

**Town of Sturbridge
Finance Committee
Meeting Minutes
February 12, 2009
Sturbridge Senior Center
7:00 P.M.**

Meeting was called to order at 7:05 pm with the following members present: Kevin Smith (KS), Larry Morrison (LM), Mike Serio (MS), Mary Redetzke (MR), Priscilla Gimas (PG), Mary Dowling (MD), Bob Williams (BW), Virginia Stallone (VS) and Patricia Affenito (PA).

Board of Health representatives: Linda Cocalis and Alyssa Ruziecki (Health Agent) discuss STM Articles 61 and 62:

Discussion on hours and work of Public Accommodations Inspector and the research into other town comparisons.

- This position is a stipend that has not been increased for quite some time.
- The 25% increase in fees was done for the sole purpose of increasing the Inspector stipend.

Discussion on the Board of Health Revolving Fund:

- This will cover additional increase in Inspector stipend and the cost of temporary inspectors for events.
- The % distribution has not been determined yet; however, the representatives promise this will be done soon

⇒ Motion to approve Article 61 on the STM for 2/24/09, as written, made by MS, seconded by BW, so moved 6-3-0.

⇒ Motion to approve Article 62 on the STM for 2/24/09, as amended to replace "\$20,000" with "\$10,000" or otherwise accept as written, made by BW, seconded by MS, so moved 6-3-0.

8:15pm - 9:10pm: Mr. Bergeron and Mr. Grossi, owners of the parcel in debate for Article 17 on the ATM:

- Any motion needs to incorporate the legal boundaries for the property. The article as written has none.
- The requested change to Commercial Zoning would change about 100 acres, keep 87 acres as Residential Zone and maintains the current 6.4 acres of Commercial Zoned property (the former Howard Johnson (HoJo)).
- There are about 40 sqft of useable commercial space in the current commercial zone and would add about 70 sqft of useable commercial space in the mixed use of the newly zoned area
- This request comes as an attempt to market the land, as it is too far to be zoned residential for development
- The owners can build their own sewer system and water treatment facility- in the Holland Business zone.
- Perks have been done on pieces just North of the HoJo land
- They say that they can develop the Holland area without access from Sturbridge parcel

- Actually would prefer Mixed Use Retail for this area
- Commercial vs. Industrial? Commercial allows more uses, especially retail. Biotech and Higher Educational facilities have not approached them yet.
- Comparison of desired use with the site off I84, Exit 71: Owners looking at a complex with hotel, welcome center, chain restaurant.....

9:10pm Charlie Blanchard re: STM Article 65- Affordable Housing Consultant
 Affordable Housing study can be found on the Town website and at the Town Hall.
 They are in the 'critical next steps' phase now.
 Ch. 40B stipulates that 10% of housing should be 'affordable'
 Sturbridge, in the 2000 census was at 6.5%
 Question of whether mobile homes and Crescent Gate are 'affordable housing'
 Heritage Green 'affordable housing' certificate expires in 2011
 The lot donated and the project for 'Habitat for Humanity' is moving forward.

⇒ Motion to approve Article 65 on the 2/24/09 STM, as written, made by MR, seconded by MS, so moved 9-0-0.

9:30pm Jim Malloy re: Article 47 STM- Town Hall/Center School Renovation
 The CPA has approved the funds for the project. To date, the Town has only used the residential portion of the funds and not the State funds. However, in FY11 CPA expenditures will be 8% over the local portion and in FY12 this will fall to 2.8% over the local portion.
 14 contractors have bid
 Was the original estimate off? Not really, according to Jim Malloy... A Project Owner is now required, there are \$327k in contingencies.

⇒ Motion to approve Article 47 on the 2/24/09 STM, as amended to the amount of \$240,512 to borrow and the amount of \$545,798 from CPA funds, made by BW, seconded by MS, so moved 8-0-1.

Motion to approve Article 48 STM: Prior Year Bills, as written, made by MS, seconded by MR, so moved 8-0-1.

Motion to approve Article 49 STM: Tree Warden: Purchase of Services, as written, made by VS, seconded by LM, so moved 9-0-0.

Motion to approve Article 50 STM: Acceptance of Donated Land, as written, made by MR, seconded by VS, so moved 9-0-0. (There are no costs to the Town with this article)

Motion to approve Article 51 STM: Submission for Special Legislation, as written, made by VS, seconded by MR, so moved 9-0-0.

Motion to approve Article 52 STM: Master Plan, as written, made by VS, seconded by MS, so moved 9-0-0. (Add text box to include that the ZBA has \$18k set aside for this purpose)

Motion to approve Article 53 STM: Expedited Permitting- Chapter 43D, as written, made by LM, seconded by VS, so moved 8-0-1. (Every site must still meet all requirements- this only sets a time frame for the process)

Motion to approve Articles 54- 57STM: Priority Development Sites #1-#4, as written, made by PG, seconded by MR, so moved 8-0-1.

Motion to approve Article 58 STM: Priority Development Site #5, as written, made by MR, seconded by VS, so moved 7-1-1.

Motion to approve Article 59 STM: Priority Development Site #6, as written, made by VS, seconded by MR, so moved 8-0-1.

Motion to approve Article 60 STM: Transfer of Land from the School Dept to General Municipal Use, as written, made by BW, seconded by MR, so moved 9-0-0.

Motion to take no action on Article 63 STM: Additional Well #4, made by VS, seconded by BW, so moved 9-0-0.

Motion to approve Article 64 STM: Demand Charge for Delinquent Taxpayers, as written, made by BW, seconded by VS, so moved 9-0-0.

Motion to approve Article 66 STM: Dam Removal Cost Estimate, as written, made by VS, seconded by MR, so moved 9-0-0. (Include in Text Box a reminder of Article 37 on ATM)

Motion to approve Article 67 STM: Sewer Legal Services, as written, made by VS, seconded by PG, so moved 9-0-0.

Motion to approve Article 69 STM: Burgess Elementary School Design Fee, as amended by the Board of Selectmen, made by MS, seconded by LM, so moved 9-0-0. (There is no #68)

Meeting adjourned at 10:50pm.

Respectfully submitted,

Patricia Affenito