

August 5, 2019

**Board of Selectmen
August 5, 2019
Town Hall**

Amended

Present:

Mary Dowling, Vice Chairman
Michael Suprenant, Clerk
Priscilla Gimás
Chase Kaitbenski

Absent:

Mary Blanchard, Chairman

Staff:

Jeff Bridges, Town Administrator
Andrea Mensen, Administrative Assistant

Vice- Chair Dowling called the meeting to order at 6:30pm

The Selectmen led the Pledge of Allegiance.

Vice Chair Dowling read through the agenda.

Public Service Announcements:

Vice- Chair Dowling shared future town events such as the Newport Bus Trip, the Free Boating Class, National Night Out, and pre-concert lawn games.

Public Hearing- Liquid Propane Tank- 30 River Road- Pine Lake RV Resort & Cottages- Charlton Oil

Clerk Suprenant read the public hearing ad that was posted in the Southbridge Evening Newspaper.

Motion: To Open The Public Hearing By: Selectwoman Gimás

2nd: Selectman Kaitbenski

Vote: All in Favor (4-0) (Chair Blanchard Absent)

Ralph Nichols, president of Charlton Oil, came before the board and explained that their application is to put propane tanks into Pine Lake Resort and Cottages at 30 River Road. Selectman Suprenant asked about whether the tanks would be placed underground or over ground. Mr. Nichols stated that 1,000 gallons would be installed above ground and 11,000 gallons underground. Vice- Chair Dowling stated she was curious why some would be underground and some over ground. Mr. Nichols explained that some of the tanks are smaller and that it depends on where they are getting placed, and the maintenance they would require. Vice- Chair Dowling asked where the tanks had been placed before. Mr. Nichols was not sure as everything had already been removed.

Charlie Morse, of 28 River Road, came before the Board and Mr. Nichols to ask if they were planning to put the tanks anywhere near his property. Mr. Nichols stated that the tanks are being placed by the pavilions and the bathrooms. Mr. Morse said he had smelt propane from his house with the prior camp grounds propane tanks. Mr. Nichols reassured Mr. Morse that he will not smell the propane because all lines are brand new and plastic

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Vive- Chair Dowling asked when they will begin installing the tanks. Mr. Nichols stated that once the Board approved of it they would start right away, and it would be about a two week process.

Motion: To Approve the Application for Liquid Propane Tanks to be placed at Pine Lakes RV Resorts & Cottages by Charlton Oil by: Selectwoman Gimas

2nd: Selectman Kaitbenski

Vote: All in Favor (4-0) (Chair Blanchard Absent)

Motion: To Close the Public Hearing By: Selectwoman Gimas

2nd: Selectman Kaitbenski

Vote: All in Favor (4-0) (Chair Blanchard Absent)

Live Entertainment Permit – Stonewall Grille- Michael Johnson

Mike Johnson, owner of Stonewall Grille, came before the Board and explained he was applying for a live entertainment license in order to have a piano night and maybe a DJ once in a while. Mr. Johnson stated that he is looking to have live entertainment held Thursday through Saturday until 10pm. The Board discussed the application stated 12am, and then amended the application for live entertainment to take place until 10pm.

Motion: To Approve a Live Entertainment Permit for Stonewall Grille, Michael Johnson By: Selectwoman Gimas

2nd: Selectman Kaitbenski

Vote: All in Favor (4-0) (Chair Blanchard Absent)

Department Head Updates

Department of Public Works

Butch Jackson, Department of Public Works Director, came before Board with the departments reports from June and July. Mr. Jackson stated that Clark Road will be completely paved and finished by the end of next week. The Board informed Mr. Jackson of a couple pothole locations they would like to see repaired, and Mr. Jackson stated he would report the holes to the state. Selectwoman Gimas said she had heard from the little league group and would like to thank Mr. Jackson for his hard work stating that his crew had done a great job to the field.

Kevin Filchak- Economic Development and Tourism Coordinator

Kevin Filchak, Economic Development and Tourism Coordinator, came before the Board and went over his monthly report, and touched on some upcoming events he is working to plan such as the Bon Fire, Road Race, and Pre Concert Lawn Games.

