

## IN BOARD OF SUDBURY SELECTMEN

TUESDAY, APRIL 30, 2019

Present: Chairman Robert C. Haarde, Vice-Chairman Daniel E. Carty, Selectman Leonard A. Simon, Selectman Patricia A. Brown, Selectman Janie Dretler, and Town Manager Melissa Rodrigues.

The statutory requirements as to notice having been complied with, the meeting was convened at 7:15 p.m. at L-SRHS Auditorium, 390 Lincoln Road. Chairman Haarde called the meeting to order.

### **Opening Remarks by Chairman**

Chairman Haarde announced that taxes are due May 1. The Haynes Meadow Conservation Land Main Access will be closed this week. Mosquito spraying has been rescheduled and will take place from April 29<sup>th</sup> through May 3. Eversource line maintenance will be done over the next two weeks. The Sudbury Health Day will take place tomorrow, May 1, from 10:00 a.m. to 12:00 p.m. at 40 Fairbank Road, in the parking lot across from the Fairbank Community Center.

### **Reports from Town Manager**

Town Manager Rodrigues announced that Town Meeting will begin on Monday, May 6<sup>th</sup> and those requesting babysitting services should register via the Park and Recreation website. The registration fee is \$10.

### **Reports from Selectmen**

Vice-Chairman Carty shared that the reception for Selectmen Haarde and Simon went well earlier today and he thanked both Selectmen for their service.

Both Selectmen Haarde and Simon thanked everyone for their well wishes.

Selectman Brown attended a productive Regional School Financial Discussion. She mentioned that the Lyn MacLean Day on April 24<sup>th</sup> at the Hosmer House was a great event.

Selectman Dretler also recognized Ms. MacLean for her 36 years of Town service. She thanked Selectmen Haarde and Simon for their years of service on the Board and hoped they would both remain active in Town.

### **Citizen's comments on items not on agenda**

Resident Susan Berry announced that Race Amity Day will be celebrated on Sunday, June 9<sup>th</sup> and asked that the new Board of Selectmen chairman read the official proclamation at 1:30 p.m. Also, from 2:00 p.m. to 4:00 p.m. there will be Race Amity events for the whole family including a film.

### **Discussion on Sewataro Property**

Town Manager Rodrigues provided the Sewataro presentation. Highlights of her presentation included:

- Approximately 44.3 acres of land
- Active and passive recreational/educational activities
- Total of 33 lots – 31 are buildable lots
- Includes outdoor pools, basketball courts, tennis courts, a horseback riding arena, soccer fields, a lacrosse field, a softball field and other activity spots
- 25 buildings on the site, three of which are residences

Town Manager Rodrigues summarized the “Letter of Intent” as agreed upon between the Town and Liberty Ledge, LLC:

- Purchase of 33 parcels, consisting of 44.3 acres
- Purchase price of \$11,269,700 based on assessment
- Inclusion of camp assets, all rights and interest in Sewataro
- Purchase contingent on passing at Town Meeting and Town Election
- Restrictions include no cell towers, no field lighting over 20 ft.
- Tentative closing is October 1, 2019
- Use as open space-preservation, recreation and municipal uses

Town Manager Rodrigues also explained the tax impact of the proposed acquisition, provided a fiscal analysis, shared a listing of current land preservation in Sudbury, and presented Camp Sewataro financials for 2018, 2017 and 2016.

After the Sewataro presentation, Selectman Dretler inquired about Camp Everwood in Sharon, MA. Town Manager Rodrigues responded that the Town of Sharon bought the failing camp in 2011 for \$5 million and continues to run a successful town camp.

Resident Randy Ziffer, 318 Dutton Road, felt that the Sewataro article is being rushed and more information is needed. Chairman Haarde responded that the Town is doing its best to adhere to the timeframe specified by the current owner, and stressed that the purpose of the purchase is to preserve 44 acres for the Town with a bonus of potential revenue.

Mr. Ziffer mentioned that the owner of Camp Sewataro was presented with another offer. Vice-Chairman Carty responded that the Town does not know anything about other offer(s) since this a sealed process.

Town Manager Rodrigues indicated that the owner made it clear that if the Town did not purchase the property, it would be developed. She added that the Town had to be competitive with the offered price in light of the highest and best use of the property.

Selectman Simon stated that all Board members do not agree with the purchase price offered by the Town.

Resident Bob Stein, 7 Thompson Drive, stated that this purchase would represent the largest property procured by the Town to date and questioned if the Board members had reviewed all associated financials. He felt that the information presented is not sufficient to make such an important decision.

