

April 18, 2017

Board of Selectmen  
Minutes  
April 18, 2017

Present: Mary Blanchard, Chairman  
Priscilla Gimas, Vice-Chairman (arrived 6:45pm)  
Mary Dowling, Clerk  
Michael Suprenant  
Craig Moran

Absent:

Leon Gaumond, Jr. Town Administrator

The Chairman called the meeting to order at 6:00 p.m. following the Pledge of Allegiance

**Motion: To enter into Executive Session under MGL Ch. 30A, Section 21A, Section 6 to discuss police negotiations and collective bargaining,**

**By: M. Dowling**

**2<sup>nd</sup>: M. Suprenant**

**Roll Call Vote: C. Moran YES, M. Suprenant YES, M. Dowling YES, M. Blanchard YES**

The Selectmen reconvened in open session at 6:00 p.m.

The Chairman announced that the meeting was being taped by the Telegram & Gazette.

**Public Service Announcements**

M. Dowling congratulated M. Blanchard and P. Gimas for their reelection to serve their 4<sup>th</sup> and 3<sup>rd</sup> terms, respectively.

M. Dowling announced Earth Day trails clean up on the Plympton property; Glenn Colburn, conservation agent, speaking from the audience, announced that residents could adopt a street or area of the town for Earth Day clean up, with trash bags available at the conservation office.

**Public Hearing (6:35pm) Altruist Brewing Company, LLC, Nancy Bixby 559 Main Street Sturbridge – Farmer Brewer Pouring Permit**

M. Dowling read the public hearing notice into the record.

Ryan Lafortune, Nancy Bixby, and Robert Bixby appeared on behalf of Altruist Brewing Company, LLC seeking a permit to establish a brewery in Town, located within the Millyard Marketplace.

M. Blanchard asked whether or not green cards were returned. N. Bixby asserted that 3 out of 5 green cards had been returned. M. Blanchard asserted that this number was sufficient to establish a good faith effort to reach all and noted that the return of all green cards is not necessary.

N. Bixby stated that the petitioners wished to open a microbrewery in Town at a space within the Millyard Marketplace, consisting of a tap room and 5 barrels of production, initially. N. Bixby asserted that there would be seating for 83 people with an opening date sometime in June, if feasible. N. Bixby asserted that they were in the process of completely renovating the space in question including new plumbing, electrical work, bathrooms, food preparation, bar, and general renovation. N. Bixby asserted that they obtained the appropriate license from the state. N. Bixby asserted that their hours of operation would be Thursdays and Fridays from 5:00 pm until 10:00 pm, and Saturdays, from 11:00 am to 10:00 pm. M. Blanchard explained that they could return at a later date if they wished to expand their hours. C. Moran inquired about the noise level given the presence of other tenants in the building. N. Bixby answered that they have two exits in their space and a separate entrance. M. Suprenant inquired about the adequacy of parking. N. Bixby answered that they went before the Planning Board and that parking was sufficient, noting that their hours of operation are different than other tenants.

P. Gimás arrived at 6:45pm.

There was no public comment.

**Motion: To close the public hearing.**

**By: C. Moran**

**2<sup>nd</sup>: M. Suprenant**

**Vote: All in favor Passed 5-0**

**Motion: To grant Altruist Brewing Company, LLC a farmer brewer pouring permit for premises located at 559 Main Street as set forth in their application with hours of operation being Thursdays and Fridays from 5: 00 pm to 10:00 pm and Saturdays from 11:00am to 10:00 pm.**

**By: M. Dowling**

**2<sup>nd</sup>: M. Suprenant**

**Vote: All in favor Passed 4-0-1 (P. Gimás abstaining)**

### **Department Head Reports**

G. Morse presented his monthly reports for February and March. G. Morse asserted that February was great, but that there was a lot of equipment maintenance that occurred in March. He discussed the state repaving project on Route 20 and I84. He stated that the 2<sup>nd</sup> study of the zinc pilot study showed favorable results. He stated that Senior Center expansion study should come back soon from CME Associates. He stated that he met with the engineer for the DPW facilities study today and that pictures of the facility were taken. Last week a culvert was replaced in the old Yankee Peddler Building.