Mr. Filchak brought Brian Amedy, Chair of the Sturbridge Tourist Association, in front of the Board to talk about the RFP they are working on for branding and marketing strategies for The Town of Sturbridge. Mr. Amedy explained to the Board how most of the current marketing has been done through the Chamber, and that they would like to do marketing and branding for the Town as a committee. He stated that he thinks this should be the year that The Town invest in new branding and a good Marketing Campaign. Mr. Filchak mentioned that they are trying to speak to many people to see what sources they turn to for their Sturbridge news and events. He explained to the board that the branding part of this study is to sell Sturbridge and he hopes the Board will be a part of the process, so that in the end they will feel comfortable adopting the policy. Selectman Kaitbenski stated that he thinks it's a great idea, and he would like to push for it. Selectman Suprenent stated that Sturbridge has worked for many years on the brand they currently have, and that it is already a very well known town so he presumes this new way of branding and marketing would build on the brand the town already has. Mr. Filchak explained that he would like to expand on the brand that already exists by finding out what connects and

resignates with people about the town of Sturbridge that may not already be known. Mr. Amedy stated that this new brand and marketing would align with Worcester and the Woosox and the hope would be that people will be in Worcester for the new stadium and make their way to Sturbridge, or somehow incorporate Sturbridge into their Worcester plans. Vice- Chair Dowling stated she thinks it's great and ambitious, and since we are considered Worcester County and an extension of Worcester, she totally understands linking the two locations together. Selectwoman Gimmas inquired that because of the capitalizing on the Woosox in Worcester, would they see public transportation option coming to Sturbridge to make for easier commuting into the city of Worcester. Mr. Amedy recognized that transportation is a problem. Mr. Filchak stated he knows it's a conversation they will have to have, because transportation is lacking in comparison to the Worcester market. Selectwoman Gimmas stated she thinks these are all great ideas, but doesn't think it's possible to connect point A to point B without transportation options offered in Sturbridge. Mr. Filchak stated that it will be another year until the Worcester stadium is built so in that time some conversations can be had to make people aware of the possibilities.

Town Administrator

Mr. Bridges informed the Board that he received notice that Susan Grandone's, Chairman of Council on Aging, husband passed away and that she has asked for donations to be made in their name to The Senior Center. He stated that on Wednesday August 7th a demonstration life flight will be at the Fire Station at 1:30pm if anyone would like to watch that, they are welcome to. Mr. Bridges also informed the Board that 253 Organic, one of the prospective Marijuana establishments, had scheduled their community outreach meeting for September 11, 2019.

Amend The Host Hotel Liquor License- Change of Manager- Sandra Morgan

Sandra Morgan was not able to attend the meeting. The Board went over her application.

Motion: To Amend The Host Hotel Liquor License, Change of Manager, to Sandra Morgan By: Selectwoman Gimmas

2nd: Selectman Kaitbenski

Vote: All in Favor (4-0) (Chair Blanchard Absent)

Re- Appoint all members of the Sturbridge Lakes Advisory Committee for three years

Mr. Bridges went over the structure of the committee, and stated that through the years the term dates have not been accurate, so he thinks it would be most efficient to re-appoint all the members of the Sturbridge Lakes Advisory Committee and renew their terms for July 1, 2019 through June 30, 2022. Vice- Chair Dowling read the re- appointment list.

Laurel Charpentier	Leadmine Lake
Leigh Darrin	Cedar Lake
Bruce Gran	Big Alum
Laurie Palmer	Leadmine Lake
Marita Tasse	South Pond
Robert Sparrow	Walker Pond
Charles Roy Jr.	Big Alum
Thomas Quinlan	Cedar Lake
Mary Dowling	Board of Selectmen Appointee
Chris Mazeika	South Pond
Vacant	Conservation
Vacant	Walker Pond

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Vacant	East Brimfield Dam
Vacant	Long Pond

Motion: To re-appoint all members of the Sturbridge Lakes Advisory Committee for a Three Year Term

By: Selectwoman Gimas

2nd: Selectman Kaitbenski

Vote: All in Favor (4-0) (Chair Blanchard Absent)

Appoint members for Local Emergency Planning Committee (LEPC)

Vive- Chair Dowling read the list of members being appointed to the Local Emergency Planning Committee.

