

Selectmen's Meeting
Monday, March 25, 2019
Town Office Building

Attending: T. Fydenkevez, D. Pierce, S. Bergeron, S. Patch
Others: S. Meyer, E. Kurth, J. Corwin, M. Shaw, K. McFarland, D. Fulton, E. Crowe, S. Krol

Meeting called to order at 6:37PM

SUGARBUSH MEADOW UPDATE

Steve Krol, ZBA Chair was invited to the Board's meeting to give an update on the Sugarbush project which has been ongoing for several years. A couple of years ago, HAC issued a decision with their conditions to allow building the 150-unit, garden-style apartment complex off of Plumtree Road. There was a settlement agreement that had to be met before a building permit would be issued. Sugarbush has been addressing the conditions. The Building Inspector is close to issuing a partial permit to begin foundation and structural work. The Conservation Commission has given permission to allow clearing, structural and excavation work. The developer is close to having a full building permit issued. Mr. Krol noted several residents are asking for updated information related to the project. He said he has a vast amount of information and can bring in pertinent information to be uploaded on the website. Mr. Fydenkevez noted earlier this year, the Hampshire Gazette reported the developer would keep the town and residents informed as project progresses, however, there has been no communication to date. Mr. Fydenkevez discussed the MassHousing letter received today stated up to \$27,000,000 was being provided to the development and that there would be per-bed and per-unit rentals also noting the project would be student housing. The town was informed that the state funded project was going to be affordable housing, not for-profit housing. The town forwarded the notification letter to Town Counsel for review and action. Mr. Fydenkevez thanked Mr. Krol and his Board for their work over the last 13 years on this project. The town is very lucky to have such quality and dedicated members serving the town in this type of capacity. Mr. Fydenkevez also thanked the Building Inspector, Plumbing & Electrical Inspectors, Fire Department, and all of those involved, again noting the dedication and expertise to their specialties. Specifications are in "code-review" as related to the project right now. This complex will only increase the total impact of the town's affordable housing stock by 9.1% of one type. Qualifications for affordable housing is 80% of the town's medium income from the 2010 census. Mr. Krol noted this was a case of "use and abuse" of the 40B regulations. Site plans will be available on the town's website this week and updated as information is available.

MINUTES

Motion Mr. Pierce to accept Minutes of 03/18/2019, Second Mr. Bergeron, Vote 3-0.

BOARD OF SELECTMEN UPDATES

- Mr. Bergeron reported the Capital Planning Committee will be meeting tomorrow.
- Mr. Pierce noted the Personnel Committee also meets tomorrow.
- There was no quorum for the Ditch Committee that was scheduled for March 21st.
- Union 38 strategy session is scheduled for Thursday.

FY20 BUDGET REVIEW

Elementary School final budget voted by School Committee is \$353,353, a 14% increase. Town has ability to raise \$200,000 through prop 2 ½ which leaves a gap of \$351,000 in the budget. A policy is needed to define use of funds at the school to address needs in the future. School Choice funds use needs to be addressed. If an override is to move forward, a ballot question must be given to the Town Clerk by April 1,

2019. What is "Plan B" if the override fails. There was an accounting error related to school choice, remove all teacher salaries from school choice funds, and contractual obligations, totaling around \$100,000 per object. Phasing out programs that outgrow the school needs also effects the budget and includes positions. Mr. Fydenkevez asked the committee if a school choice policy or mission statement of how to handle these funds was in place. Mr. Fulton noted it is their policy to not fund classroom teachers from School Choice funds. He also noted that other communities that have more community support use School Choice funds for programs or other needs in the school and not be forced to use for teacher salaries. Language tutor needs are unpredictable but must be provided when there is a requirement.

Mr. Bergeron said an option would be to ask the Town Administrator to make a \$175,000 reduction from the town side and then the school make \$100,000 reduction to keep inside the cap or, another option would be to request an override vote. These options would mean there would be no support from Frontier or Franklin Tech. Mr. Fydenkevez is not inclined to ask for town department reductions and not sure if that is possible without reducing services drastically. The town took significant cuts years ago and many departments have not recovered.

Ms. Patch was asked to review the budget and submit revised numbers. This same task was asked of the School Committee as well.

RIVERSIDE PARK PROJECT

Change Order 1 for Alternate 1 and 2 for the Sunderland Riverside project to bury wiring and make gravel changes. Zero costs to the time as all changes are being funded in part by DCR and the balance by a grant. Motion Mr. Bergeron to accept Change Order 1 as presented, Second Mr. Pierce, Vote 3-0.

CAPITAL STABILIZATION ADDITIONAL TAX LEVY

Motion Mr. Bergeron to assess an additional \$113,141 to Fund FY20 Capital Stabilization Projects, Second Mr. Pierce, Vote 3-0.

Next Board of Selectmen's Meeting is scheduled for Thursday, March 28, 2019 at 6:30PM. This meeting is to further discuss the FY 20 budget and possible need for an override.

Motion Mr. Bergeron to adjourn at 8:25PM, Second Mr. Pierce, Vote 3-0.

Respectfully submitted,



Sherry Patch
Town Administrator