### **Correspondence**

M. Dowling read the correspondence into the record.

### **Public Hearing (7:00 pm) Potential Purchase of the Douty Road property located at 14 Douty Road and 50 Douty Road, Sturbridge, MA.**

M. Dowling read the public hearing notice into the record.

The Board had already expressed an interest in pursuing their right of first refusal on the property in question, thus necessitating a public hearing prior to any such potential vote. Andre Cormier of Escape Estates, LLC appeared before the Board on behalf of the purchaser of the property. Andre Cormier gave a brief overview of the project. He asserted that he spoke with G. Morse and was told that the treatment plant has capacity for the amount of sewer requested. He explained that there were two possible connections being explored, one from Holland Road, and one coming down Stallion Hill. Mr. Cormier also asserted that he met with T. Chamberlain regarding possible trails and that he liked the concept that they had drawn up, showing that the trail system on Haynes farm could be extended.

Frank Bicchieri from Bertin Engineering gave a presentation to the Board. He shared documents with the Board showing the different types of space contained on the property, including open space, that they were proposing be gifted to the town. Mr. Bicchieri stated that there are 82.4 acres on the southern side and 24.5 acres on the northern side, for a total of approximately 106 acres. Mr. Bicchieri presented documents to the Board showing a cost benefit analysis to the town. He asserted that the figures revealed a net financial gain to the town over the cost in services. M. Dowling asked a series of questions about the fact that the cost in services assumed a household of 2.6 people. He asserted that the 2.6 figure was based on the U.S. Census. M. Dowling stated that this was unrealistic given that the proposed houses were large, having 3 to 4

bedrooms. Mr. Bicchieri acknowledged that the cost in services to the town would decrease the larger the household and that a household of 6 would not see a savings. C. Moran asked a series of questions regarding the traffic on the road and the safety aspects, especially in inclement weather. M. Suprenant discussed how the proposed trail system would provide continuity to Barrett farm and that it appeared acceptable to T. Chamberlain.

Several residents and town officials provided public comment, including: Ed Goodwin, Penny Dumas, Glenn Colburn, Karen Davies, Esq., Deb Gardner, Russ Kilcorse, and Sandra Gibson Quigley. E. Goodwin asserted that the Trails Committee voted unanimously to recommend the purchase of the property and to present it to the voters at town meeting. He stated that the land being proposed as a gift to the town is not suitable for trails as it is too steep. He further stated that any wetlands being gifted to the town is already within control of the town and can't be developed anyway. E. Goodwin says the town always gets promised things by developers whenever a project comes along, but that it is not always realized.

P. Dumas asserted that the Community Preservation Committee (CPC) voted unanimously to recommend that the town purchase the property and for the determination to be brought to the voters at town meeting. She indicated that this piece of property was a "key" component to the trails system and had been a CPC priority since its inception in 2001. She further commented that the Planning Board and Open Space Committee also voted unanimously to recommend the purchase. M. Suprenant and C. Moran asked a series of questions regarding the financial status of the CPC and whether or not the CPC had the funds necessary to make such a large purchase. M. Suprenant noted his concern regarding the amount of debt that the CPC already carried from other open space purchases. C. Moran agreed. P. Dumas asserted that the CPC had the funds necessary to purchase the property and that some of the purchase price would be borrowed as in other open space purchases. She stated that the CPC would only rely upon the local surcharge, to pay back the bond. She stated that it would not rely upon the state contribution, as the amount of state contribution can change year to year.

Glenn Colburn, the Conservation Agent, asserted that it was a "very worthy project" and "key" piece of land for both open space and the trails system as well as for wildlife. G. Colburn asserted that wildlife can take advantage of the 221 acres of land in its entirety and would not benefit the same way if the land was fragmented. He requested that the Board authorize him to take the steps necessary to seek a land grant, which would help defray the cost to the town.

Attorney Davies asked a series of questions regarding how the seller would be paid in the event that the town purchased the property and, in particular, whether or not the seller would have to wait for payment. M. Blanchard asserted that she believed the seller would not have to wait any longer than any other purchase and that, if the grant was obtained from the state, the money would be reimbursed into the CPC funds.

