

## SUNDERLAND SELECTBOARD MINUTES

Place: Sunderland Town Offices, 12 School Street

October 2, 2023

Attending: N. Waring, C. Drake-Tremblay, D. Murphy, G. Kravitz

Others: P. A'gostino Rep for Gracious Greens, Chris Wax, John Townsend, Mark Townsend, Matt Townsend, C. Bennett, Andrew Garlo, Mrs. Garlo, Al Wozniak, John Foster

Meeting Hybrid and In-person with portions recorded by FCAT

Meeting called to order at 6:30PM.

### MINUTES

Ms. Drake-Tremblay motion to accept MINUTES of 09/25 /2023, second, vote 3-0.

### BUSINESS

- **CANNIBIS UPDATE:** Peter A'gostino from GRACIOUS GREENS appeared remotely to give an update since their last meeting with the Board in January, 2022. He reviewed points of the Host Community Agreement (HCA) for an ADULT CANNABIS STORE at 267 Amherst Rd. He introduced Chris Wax, joining remotely, who is one of the current owners of the project. The following who are interested in assuming the project joined the meeting remotely, John Townsend, Mark Townsend and Matt Townsend. Per the HCA, any change of ownership requires the approval of the Selectboard. As potential new owners, they are still required to go through the vetting state process related to the HCA. The Board would be authorizing the transfer ownership from Chris and Steven to the John, Mark and Matt Townsend. Mat and John will oversee the business and are looking to have an office closer to Sunderland and have local employment including the general manager. Board asked their commitment to being on site plans and it was noted five-days per week until the business is up and running and then three-four days once a general manager has been hired. Board was advised if they were comfortable with the new project changes they could vote tonight or they could review further for a future meeting. The Board will review the state application submitted to the town before making decision and revisit in two weeks. Mr. D'Agostino offered to be available to the board on an individual basis for questions.
- **BUB'S BAR-B-Q OKTOBERFEST:** Andrew Garlo, owner, is requesting a one-day Entertainment Permit for the Event which includes five-small businesses: Polka Band play from 1-5PM, reported he has discussed the parking with the Chief of Police, spoke with Septic Engineers regarding capacity and allowance of sani-can's, Amherst Brewing is also providing items, sausage from Pekarski's and sauerkraut and bakery items being provided by other establishments, games, etc. Mr. Waring stated the options, at this late date, is either to grant or deny the Entertainment Permit request. Granting would set precedent with other potential requests. Ideally the Board should have been contacted when event planning began, not the week of the event date. It was noted that the event has been advertised for some time and the owner was notified by the town August 30 so there was time to work out the details with the town prior to the week of event. The Board of Health would still need to approve the septic matters. Ms. Drake-Tremblay reiterated written statement they received from the Board of Health, and their information is not under the purview of the Selectboard. Selectboard needs 48hrs to post a meeting to revisit matter if all issues are addressed. Also, the Selectboard does not have policies, policy free structure, etc. in place. Bub's Bar-B-Q complained they feel they have received unjust treatment from Board of Health in particular and other departments regarding addressing conditions of the building, etc. In the future, they were invited along with any business, to bring matters to the Board's office as they happen and to also send their concerns in writing to the Board to investigate further.
- **COMPLETE STREETS PROJECT UPDATE:** Last week SES Sidewalk improvements were considered for submission. Upon further review, the cost is \$440,000 for 8 crosswalks, signalization signs, and sidewalks. If the number of cross walks is reduced, the cost still doubles. Signalization

signs are \$22,000 per 2 units needed for each side of crosswalk, however, those are not needed at each crosswalk area. The priority crosswalks were identified with the Highway Superintendent, which are at Old Amherst Rd. & Silver Lane, Old Amherst and Swampfield, South Main St. and emergency access road from school, which would all cost about \$175,000. Town would apply for a Complete Streets grant and have up to \$500,000 every four years under the program. This project would impact our ability to get Complete Streets funding over the next three years. Mr. Murphy reviewed the area and feels a path should be added from the left side of the school to parallel around parking lot and connect to sidewalk to Swampfield Dr. side at the softball dugout area. Application could be submitted in March with a more complete plan. Plan should be discussed with the school before moving forward. Town Administrator will submit the grant tomorrow.

#### SELECTBOARD UPDATES

Board members do not have any reports.

#### TOWN ADMINISTRATOR UPDATES

- October 21, 2023 Bulky Waste Recycling Day from 9am-Noon with closest location in Whately on Christian Lane at Highway Garage. Accepted items and fees are listed on the website.
- Town Offices will be closed Mon. October 9<sup>th</sup> for the holiday.

Next Selectboard meeting is scheduled for October 16, 2023.

ADJOURNMENT: Ms. Drake-Tremblay motion to adjourn, Mr. Murphy second, vote 3-0 at 7:42PM.

Respectfully submitted,



Geoff Kravitz  
Town Administrator