Chairman Haarde reiterated that the purchase is a 44-acre preservation deal and the Camp is a bonus with potential revenue.

Town Manager Rodrigues recommended that the Town could lease the Camp for a year or two to defray some of the expense associated with the purchase.

Ms. Berry asked about site maintenance costs. Town Manager Rodrigues responded that the financials used are those incurred by the Camp.

Resident and newly elected Selectman, William Schineller, 37 Jarman Road, asked if the relationship between the proposed Fairbank project and Camp Sewataro present an either/or choice. Town Manager Rodrigues responded not.

Chairman Haarde commented that he is a proponent of a new Fairbank Community Center and asserted that the Town can finance both projects.

Selectman Dretler stated that she attended the recent Park and Recreation Commission meeting and cited some of the reasons why the Commission voted against the Sewataro purchase:

- Lack of financial information
- Risk Factor
- Unknown use of property
- Not ADA compliant
- Town owns enough open land
- Purchase of Sewataro would affect the Fairbank project

Resident Ray Schmidt-Gross, 298 Maynard Road, stated that the BOS has too large an appetite and must consider the other needs of the Town. He added that an increase in taxes at this time would be excessive.

Discussion between Board members took place.

Selectman Simon stated that the expenses for the Town are presently high even without considering the expense of the Fairbank Community Center.

Chairman Haarde commented that Town funding is appropriated and cannot be cross-appropriated. He agreed with the suggestion of Town Manager Rodrigues regarding the leasing of the property for a couple of years. Selectman Dretler stated that even with leasing for a couple of years, the Sewataro property would require costly improvements. Town Manager Rodrigues responded that ADA improvements would not have to be completed in the first year.

Selectman Brown mentioned that Board of Selectmen is not the decision maker on this issue. Voters at Town Meeting and the Town Election are the decision makers. She applauded Town Manager Rodrigues for working to get Sewataro information out to the public in an expedient fashion.

Resident and COA Chairman John Beeler, 57 Wagonwheel Road, stated that he was in favor of the Sewataro purchase, but not at this time in consideration of the Fairbank project.

Resident Morgan Pat Molloy, 377 Lincoln Road, stated that the majority of the Board voted in favor of the Sewataro purchase. The Taylor family had run a successful camp for some 60 years and questioned if the Taylors were overtaxed by the Town. Town Manager Rodrigues assured Mr. Molloy that the Taylors were not overtaxed.

Mr. Molloy asked the Board if providing more financial information and additional time would help those Board members who voted against the purchase.

Selectman Simon stated that he was definitely looking for more financial information and more time.

Resident Michelle Meal, Sewataro abutter at 164 Greystone Lane, encouraged residents to view the Sewataro site and added that she also supports the Fairbank Community Center project. She stressed that there will be no further opportunities to purchase Sewataro.

Resident Judy Merra, 377 Lincoln Road, agreed with the idea of leasing Sewataro for a couple of years, and that there are many options for the property if the Town buys it.

Ms. Berry questioned how the property might be secured. Town Manager Rodrigues answered that the property is fenced and a gate could be closed and locked.

Resident Dan DePompei, 35 Haynes Road, asked about P&S language and suggested that the Board should not assume that residents do not want more open space. Chairman Haarde responded that the language in the "Letter of Intent" was similar to the language used with the Broadacres purchase.

Resident and Park & Recreation Chairman Robert Beagan, 25 Pine Street, stated that he was not necessarily against Article 25 (Camp Sewataro) and did not want to pit the two projects against each other, but indicated that Fairbank is the priority for the Town right now.

Resident Bob Stein stated that this is an issue of safety versus preservation of land, and stated that safety was the most important factor.

Resident Kristen Drummey, 66 Mossman Road, shared that she works at Camp Sewataro and her four children attend the camp. She added that this article should not be about seniors vs. children. She mentioned that all neighboring towns have outdoor pools that families can pay a small fee and enjoy and Sewataro could provide that opportunity for the Town.

Resident Jennifer Stone, 36 Thunder Road, asked that residents think about the many possibilities that the Sewataro purchase could provide.

Resident and FinCom member, Eric Poch, 28 Ruddock Road, stated that ultimately Town Meeting decides about the purchase and not the Board of Selectmen.

Resident and COA member, Jeff Levine, 42 Chanticleer Road, stated that the Fairbank Community Center is a need and Camp Sewataro is not.

