

BOARD OF SELECTMEN (BOS) MINUTES – October 19, 2015

SUNDERLAND TOWN OFFICES

Present: Mr. Bergeron, Mr. Fydenkevez, and Mr. Pierce, Ms. Patch Town Administrator

Absent:

Others:

Behind the Camera: Jonathan Prosper and Chris Collins

- Call to order at 7:00 p.m.
- Mr. Bergeron gave an overview of the agenda.
- Board Updates:
 - Mr. Bergeron spoke about the **120 N. Main Street Public Forum** held October 7th. Approximately 20 residents attended. Mr. Bergeron would like to thank Ms. Lorin Starr and the designers from Berkshire Design and LDS for all of their work on the project and presentation which included design feasibility, wetland issues and setbacks. Berkshire Design brought very desirable designs forward and LDS market study was very thorough.
 - Board discussed path forward options which included a meeting with the Chair of the 120 N. Main Street Advisory Committee, an RFQ option, another forum warranted and define presentation matter. Was this project ready to be brought to a Special Town Meeting at this time?
 - Mr. Fydenkevez with Mr. Bergeron gave an overview of the meeting of design options offered which included agricultural-type designed buildings which as presented by Berkshire Design resembled Agriculture/Barn design keeping with the landscape character of that area. The proposed feasible design included 16 units in 2 buildings, with 2 floors, fully accessible. Minimum sq. ft. for a one bedroom could be around 800 Sq. ft. of living space. Affordability component of the Market Study was very developable, However, it was not recommended that a sub division was desirable for the area.
 - Steps forward framework of a Special Town Meeting would need design, development and RFQ. Mr. Pierce noted how much flexibility does the town really have regarding design development? How much can we work with a developer with design options and input. Many attendees and additional comments strongly desired the town be involved as much as possible to maintain some control of the design for the housing. Mr. Fydenkevez would like to see a friendly 40B collaboration for this project. He suggested when an RFQ is done, to allow for flexibility with design but scoring system would encourage design ideas closer to town's desirable design since studies showed it is economical to develop the property.
 - Mr. Bergeron and Mr. Fydenkevez reiterated the town does not want to be landlords or manage or operate a property. Mr. Fydenkevez is in favor of writing an RFP/RFQ for what we want the property to be. Mr. Bergeron will discuss with Ms. Starr regarding a viable timeline for moving forward.
 - **Housing Committee** – Mr. Bergeron noted the Housing Plan has been updated and will be presented at a Public Forum in November by the Planning Board. Date to be announced and encouraged residents to attend and review.
 - **Boat Ramp** update. An appraiser has been obtained and Nancy Pick has been working with them to get all necessary information needed for complete appraisal and for grant. Thanked Nancy for her leadership during this process. Mr. Fydenkevez noted some background regarding this parcel of land which included the bridge that was replaced years ago and when a new one was raised, the paperwork didn't necessary following the completion process. So it is important now to get all of those matters cleared up. This is not a land taking.
 - **North Main Street Reconstruction** project status: Mr. Bergeron would like CHA to make a presentation to the Town regarding the status and findings to date. Speak on the MassDOT design criteria, pedestrian access, drainage, and how to work with the FRCOG. Mr. Fydenkevez will contact CHA regarding bike lanes and traffic calming measures/devices. He also mentioned the Town just received a road study completed for the intersection area and felt there were notable comments that should be passed on to the Police Department for further observation and

actions as needed. The study showed patterns of driving speeds at particular times each day during the morning and evening with notice of traffic at least ¼ mile radius from the center of town lights heading in each direction with emphasis on Montague Road/Rt. 47 and center of town. Which we may be able to address. The Board wanted to remind residents to be mindful of this as they are traveling in and out of town. There are some concerns regarding proposed bike lanes which may contribute to congestion and speed near and around the center of town and would like comments from MassDOT regarding these concerns.

