

BOARD OF SELECTMEN MINUTES –May 12, 2009

SUNDERLAND TOWN OFFICES

Present: Mr. Bergeron, Mr. Fydenkevez and Mr. Wissemann

Others: Margaret Nartowicz

Behind the Camera: Ritchie Wheeler and Cooper (7:14 p.m.)

- Call to order at 6:02 p.m.
- Entered into executive session under MGL c. 39, §23B, ¶2 by roll call vote 3-0. Adjourned to open session at 7:14 p.m.
- One Day Liquor License – Heather Hanecak, applicant. Town Park event on June 20, 2009. Question regarding cleanup of property. Mr. Fydenkevez – would like to revisit fee structure; determine how it was created and whether fee is appropriate. Mr. Bergeron – revisit at next meeting. Motion to grant one-day license Mr. Fydenkevez, 2nd Mr. Wissemann. Vote 3-0.
- Minutes of April 13, 2009. Motion to accept minutes Mr. Fydenkevez, 2nd Mr. Wissemann. Vote 3-0.
- Minutes of April 21, 2009. Motion to accept minutes Mr. Wissemann, 2nd Mr. Fydenkevez. Vote 3-0.
- Minutes of April 22, 2009. Motion to accept minutes Mr. Fydenkevez, 2nd Mr. Wissemann. Vote 3-0.
- Minutes of April 24, 2009. Motion to accept minutes Mr. Fydenkevez, 2nd Mr. Wissemann. Vote 3-0.
- Minutes of May 4, 2009. Motion to accept minutes Mr. Fydenkevez, 2nd Mr. Wissemann. Vote 3-0.
- Letter of resignation from Lyle Tomlinson, Council on Aging. Motion to accept with regrets Mr. Fydenkevez, 2nd Mr. Wissemann. Vote 3-0.
- Town “Speak Out” – Mr. Bergeron gave overview of event scheduled for May 30th from 10 a.m. to 12 noon at the Town Park. Overview of upcoming community forums on state budget. Senate is addressing the budget now.
- Commercial District Initiative – Joint meeting between Planning Board, Economic Development Committee, Historical Commission and Board of Selectmen. Jim Bernotas, EDC Chair, gave overview of CDI process and findings for recommendations. Will Sillin reviewed current and proposed new commercial areas. Mr. Fydenkevez – EDC had discussions about starting with what the Town “doesn’t want”, then taking it from there. Russ Cranshaw, Planning Board – willing to start with list of ideas, then addressing each. Considering looking at them in stages. Bylaws appear to favor residential as opposed to commercial growth. Discussion regarding Town’s commercial areas/properties, Town center zoning to make it a destination. Steve Schneider, Planning Board – echoes Mr. Cranshaw’s comments on starting with easier more logical changes, then moving toward more complicated ones. Dana Roscoe, Planning Board Chair – could start discussing Commercial Districts after town meeting. Planning Board still needs to address subdivision regs. to complement other zoning revisions for affordable housing. Feels that this is a great start. Makes sense to move ahead with least controversial parcels. Would have to conduct public hearings, and then bring to town meeting. Traditionally, those items have been brought to Annual Town Meeting, but Board could consider bringing zoning to a Special, especially if zoning issues are the focus of the meeting. Mr. Cranshaw – instinct is that industrial is lower priority than commercial. Mr. Bernotas – thought that industrial would stand a better chance if it could be packaged and presented right. Existing character of the Town would weigh heavily on decisions. Mr. Sillin – EDC focused on putting realistic options on the table. Mr. Fydenkevez – technical assistants referred to “form-based” zoning to make building meet the character of the Town. Discussion regarding commercial development on Rt. 116. Mr. Fydenkevez – could find technical assistance to help the Town move forward. Linda Lopatka, Historical Commission Chair – Town has historically had a lot of industry and commercial. Discussion regarding useable commercial areas. Mr. Sillin – overview of potential revenues with commercial development. Sara Snyder, Planning Board – important to present the benefits to residents. Discussion regarding definitions of Industrial. Mr. Fydenkevez – need to think about smart growth; pedestrian friendly development. Mr. Bergeron – would like to discuss path forward at upcoming Planning Board meeting. Mr. Fydenkevez – EDC could meet to prioritize items prior to the Planning Board meeting. Mr. Sillin – would like to work on zoning language for Phase I commercial boundaries. Need to see about technical assistance for that task.

- Thanks to everyone for coming to Bulky Items day. Reminders for upcoming meetings, Speak Out on May 30th, Annual Town Meeting adjourned session on June 12th, Override as early as July 17th. With the Town's current shortfall, the risk is that all Town services are on the table. Franklin County Technical School is reopening negotiations with the teachers. Ms. Nartowicz to ask if Frontier/Union #38 bids are in for the busing contract. Mr. Fydenkevez will have a couple of recommendations for moderators for the May 30th Speak Out who are not Town residents – neutral party. The May 30th date was set because the Board wanted to give people an opportunity to attend, who may otherwise not be able to attend on a week night. Chose Town Park because of the neutral setting. Hopes that people come to the event willing to listen and share their comments. Facilitator will have to ensure decorum and speaking limits to give everyone an opportunity to be heard.
- Warrant by signature.
- Motion to adjourn Mr. Wissemann, 2nd Mr. Fydenkevez. Vote 3-0. Adjourned at 9:10 p.m.

Respectfully submitted,

Margaret Z. Nartowicz
Town Administrator