- Jeff Bridges (Chair), Town Administrator -replaces Leon Gaumond
- Leslie Wong, Council on Aging -replaces Heather Weston
- Ken Lacey, Board of Health -replaces Bri Eichstaedt
- Butch Jackson, DPW Director -new addition
- Jeremy Jalbert, IT Director -new addition

Motion: To appoint members for the Local Emergency Planning Committee (LEPC) By: Selectwoman Gimas

2nd: Selectman Kaitbenski

Vote: All in Favor (4-0) (Chair Blanchard Absent)

Discussion: Mr. Bridges asked the Board if they would appoint him to the LEPC as the Chair.

Motion: To Appoint Mr. Bridges to the Chair of the Local Emergency Planning Committee By: Selectwoman Gimas

2nd: Selectman Kaitbenski

Vote: All in Favor (4-0) (Chair Blanchard Absent)

Appointment of Planning Board Member

Mr. Bridges informed the Board that three candidates were interested in the Planning Board position, but he feels Jeff Adams would be the best fit and that he would make a great addition to the Planning Board. Jeff Adams came before the Board and stated that he moved to Sturbridge a year and half ago and is looking forward to giving back to the community.

Motion: To Appoint Jeff Adams to the Planning Board for a Five Year Term By: Selectwoman Gimas

2nd: Selectman Kaitbenski

Vote: All in Favor (4-0) (Chair Blanchard Absent)

Appointment to Sturbridge Tourist Association

Mr. Bridges explained to the Board what the Sturbridge Tourist Committee is made up of. He introduced Dawn Merriman, Comfort Inn and Suites Sturbridge, and recommended the Board appoint her to the Sturbridge Tourist Committee. Ms. Merriman stated that she is excited about being part of the Sturbridge Tourist Association especially from the hotel industry point of view. She would like to bring more people into Sturbridge and have them realize what a great town Sturbridge is.

Motion: To Appoint Dawn Merriman to the Sturbridge Tourist Association for a Three Year Term By: Selectwoman Gimas

2nd: Selectman Kaitbenski

Vote: All in Favor (4-0) (Chair Blanchard Absent)

Approve Amended Local Incentives Policy

Kevin Filchak, Economic Development and Tourism Coordinator, came before the Board and stated that in the last month he and Mr. Bridges have had conversations with businesses who have been interested in tax incentives. The policy that was already approved by the Board focused on TIFS, and Mr. Filchak explained that he and Mr. Bridges would like to broaden it from just being TIFS and include all potential local incentives. Mr. Filchak explained the changes in the TIF policy.

Motion: To Approve the Amended Local Incentives Policy By: Selectwoman Gimas

2nd: Selectman Kaitbenski

Vote: All in Favor (4-0) (Chair Blanchard Absent)

Discussion: Mr. Filchak went over the application for the Local Incentives Policy and explained to the Board the changes he would like to make to the application.

Motion: To Approve Application as Amended for the Local Incentive Policy By: Selectwoman Gimas

2nd: Selectman Kaitbenski

Vote: All in Favor (4-0) (Chair Blanchard Absent)

Adopt Policy for Marijuana establishment Host Community Agreements

Mr. Bridges stated that since the Boards recent meeting with Town Counsel on the Marijuana Host Community Agreements, he has been working with Jean Bubon, Town Planner, and the Town Counsel on developing the draft, and he had provided it for the Board to see. Mr. Bridges stated that the draft appoints a lead negotiator, begins a process, and it allows flexibility on what resources they bring to table for review. The Board discussed and agreed that they would like to give their input, and ask further questions pertaining to the possible marijuana establishments. Mr. Bridges stated that perhaps at the next Board of Selectmen's meeting they could begin negotiating, but in the meantime they could report any concerns to him. He stated that the Board could bring all four of the recommended establishments or they can choose two. The Board agreed they would want to hear from all four potential establishments.

Motion: To Table this Discussion until the next Board of Selectmen's Meeting By: Selectwoman Gimas

2nd: Selectman Kaitbenski

Vote: All in Favor (4-0) (Chair Blanchard Absent)

Accept Proposal for Purchase of Parcel Area Located at 501 Main Street

Mr. Bridges stated that the proposal they received on the purchase of the parcel area located at 501 Main Street received a 22 out of a 25 in the criteria sought for a location. This site could accommodate 28 parking spaces, and would cost \$264,000 and Mr. Bridges recommends moving forward with accepting the proposal, and stated to the Board that once they accept the proposal it would have to go to town meeting.