Deb Gardner, the owner of the property, stated that she did not know why the town was not pleased with getting the open space that it would under this proposal. M. Blanchard noted that the seller was going to obtain the purchase price regardless of who purchased the land. Russ Kilcorse, the realtor for the seller, indicated that the entire process was very unfair to his client as the deal would have closed several months ago if it weren't for the town's involvement. M. Blanchard pointed out that the town was following the correct procedure and that it was legally entitled to pursue a right of first refusal.

Ann Murphy asserted that although the seller did not file the annual application for Chapter 61A protection in the last several years, the seller still received the tax benefit from the program during that time period. A. Murphy asserted that the seller did not contact the assessor's office during that time period to notify the town that the land should be removed from protection and the tax savings it entailed. A. Murphy stated that the land was removed in FY 2017 from Chapter 61A.

Ms. Quigley, Chair of the Planning Board, stated that the plan being presented to the Board of Selectmen this evening is "conceptual" only in that it had not been presented to the Planning Board for approval. She stated that, as such, it could change.

**Motion: To close the public hearing.**

**By: P. Gimas**

**2<sup>nd</sup>: C. Moran**

**Vote: All in favor Passed 5-0**

**Motion: To not exercise the Town's right of first refusal for the Douty Road property.**

**By: M. Suprenant**

**2<sup>nd</sup>: P. Gimas**

**Discussion: M. Suprenant stated that the town could get most of the open space land it wanted and still get the revenue. He stated it was a "better deal." M. Suprenant further noted that the town's priorities had been entirely on open space and not housing. P. Gimas stated that although she wanted the question to go to town meeting, she wanted to support M. Suprenant because she could "see both sides." She said the town could get open space and tax relief at the same time.**

**Vote: Failed to Pass 2-3 (M. Blanchard, M. Dowling, C. Moran against)**

**Motion: To exercise the right of first refusal and to present question to voters at town meeting**

**By: M. Dowling**

**2<sup>nd</sup>: C. Moran**

**Vote: All in favor Passed 5-0**

**Motion: To direct the Conservation Agent to apply for a land grant to purchase the Douty Road property**

**By: P. Gimás**

**2<sup>nd</sup>: M. Dowling**

**Vote: All in favor Passed 5-0**

**Discussion about TIF projects for Publick House and Arland Tool**

K. Filchak, Michael Glick, a representative of the Publick House, and M. Baker, a representative of Arland Tool, appeared before the Board to discuss the proposed TIFs, both of which had been presented at an earlier meeting. Arland Tool's TIF is for five years. M. Baker stated that the project was a 3.6 M investment and a priority development site. She stated that they would not be seeking state incentives. M. Suprenant asked how they arrived at five years. M. Baker stated that both the town and Arland agreed to the term as she believed the project would be up and running by then. M. Baker stated that the project should be completed by the summer of 2018. C. Moran stated that the TIF was reasonable. He also pointed out that the start date for the TIF should read 2019 and not 2018 in the document. K. Filchak asserted that it was a typo and would be corrected.

**Motion: To recommend the TIF proposal, as amended, be presented at Town Meeting.**

**By: M. Suprenant**

**2<sup>nd</sup>: M. Dowling**

**Vote: All in favor Passed 5-0**

K. Filchak and M. Glick briefly presented the Publick House TIF to the Board. The Publick House's TIF is for 10 years. Board concurred that the project would be an asset to the town.

**Motion: To recommend the TIF proposal be presented at Town Meeting.**

**By: C. Moran**

**2<sup>nd</sup>: P. Gimás**

**Vote: All in favor Passed 5-0**

**Department Head Reports**

M. Beauchemin presented the activities of the Senior Center. She said she would be applying for a mini grant of \$1000 to do study/questionnaire in town where she would ask whether a senior had to cancel or postpone a medical appointment due to a lack of transportation. She stated that

she believed transportation needs are not being met. She stated that Venture allows the Senior Center to utilize their vans to take seniors on trips and that she has used them in the past. The Elder Bus presents problems because 48 hours' notice is required. She announced a new program under Governor Baker, in partnership with the Council On Aging, called "RMV Near Me Campaign," where seniors can renew a license without going to the registry. She also announced two walking events. "Go the Distance Walk" is to be held on June 20 from 3-5pm. It is a one mile walk around the Town Common. She asserted that she would be asking, in the future, for a special permit to hang a banner on the Town Common to announce it. After discussion, the Board suggested making the request this evening and that she could change the banner location if she wanted to at a later date. The second event is "Walk for the Health of It." It is an 8 week program from May to June in conjunction with Harrington Hospital, who will be providing t-shirts. It is a 45 minute walk around the Town Common.