Erich Poch stated that the Sewataro article is not an impulse and has been on the Town's priority list since 2009. He detailed that the Taylors have brought the purchase idea to the Town several times since 2009, and stressed that the Town has revenue needs and Sewataro has great potential for the Town.

William Schineller, 37 Jarman Road, echoed the comments of Mr. Poch and emphasized that the purchase of Sewataro offers revenue potential and requested that residents understand that there is a plan for revenue potential. He stated that the Town has exemplified its ability to run a business with the Melone gravel pit.

Chairman Haarde suggested that members of the public could stay for the remainder of the meeting, if they had more comments or questions regarding Camp Sewataro.

#### **Discuss topics to be assigned for Spring Board of Selectmen Newsletter**

The Board decided to discuss the newsletter at the next Board meeting.

#### **Review ATM articles, take positions on articles, and assign presentations**

##### **Article 2 – 2019 Budget Adjustments**

It was on motion unanimously

VOTED: To support Indefinite Postponement (IP) of Article 2 – 2019 Budget Adjustments.

##### **Article 25 – Camp Sewataro Acquisition**

It was on motion, three in support and two not in support; Haarde-aye, Carty-aye, Brown-aye, Dretler-no, and Simon-no.

VOTED: To support Article 25 – Camp Sewataro.

Vice-Chairman Carty agreed to present the In-Memoriam Resolution at Town Meeting and would also present Article 26 – Amend Article XXV Capital Planning.

#### **Citizen's Comments (cont.)**

There were no citizen's comments.

**Discuss upcoming agenda items**

Town Manager Rodrigues stated that the following items would be discussed at the next Selectmen's meeting on May 14:

- L-SRHS Regional School District
- Reorganization of the Board of Selectmen
- Discuss topics for Spring 2019 BOS Newsletter

Vice-Chairman Carty announced that Selectman Brown agreed to participate in the Municipal Vulnerability Preparedness (MVP) workshop on May 14.

Selectman Brown inquired about DLS Capital Planning presentation. Town Manager Rodrigues responded that the presentation has been delayed by DLS.

**Consent Calendar**

**Approve Memorandum of Agreement (MOA) and ratify vote taken in Executive Session**

It was on motion unanimously

VOTED: To approve the Memorandum of Agreement (MOA) between the Town of Sudbury and the Sudbury Civilian Dispatchers Teamsters Local 25, and to ratify the vote taken in Executive Session between the Town of Sudbury and the Civilian Dispatchers Teamsters Local 25; and further to authorize the Town Manager to sign the said MOA.

**Accept a Grant of Drainage Easement on property located at 12 Christopher Lane**

It was on motion unanimously

VOTED: To accept a Grant of Drainage Easement from Owners Sean Vaukis and Katherine Blanchard on property located at 12 Christopher Lane, Sudbury, said easement described as "Proposed 20' Wide Drain Easement" on a plan of land recorded with the Middlesex South Registry of Plan 1086 of 1981.

**Approve Annual or Renewal DPW Contracts for FY20**

It was on motion unanimously

VOTED: To approve for FY20 the annual or renewal DPW contracts awarded and previously approved for FY19 or to be awarded in FY19 on a Fiscal Year basis or Calendar Year basis by the Town Manager in accordance with procurement requirements and as reviewed by Town Counsel.

**Approve Agreement between the Town and Pare Corporation for Stearns Mill Pond Dam Reconstruction Project**

It was on motion unanimously

VOTED: To approve Agreement between the Town and Pare Corporation for additional design costs, bid phase services, construction administration and monitoring, and reporting for the Stearns Mill Pond Dam Reconstruction Project; and further, upon recommendation of the DPW, to proceed with the reconstruction project upon receipt of favorable bids acceptable to the Town Manager and approve the execution of any documents related thereto by the Town Manager for said reconstruction.

**Annual Race Amity Day Proclamation**

It was on motion unanimously

VOTED: To proclaim the second Sunday in June annually to be Race Amity Day in the Town of Sudbury and to sign a proclamation in this regard.

**Approve regular session minutes of 3/26/19 and 4/9/19**

It was on motion unanimously

VOTED: To approve the regular session minutes of 3/26/19 and 4/9/19.

**Accept resignation of Susan Iuliano from Commission on Disability and Transportation Committee**

It was on motion unanimously

VOTED: To accept the resignation of Susan Iuliano from the Commission on Disability and the Transportation Committee, and to send a letter of thanks for her service to the Town.

There being no further business, the meeting adjourned at 9:22 p.m.

Attest: \_\_\_\_\_

Melissa Murphy-Rodrigues  
Town Manager-Clerk