Selectwoman Gimas stated that she has concerns about it, she knows we need a parking lot but at that location there is not much sidewalk space. She would like to see a developer look at that area, and see if there is an area that would provide some parking but bring money back into town. Selectwoman Gimas also stated she believes this proposal should be at Annual Town Meeting where more people will be present, as opposed to Special Town

Meeting, as this is a large purchase. Selectman Kaitbenski stated that he's happy with it, and although it may not be the best area for a parking lot with the lack of sidewalk space, he is looking at the future and would be okay with moving forward.

Jean Bubon, Town Planner, spoke about buyer contingencies and informed the Board that it is a purchase in sale agreement that would be contingent on a Town Meeting vote. Vice- Chair Dowling and Selectman Kaitbenski agreed that it looked like a fair price also stating the Town is in need of the parking lot. Selectwoman Gimas stated that there have been no negotiations, and it would be fair to negotiate with the bidder before accepting the proposal. Selectwoman Gimas referenced the house next to Town Hall where negotiations had gone on for awhile and then it went to Annual Town Meeting.

Motion: To Support the Proposal for the Purchase of 501 Main Street and have the Proposal be Presented at Special Town Meeting By: Vice- Chair Dowling

2nd: No second

Vote: Defeated

Motion: To Authorize Mr. Bridges to Approach the Bidder on the Sale Price if Allowed and Permitted by Law By: Vice- Chair Dowling

2nd: Selectman Kaitbenski

Vote: All in Favor (4-0)

Discussion: Selectman Suprenant asked if the Town had money to do an appraisal of that lot. Mr. Bridges stated he was unaware, but that he would find out.

Oil and propane bids

Mr. Bridges informed the Board of the oil and propane bids and explained they were Bid through CMRBC. He stated that there is a slight savings based upon last year's consumption, and he asked the Board to accept the Bids.

Motion: To Accept the Oil and Propane Bids for FY20 By: Selectwoman Gimas

2nd: Selectman Kaitbenski

Vote: All in Favor (4-0) (Chair Blanchard Absent)

Old business

Selectwoman Gimas stated there have been many power outages in Town that are not resulting from a storm or an accident, and she wondered if National Grid could look into why this is happening. Mr. Bridges stated he would try to have National Grid come out to a Selectmen's meeting to explain why the outages are happening. Vice- Chair Dowling added that when National Grid comes to a meeting it would be good if they could provide a record of the last year's power outages.

Vice- Chair Dowling thanked the volunteers, the Police Depart, and the Emergency Cert Team for a successful Pan Mass Challenge.

Vice- Chair Dowling stated that there was a study done around Memorial Day for Farquhar Road and Selectwoman Gimas wondered the status and asked if the issue of the 18 wheelers going up and down the Road could be revisited. Mr. Bridges stated it will be revisited.

Correspondence

Selectman Suprenant read the correspondence.

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Upcoming Changes

July 25, 2019

Lifesong Church
Letter of Appreciation

Approval of Minutes

July 15, 2019

Motion: To Approve the Minutes for July 15, 2019 as Amended By: Selectwoman Gimas

2nd: Selectman Kaitbenski

Vote: All in Favor (4-0) (Chair Blanchard Absent)

Executive Session: To discuss strategy with respect to collective bargaining or litigation, if an open meeting may have a detrimental effect on the governments bargaining or litigating position, and the Chair so declares.

Motion: To Move into Executive Session and Not Return to Open Session By: Selectman Suprenant

2nd: Selectwoman Gimas

Vote: (3-1) (Vice- Chair Dowling Abstained)

Adjourn

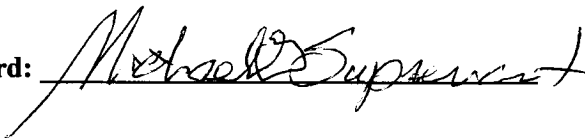
Motion: To Adjourn at 8:54pm By: Selectman Suprenant

2nd: Selectwoman Gimas

Vote: All in Favor (3-0) (Chair Blanchard and Vice- Chair Dowling Absent)

Adjourned at 8:54pm

Minutes prepared by: Andrea Mensen

Clerk of the Board: 

Date signed: 09-13-2019