

Sunderland Selectboard Minutes
Monday, September 14, 2020

Attending: D. Pierce, S. Bergeron, T. Fydenkevez, G. Kravitz
Others present: J. Pelletier, J. Kicza, T. Reidy, L. Baker, G. Govoni, G. Emery
Meeting via Zoom recorded by FCAT.
Meeting called to order at 6:32PM.

MINUTES

Mr. Fydenkevez motion to approve Selectboard minutes of August 31, 2020, Mr. Bergeron second, vote 3-0.

BUSINESS

40B PROPOSAL FOR 61-67 OLD AMHERST RD: Mr. Reidy noted that an updated marketing plan, a rendering of the front of the former retirement home, and plans with more details on the apartments had been developed and shared. It was requested that the Selectboard be prepared to sign a letter of support and the application to the Local Incentive Program (LIP) at the next meeting. At this time there has been no request for financial support from the Town and the developer is just seeking support of additional housing. Discussion of the developments benefits (increase tax revenue, reuse of vacant property, additional affordable and market rate rental units). The length of the affordability restriction was discussed, with a preference for keeping them affordable into perpetuity and for the accessible units to be deed restricted. The plan for remainder of the lot needs to be clarified, and the Board recommended outreach to abutters and neighbors to gather more community feedback prior to agreeing to sign the letter and application.

COVID-19 STATE OF EMERGENCY: The Town Administrator discussed the draft plan for reopening the Town Office Building by appointment only. The plan needs to be refined with an action plan if someone visits the building and tests positive for COVID-19. He also stated that there will be a regional flu vaccine at the Deerfield highway garage on October 4.

BENCHMARKS FOR EMPLOYEE WAGE ADJUSTMENTS: State assessment estimates came in slightly higher than anticipated. State revenue numbers are still unclear.

120 NORTH MAIN STREET UPDATE: Ms. Baker stated that 100% construction drawing have been completed. Quotes for construction are due in mid-October. RDI hopes to close and acquire the property by March 1, 2021. Construction is anticipated to begin in the spring and last for 18 months. The Town needs to apply to DHCD for a local preference for residents and workers in Sunderland. The local preference only applies to the first lottery of the affordable units. Mr. Fydenkevez motion to allow the historic sign to be taken down for safekeeping and reinstalled after construction, Mr. Bergeron second, vote 3-0. RDI requested a waiver or reduction of building and sewer connection permit fees. RDI also raised the possibility of the Town having its own deed restriction on the units. Mr. Bergeron motion to approve and sign the letter to DHCD requesting a local preference, Mr. Fydenkevez second, vote 3-0.

DIESEL & GAS FUEL CONTRACT RECOMMENDATION: Mr. Emery stated that the Town had received quotes back from vendors for diesel and gas. Diesel was a fixed rate bid, currently lower than the price at the pump, and the lowest bidder was Kieras Oil. Sandri offered the lowest rate for gas, which was a variable rate. The Town did not receive a fixed rate bid for gas. Staff were advised to stay apprised of pump prices and attempt to purchase from the pump when that is more inexpensive. Mr. Bergeron motion to accept the recommendations for diesel and gas fuel contracts, Mr. Fydenkevez second, vote 3-0.

HIGHWAY DRIVER/LABORER RECOMMENDATION: Mr. Emery recommended hiring Mr. Hayden Kanash as a full-time employee to replace a highway employee who left. Mr. Fydenkevez motion to accept Mr. Emery's recommendation, vote 3-0.

SELECTBOARD UPDATES

Mr. Bergeron provided an update that the contract negotiations with the police union were continuing and he was hopeful that a contract would be ready for signature shortly.

TOWN ADMINISTRATOR UPDATES

The Town Administrator reminded residents that if they were having trouble with rent due to the pandemic, Emergency Rental Assistance is available. He also noted that a flyer was distributed to the apartment complexes with safety tips for staying safe.

EXECUTIVE SESSION

Mr. Bergeron motion to enter executive session pursuant to MGL Chapter 30A, Section 21 (a) paragraph 3: To discuss strategy with respect to collective bargaining or litigation if an open meeting may have a detrimental effect on the bargaining or litigating position of the public body, Mr. Fydenkevez second - Mr. Bergeron: aye, Mr. Fydenkevez: aye, Mr. Pierce: aye.

ADJOURNMENT

Mr. Bergeron motion to adjourn at 8:27 PM, Mr. Fydenkevez second, vote 3-0.

Respectfully submitted,

A handwritten signature in black ink, appearing to be 'G Kravitz', written over a horizontal line.

Geoff Kravitz, Town Administrator