**Motion: To grant a special permit to the Senior Center to hang a banner on the Town Common from June 13 to June 20, 2017 for the "Go the Distance Walk."**

**By: M. Dowling**

**2<sup>nd</sup>: P. Gimás**

**Vote: All in favor Passed 5-0**

M. Moody did not present his department head report as he was on vacation.

#### **Town Administrator's Update**

**Motion: To amend and update the policy book to include the policy regarding recycled products.**

**By: P. Gimás**

**2<sup>nd</sup>: M. Suprenant**

**Vote: All in favor Passed 5-0**

C. Moran requested that the Board hold the vote to amend and update the policy book regarding taxicab/livery services as he wants to discuss the policy in more detail.

**Motion: To amend Chief Grasso's contract as requested by the Town Administrator.**

**By: M. Dowling**

**2<sup>nd</sup>: P. Gimás**

**Vote: All in favor Passed 5-0**

**Motion: To approve Taxi/Livery Driver Michael S. Jaynes work for Charles River Services, Inc. (owner Eric Cassim).**

**By: P. Gimás**

**2<sup>nd</sup>: C. Moran**

**Vote: All in favor Passed 5-0**

**Motion: To sign the Proclamation for Arbor Day as requested by T. Chamberland, Tree Warden.**

**By: P. Gimas**

**2<sup>nd</sup>: M. Suprenant**

**Vote: All in favor Passed 5-0**

**Motion: To sign Proclamations for Ryan David Campbell and Nicholas William Campbell for achieving Eagle Scout as requested by Unit Commissioner BSA Troop 161.**

**By: P. Gimas**

**2<sup>nd</sup>: M. Suprenant**

**Vote: All in favor Passed 5-0**

**Motion: To accept the Donation by Host Hotel for the Sturbridge Business Breakfast.**

**By: P. Gimas**

**2<sup>nd</sup>: M. Suprenant**

**Vote: All in favor Passed 5-0**

### **Old Business**

The Board of Selectmen reviewed data showing the hours of operation for restaurants in Sturbridge in connection with Baba Sushi's request from the April 3<sup>rd</sup> meeting to extend their hours of operation on weekends. A number of restaurants are open beyond 12:00 a.m.

**Motion: To amend the hours of operation for Baba Sushi to stop pouring alcohol at midnight and to close at 1:00 am.**

**By: P. Gimas**

**2<sup>nd</sup>: C. Moran**

**Vote: All in favor Passed 5-0.**

C. Moran asked about the alcohol licenses that have not been picked up since January 1 and haven't paid. P. Gimas asked if they are pouring and questioned whether there was a violation. D. Gauthier indicated that letters were sent out one week ago and that 2 came back so far.

### **Reorganization of Board**

M. Blanchard suggested tabling the reorganization until the next meeting when L. Gaumond would be present to preside over nominations. The Board concurred.



April 18, 2017

**New Business**

M. Dowling congratulated P. Gimás on her re-election as she was not present for Public Service Announcements.

**Citizen's Forum**

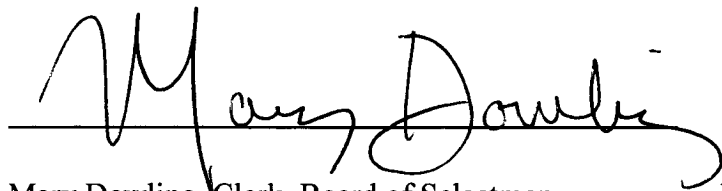
There was no citizen's forum.

**Motion: To adjourn**

**By: P. Gimás**

**2<sup>nd</sup>: M. Suprenant**

**Vote: All in favor    Passed 5-0**

A handwritten signature in cursive script, reading "Mary Dowling", written over a horizontal line.

Mary Dowling, Clerk, Board of Selectmen

3/19/18  
DATED: