

TOWN OF STERLING
Select Board
October 27, 2021

	<p>Chair Cranson called the Select Board meeting to order at 6:30 pm. Roll Call: Chair Cranson – Present. Select member Sonnenberg – Present. Select member Kilcoyne – present. Senior Executive Assistant, Kama Jayne – Present.</p>
Minutes	<p>Select member Kilcoyne moved to approve the minutes of October 13. Select member Sonnenberg – 2nd. Select member Sonnenberg requested that an additional sentence be placed in the first bulleted section of public session. Therefore, Chair Cranson moved that the amended minutes shall read; “The statement, crafted by Arden Sonnenberg, was read.” Select member Sonnenberg – Aye. Select member Kilcoyne – Aye. Chair Cranson – Aye. Motion carried.</p>
Public Hearing	<p>At 6:31, Select member Kilcoyne moved to open the Public Hearings regarding the Earth removal request for 68 Heywood Road. Select member Sonneberg – 2nd. Chair Cranson – Aye. Select member Kilcoyne – Aye. Select member Sonnenberg – Aye. Motion Carried.</p> <p>Select member Kilcoyne moved to continue the Public Hearing, regarding 68 Heywood Road, until December 15, 2021. Select member Sonnenberg – 2nd. Chair Cranson – Aye. Select member Kilcoyne – Aye. Select member Sonnenberg – Aye. Motion Carried. The applicant, James Simpson, has indicated, via email, that he is amenable to the continuation since the new Earth Removal Bylaw has not been approved yet by the Attorney General’s office.</p> <p>Select member Kilcoyne moved to close the Public Hearing. Select member Sonnenberg – 2nd. Chair Cranson – Aye. Select member Kilcoyne – Aye. Select member Sonnenberg – Aye. Motion Carried.</p>
Precinct Lines	<p>The Town Clerk, Kathy Farrell, requested that the Board approve the newly proposed voting precinct lines in Town. These precinct lines have been moved slightly due to the shift in population disbursement, which was reflected in the 2020 census. This proposal has been discussed with the State and is in the best interest of the Town. After discussion, Select member Kilcoyne moved to approve the proposed re-precincting plan as proposed by the Town Clerk. Select member Sonnenberg – 2nd. Chair Cranson – Aye. Select member Kilcoyne – Aye. Select member Sonnenberg – Aye. Motion Carried.</p>
Rec Director Salary	<p>Joanne Cummings, chair of the Recreation Committee, requested that a starting salary \$59,000.00 be considered for the new Recreation director. After discussion, the Board decided to table this topic until the next agenda, so that they might further investigate the feasibility of this request.</p>
Facilities Consultant	<p>The Board discussed the contract with facilities consultant, Paul Anastasi. The scope of this contract is the creation of bid specifications and project coordination for projects approved by the Town of Sterling. It is expected that Mr. Anasasi will work with Facilities Manager, Patrice Fullhart to get a bid ready for major roof repairs to the Butterick building. The Board requested further information before signing the contract. Fred Aponte will ask Mr. Anasasi for a resume or bio, an approximation of how many hours the roof project will involve and a firmer end date for the project. After they review this information they will be better able to consider the contract.</p>
Public Auction of 240 and 223 Worcester Road	<p>The property, previously known as the Sterling Inn, has been awarded to the Town via tax taking, which was filed in land court. David Cappola, the Town’s tax attorney explained that the Town may now sell the property located at 223 and 240, