

Sherborn Select Board
May 4, 2023
6:30 PM-Town Hall & Virtual

Members Present: Jeff Waldron, Marian Neutra, George Morrill, Eric Johnson, Paul DeRensis

Staff Present: Jeremy Marsette, Diane Moores

Call to Order and Recess to Executive Session

Jeffrey Waldron called the meeting to order at 6:30 pm and asked the Assistant Town Administrator to read the agenda items pertaining to Executive Session.

Motion to recess to Executive Session, to return to Open Session at 7:15 pm, for matters pertaining to:

Item 1: to discuss strategy with respect to threatened potential litigation if the Chair so declares that an open meeting may have a detrimental effect on the litigating position of the Select Board and Town, and the Chair does so declare, to discuss the matter of Five Star Bldg. Corp. v. Town of Sherborn, pursuant to MA GL, c 30A, s 21(a)(3) and (7) and Suffolk Construction v DCAM, 449 Mass. 444 (2007) (Library);

The Open Session of the meeting resumed at 7:20 pm and Jeffrey Waldron asked Diane Moores to read the agenda for the remaining items.

Motion: Move to approve the Agenda.

Moved: George Morrill

Second: Eric Johnson

Vote: 5 - 0

Public Comment - none

Proposed North Sherborn Water Sewer District

Select Board Member Eric Johnson left the virtual meeting for this discussion.

Marian Neutra spoke about the work done to date to create parameters and limits of Water and Sewer Districts for North Sherborn, specifically for the proposed EA and 40B developments off Coolidge Street. Next steps would be to hold a Special Fall Town Meeting to allow: SB to submit legislation to the State and the SB to enter into IMA with Framingham.

Paul DeRensis recommended combining the districts so only one Commission would be necessary.

Bob Murchison expressed his concern that the work being done to create the proposed Water Sewer district has been out of the public eye and he feels allowing everyone to hook up to the district should be available to all, not just the developer of the EA and 40B units.

Elder Housing Committee: update on Rental Policy

The Elder Housing Committee presented the revised rent policy for Woodhaven which has been updated to be consistent with the method used by Mass Dept of Housing and Community Development.

Bob Murchison stated that he believes the units at Woodhaven are out of compliance as affordable homes and the units should be removed from the Sherborn affordable home count for the town. (SHI) The consultant Liz Rust, responded that the units are grandfathered in with the rules that were in place at the time and not subject to the changing State regulations after they are deemed as affordable.

Motion: Move to approve the proposed change in rent policy for Woodhaven, as presented, for use in the July 2023 rents, with the understanding that this policy will be documented in the larger errors of the Affirmative Fair Housing Marketing Plan.

Moved: George Morrill

Second: Paul DeRensis

Vote: 5 - 0

Consideration of Bond Anticipation Note

There is another unit scheduled to be renovated at Woodhaven at the cost of \$50,000. This amount will be combined with \$190,000 authorized at ATM22 for Town Buildings capital improvements. Heidi Doyle requested permission to go out to bid for these items totaling \$240,000.

Motion: Move to authorized the Treasurer to go out to bid for a Bond Anticipation Note in the amount of \$240,000 for Woodhaven Elder Housing and Town Building authorized borrowings.

Moved: George Morrill

Second: Paul DeRensis

Vote: 5 - 0

Consideration of Reserve Fund Transfer

Per MGL, Chapter 44, Section 31, no department financed by municipal revenue shall incur a liability in excess of the appropriation made for such department. The requested reserve fund transfer will cover the departments that have exceeded their budget to date: Town Buildings \$50,000, Roadway Improvements \$52,856.82, and property insurance \$16,412.72.

Motion: Move to approve Reserve Fund transfers of \$119,269.54 to cover the "Extraordinary and unforeseen expenditures" incurred.

Moved: Paul DeRensis

Second: George Morrill

Vote: 5 - 0

Presentation on Bike Skills Park located on Town Forest Land

The Town Forest Committee described the Bike Skills Park they recently approved for the Pine Hill area of Town Forest. It will be geared towards developing skills and etiquette of mountain bike riders of all ages as well as advancing environmental stewardship. The SB agreed the Bike Skills Park approval was within the purview of the Town Forest Committee and no further action was needed.

Review of Current Board and Committee Vacancy List

The new appointment process provides that on or about May 15th of every year the SB will receive the list of current vacancies on our Boards and Committees that fall under the purview of the SB.

Board and Committee Chairs were notified (3/7/23) of the current members whose terms will expire on June 15th. They were provided with the new application and asked to forward it to those members that may wish to be considered again.

Vacancies have been posted in the newspaper (2 times), on Nextdoor, Cable TV, the Town website, and the Town Hall's bulletin board.

There was discussion about how else to advertise vacancies including an info table at the upcoming Library Fair.

Consideration Appointment to Zoning Board of Appeals

Motion: Move to appoint Zac McBride as an Associate Member of the Zoning Board of Appeals for a term to expire 6/15/26.

Moved: Paul DeRensis

Second: George Morrill

Vote: 5 - 0

Update on proposed Charles River Public Health District

Jeremy Marsette shared the MOU for the Establishment and Maintenance of a Shared Grant-Funded Cross-Jurisdictional Share Service Public Health Initiative which is a proposed agreement between Needham, Dover, Medfield, and Sherborn to use grant funding to employ shared public health employees.

It was requested that this item be revisited after the MOU is approved by the Board of Health.

Consent Agenda

Payroll Warrant - Town Administrator

Draft Minutes: 3/16/23

One Day Liquor License: Silverwood Farms for Pine Hill School CSA

Letter of Support: Framingham MVP Grant for Land Acquisition

Next Scheduled Meeting: 5/25/23

Motion: Move to approve the Consent Agenda.

Moved: Paul DeRensis

Second: George Morrill

Vote: 5 - 0

Administrative Items & Routine Business

Select Board Reports - George Morrill stated that a tentative agreement has been reached with the Teacher's Union. Jeffrey Waldron thanked all who made the Library Opening possible. He also read a Proclamation thanking George Morrill for his work as a member of the Select Board.

Town Administrator Report - none

Motion to adjourn to at 10:02 pm.

Moved: Eric Johnson

Second: Marian Neutra

Roll Call Vote: DeRensis, aye; Johnson, aye; Neutra, aye; Morrill, aye; Waldron, aye

Minutes Submitted by: Amy Davis

The documents from the meeting may be viewed by emailing
diane.moores@sherbornma.org

Approved: June 29, 2023