues. March 22, Tues. March 29 & Wed. April 6 all at 6:30.
- Draft Warrant- will be presented on April 5; the final warrant will be signed by the board on April 19. Town Meeting will be held in the middle school/high school on May 9 @ 7pm
- Auditors presentation- scheduled for Tues March 15.

Announcement's/Round Table

- Select person Mead questions the ability for board members to continue to Zoom meetings if they cannot come in- Jim replies the Gov. has extended this to July 2022 but if we choose to adopt this it puts more strain on Christine and Pam as it is more technical. Wendy also reminds all to be kind.
- Chairperson Limanek says the food pantry is still well packed- if you are in need please contact the Food Pantry- it is private & confidential. Thank you to all the town employees that attended the meat raffle two weeks ago.

Select person Mead motions to adjourn, Vice chair Bannon seconds- Roll Call vote taken- passes 5-0

Meeting adjourned 8:58pm