- Ms. Patch noted she sent the recent Road Study from MassDOT for the intersection to CHA for their review and use for planning the North Main Street Reconstruction proposals. The Town would like to have a conversation within the next three weeks regarding the North Main Street project and asked residents be notified by robot call system.
- **SCEMS update:** Mr. Bergeron asked about the lease status for the Library Building in Whately. Mr. Fydenkevez noted he believed Whately was in the process of buying the building but they haven't had a discussion with SCEMS regarding use of the building. Mr. Fydenkevez noted there was a lot of incorrect information being said around the towns regarding the status of SCEMS and the Whately building as well. In the summer, Deerfield noted wanting complete transparency regarding facilities being explored. Several properties have been looked at including the current Deerfield district but Deerfield did not believe that building should be considered an option at this time. The program needs a building centrally located to 116/5&10 and 91. Rent has to be affordable for all towns and the program where it is to purchase, rent or build. The Library building in Whately was put on the side while Whately considered their use for it but was most likely to be used for their town offices. Caution is considered with building ownership with municipalities because of additional expenses assumed such as that with the Old Sunderland Fire Department. This is all to be discussed at the October 29th BoO meeting.
- **Ms. Patch** said regarding Frontier Long Range Planning Meeting that it was important to explore all options and opportunities regarding SCEMS. Everyone has been helpful after first week of meetings. A meeting will be arranged with Frontier Study and was asked to schedule to include the School Committee, Finance Committee and Administration for early November. Mr. Patch mentioned this could be a candidate for the Community Compact. Goals to strive for best practices amongst communities and municipalities for sharing and best practices which leads to better opportunity for funding and DOR assistance.
- **Green Communities grant update:** Jim Barry will send someone out to assist with annual reporting for Sunderland.
- **Mr. Pierce** reported on a conference call he participated on with Solar Consultant Beth Greenblatt and Eversource regarding our project status. The base project did get approval and there are options A & B. Mr. Bergeron noted Options do not change the scope of the project voted on at Town Meeting but were part of the review process that the utility build options were discussed.
- **Mr. Fydenkevez** reported that the 120 N. Main Street presentation was given to FCAT for broadcasting on the website and hopefully Ch. 15.
- **Mr. Bergeron** reviewed the Veterans Work Off program recommended by the Board of Assessors. This program is similar to the Senior Tax-Work Off program the town adopted at the Annual Town Meeting a few years ago. The Senior Tax-Work program has been very successful. Adoption would require Town Meeting action. Mr. Bergeron asked this item can be added to the Annual Town Meeting warrant in 2016, FY2017 since the budget has already been established for this fiscal year.
- **Frontier Union 38** requested a **Selectmen designee** be assigned to the **Teacher and Instructional Assistant Union Negotiation Team**. First meeting scheduled for October 21st. Mr. Pierce volunteered to be the representative, Motion Mr. Bergeron to nominate Mr. Pierce, 2nd Mr. Fydenkevez, Vote 3-0.
- **Additional Town Administrator job related appointments:** Ethics Municipal Liaison, Network and Electronic Resources Agent, Sunderland Emergency Preparedness Team, Personnel Committee (non-voting member), Procurement Officer, PVTA Representative. Motion Mr. Fydenkevez, 2nd Mr. Pierce, Vote 3-0. The Board mentioned the importance and concern related to the PVTA Representative responsibility. Mr. Fydenkevez discussed the town's connection with FRTA and PVTA interacting with Sunderland's needs. Mr. Patch noted that possibly more community outreach was needed for increased ridership. Mr.

Fydenkevez would like to see better communication with FRTA since only one bus comes in and out of Sunderland ó morning/evening. Believes more riders would utilize the service if more times were offered.

- Mr. Bergeron noted since the adoption of the Capital Planning Bylaw at the 2015 Annual Town Meeting we must dissolve the Permanent Building Committee and appoint a Capital Planning Committee as outlined in the Bylaw. Relative departments should forward designee to participate on the committee. Motion Mr. Fydenkevez, 2nd Mr. Pierce, Vote 3-0 to request designees for the new Committee.
- The Board recognized Richard Lopatka's CPA award in Boston. They discussed the new Governor's support for CPA. Mr. Lopatka received the award from Senator Stan Rosenberg. Congratulations Richard for the recognition for all of your work.
- Mr. Bergeron reminded residents the 300th Birthday brain-storming meeting was Tues. Oct. 20th 6:30 in the Library Meeting Room. Everyone's ideas and participation is encouraged.
- October 24, 2015 ó FCSWMD Bulk Day 9am-1PM ó closest drop off is Whately Transfer Station.
- The Board invited residents to stop in the office and meet our New Town Administrator ó Sherry Patch.
- Warrant and correspondence by signature.
- Mr. Bergeron thanked FCAT for their efforts in broadcasting tonight's meeting and addressing the equipment needs.
- Motion to adjourn by Mr. Pierce and 2nd by Mr. Fydenkevez. Vote 3-0. Meeting adjourned at 8:03pm.

Respectfully submitted,

Sherry Patch
Town Administrator