

BOARD OF SELECTMEN (BOS) MINUTES – November 16, 2015

SUNDERLAND TOWN OFFICES

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

Behind the Camera: Marina Korpita and Chris Collins

- Call to order at 6:30pm
- Mr. Bergeron gave an overview of the agenda.
- **120 North Main Street Public Forum** – discussion of different paths the town can follow for developmental possibilities, i.e., solicit invitation for bid under “friendly 40B,” retain measure of design control and take to a developer, or work with an agency that could provide technical assistance with peer-to-peer grants. The town could also turn the whole parcel over to a developer and step aside. Lorin Starr felt the committee would prefer to continue to be involved so that greater consideration is given for the area since it is the town’s center, feeling it would be important to reflect the character the town would appreciate. Developers would put in whatever they want, but would have a little more restriction if they do so under state/federal funding opportunities. Lorin also noted the house on the property could be turned over to a developer as well, to renovate, remove or the Town could sell it off separately. Mr. Fydenkevez would like to see the “affordable” housing definition. Mr. Bergeron requested Ms. Patch to research the community compact program regarding technical assistance timelines. Mr. Bergeron stated he believed we were committed to pursue a project. If an RFP was to be done, we should define what the town wants vs. alternative to just turning the project over to a developer and the town would be done. The project must be financially feasible for a developer with relevant incentives. LDS Report does include proforma and all proposed units are handicapped accessible. We would need to follow state definition formulas for “affordable” housing as well, if state/federal funds are used through grants and other incentives. Mr. Bergeron asked Ms. Patch to research what the law allows regarding housing requirements if a developer used state/federal funds. Ms. Starr suggested the 120 N. Main Street Advisory Committee would not meet until Ms. Patch gathers information from DHCD, DLS and Mass Housing.
- Motion Mr. Fydenkevez to accept **Minutes of November 9, 2015**, 2nd Mr. Pierce, Vote 3-0.
- Board Updates:
 - Mr. Pierce reported on meeting with **MassDOT regarding the Rt. 116 and Rt. 47 intersection study**. Ms. Patch, Community Pathways groups and CHA engineers also attended. Mr. Pierce reported it was a productive meeting. Immediate concerns that would be addressed include re-timing the intersection lights, which was expected to happen shortly after the meeting. MassDOT representatives thought it was a good opportunity to talk with CHA and integrate some changes that would be allowed within the TIP. Community Pathways group is going to draft a letter to MassDOT regarding some of the concerns or issues they wish to be addressed.
 - Mr. Pierce reported that there are no new developments related to the Solar project. Kersarge is still working with Eversource regarding requirements.
- Mr. Fydenkevez: The **Board of Oversight (BoO) had a meeting regarding SCEMS**. The BoO voted to enter into discussions with the Town of Whately regarding housing SCEMS in their new municipal building location. This location is desirable because the cost would be the same as what fees were proposed for next year for the Deerfield location but the whole program would be together under one location at the proposed Whately location for basically the same cost.
- Mr. Fydenkevez recognized a recent citizen email regarding **coyote** concerns. He noted there was a state website link on the town’s website and encouraged residents to visit for tips on living with a variety of wildlife in your neighborhood. He noted the Animal Control Officer will not collect coyotes unless they are injured or sick.

- Mr. Fydenkevez also welcomed the **new South County Senior Center Director, Marlene Johnson**. She seems to have some new ideas for our seniors which can expand or enhance some of the projects also in place by other directions.
- Ms. Patch gave an update on the **Community Compact** meeting she attended. One session was devoted to Complete Streets which would include technical assistance to complete street and roadways plans or policies. The Town is eligible to apply for up to three (3) Community Compact projects.
- Mr. Bergeron asked the necessity of a **fall Special Town Meeting**. Ms. Patch said Smith Vocational costs can be held. Mr. Fydenkevez also expressed the town does not usually hold a fall special town meeting and feels we can wait until the spring. This would allow for further progression or completion of some other projects we are working on.
- Mr. Fydenkevez requested the Chair and Ms. Patch finalize the **2017 Budget Letter** as he feels it is time for its distribution. Mr. Bergeron reported he and the town administrator have met and were finalizing the letter.
- **Community Pathways Charge** was reviewed by the Board. Mr. Fydenkevez Motion to accept the charge, 2nd Mr. Pierce, Vote 3-0.
- **Recruitment Selection Guidelines** was reviewed. Advised to put on letterhead and bring to the next Board meeting. The Guidelines do not warrant bylaw changes but is to enhance activities required as outlined in the bylaw; second paragraph to be removed as it is not related to Sunderland.
- **Read letter of resignation from Officer Thomas Hudock** effective November 20, 2015.
- **Read letter of resignation from Roberta Gallerani**, Police Clerk and part-time Highway Clerk effective December 3, 2015. Mr. Bergeron requested service thank you letters be prepared for the Board's signature. Mr. Fydenkevez Motion to accept both letters of resignation, Mr. Pierce 2nd, Vote 3-0.
- **Tax Classification Hearing Guidelines** were adopted by the Board of Assessors last year. After review, the Board requested the addition of "legal notice of hearing in newspaper required" be added to the second sentence for clarification. Motion Mr. Pierce, 2nd Mr. Fydenkevez, Vote 3-0 to accept with modification.
- **Community Pathways Committee** appointments for six (6) of the seven (7) seats are: Rock Warner, Nancy Pick, Sara Snyder, Linda Lopatka, Gary Briere and Dan Murphy. Appointments are for one year and will be through this appointment period, ending June 30, 2016. Motion Mr. Pierce, 2nd Mr. Fydenkevez, Vote 3-0.
- Ms. Patch noted to the Board that Tom Zimnowski is on their agenda for next week regarding the **300th Anniversary**. Ms. Patch asked the Board if it was time to formalize a committee since organizing the activities will soon require a fund establishment to accept donations, etc. She also requested suggestion boxes be put around town to encourage community and school student participation for ideas or those who might want to serve on a subcommittee. The Board also requested individuals be contacted whom expressed interested previously to see if they were still interested in serving on the committee for further action at the next meeting.
- Mr. Pierce spoke about the good Veterans Days Ceremony that was held on November 10th. Major Dixon from Westover was a very good speaker.
- Mr. Fydenkevez made a statement in French, noting that "we are united with the people of France" in recognition of the recent tragic events in their country.
- Motion Mr. Fydenkevez to adjourn, 2nd Mr. Pierce, Vote 3-0 to adjourn at 8:06pm.

Respectfully submitted,


Sherry Patch, Town Administrator