

BOARD OF SELECTMEN MINUTES –September 8, 2014

SUNDERLAND TOWN OFFICES

Present: Mr. Fydenkevez, Mr. Bergeron and Mr. Pierce

Others: Margaret Nartowicz

Behind the Camera: Lacy and John, FCAT

- Call to order at 6:32p.m.
- Public Forum - Proposed 120 North Main Street Property Acquisition-Mr. Bergeron-Town has Housing Plan, but very little affordable housing by MGL c.40B definition. Opportunity in village center near public utilities, transportation, etc. to aid the Town in its Housing Plan goals. Mr. Fydenkevez-Town typically doesn't have option to purchase property before private buyers get to them. Mr. Bergeron-Town has looked at, and has tried to work with developers on other parcels. Mr. Fydenkevez-almost next to impossible to do studies on land Town doesn't own. The back property can't be developed under present zoning bylaws. Comprehensive permit under 40B could be sought to bypass zoning bylaws. Mr. Bergeron-Town could buy property and develop 'friendly 40B' as opposed to developer coming in with higher density 40B proposal. Mr. Fydenkevez-First thing will be to put together a group to survey residents and work with the Housing Committee to identify what should go there. Involve neighbors and other people in community to work on a plan over six months. Discussion regarding access and design; affordable housing threshold and historical character. Linda Lopatka-If house was to be taken down, Historical Commission's preference would be to replace with building of similar character, and/or existing house could be moved. Discussion regarding buildability of parcel; development "limits"; design vision. Mr. Bergeron reviewed timeline. Discussion regarding impact of another access road off Sycamore, possible number of units planned; drainage. Richard Lopatka-overview of CPA application and use of CPA funds; considerations for feasibility studies and design. Discussion regarding size of committee and open process. Public forum concluded at 7:50pm.
- Economic Development Committee (EDC) - Rock Warner gave an overview of EDC charge and intent of EDC work. Does Board of Selectmen want to keep EDC? If so in what capacity? What direction does the Board of Selectmen want EDC to go in? Mr. Fydenkevez-Town has tackled low hanging fruit like bylaws; now is the time address other issues. Mr. Pierce-EDC discussed making it easier for business to research coming into town; a "road map". Mr. Bergeron-overview of potential EDC direction and goals. Mr. Warner suggests getting rid of "low impact/clean" in EDC charge's reference to business. Suggest developing process methodology for if someone wants to come into town. Look at bylaws (zoning and general) to identify path/steps. Mr. Warner disclosed his business interests in town, and that they wouldn't interfere with his work on the committee. Mr. Fydenkevez suggested he contact the Ethics Commission.
- Recreation Committee - Field use and maintenance. Jim Ewen-Sunderland Elementary School (SES) fields have been scheduled by Principal. Equipment at SES was put there by Rec. department. Feels field usage and facility usage should continue to be under purview of school. Principals and Mr. Ewen have had understanding regarding scheduling and field use. Rec. uses SES soccer fields occasionally. Looking at who should be scheduling fields. Mr. Fydenkevez noted changes in field use and increased demands for field maintenance. Mr. Ewen-Cal Ripken league took over baseball field scheduling about four years ago. Field is used by league with kids from various towns. Town isn't doing all scheduling for athletic fields because of lack of resources. Need to understand what is possible for Town to achieve as outcome. Mr. Pierce-to accomplish maintenance, there needs to be some centralization. Mr. Ewen-need to determine if it's the Rec. Coordinators' job to schedule fields. Mr. Fydenkevez-need to discuss fee structure. Need to make field maintenance sustainable. Mr. Bergeron-Riverside Cemetery has appropriation for cemetery maintenance outside tax rate. Mr. Ewen-field use policy, request form and fee structure is being drafted. One upcoming capital project is baseball field #2 renovation and reseeded soccer/baseball field #2. Mr. Fydenkevez-by January, Town needs to have a plan for spring. Should be talking to Frontier and all non-Rec. groups that use

of Town's fields. Over the next few months, recommendations should be brought forward to the Board. Mr. Ewen-would like school to retain SES scheduling, and Rec. Coordinator to schedule other fields beginning in January. Even formal groups that schedule fields for events should be charged fee. Shana Deane-would like group to get together to discuss revenues, maintenance, etc. Mr. Fydenkevez-Board of Selectmen will review, discuss and publicize plan.

- August 25, 2014 Minutes-Motion by Mr. Bergeron to accept the August 25, 2014 minutes as written, 2nd by Mr. Pierce. Vote 3-0.
- September 5, 2014 Minutes-Motion by Mr. Bergeron to accept the September 5, 2014 minutes as written, 2nd by Mr. Pierce. Vote 2-0-1. (Mr. Fydenkevez absent)
- CPF Property Acquisition Application Review - Mr. Bergeron-suggested changes-Item #2(2) Discussion regarding qualified "seniors" vs "individuals"; #2(a)(2) provide "a focus for" rather than "maximum number", #2(a)(5) remove "No 21/2 override", #2(b)(1) "qualified citizens with focus on seniors", #4(a) add tonight's public forum date. Mr. Fydenkevez- application has to be made for any project going before the CPC. Board of Selectmen is requesting use of CPA funds to fund the property acquisition. Discussion regarding getting information out to residents. Need website to be fully accessible-look into email subscription service through VTH. Discussion regarding process; housing intent; town meeting. Motion to approve and forward CPC application as amended by Mr. Pierce, 2nd by Mr. Bergeron. Vote 3-0.
- Special Town Meeting- Motion review.
- Article 1-Mr. Bergeron moved to recommend with "up to" struck, 2nd by Mr. Pierce. Vote 3-0.
- Article 2-Mr. Bergeron moved to recommend, 2nd by Mr. Pierce. Vote 3-0.
- Article 4- Mr. Bergeron moved to recommend, 2nd by Mr. Pierce. Vote 3-0.
- Article 6- Mr. Bergeron moved to recommend, 2nd by Mr. Pierce. Vote 3-0.
- Article 3-next week.

Warrant and correspondence by signature.

Motion to adjourn by Mr. Bergeron and 2nd by Mr. Pierce. Vote 3-0. Meeting adjourned at 9:33pm.

Respectfully submitted,



Margaret Nartowicz
Town Administrator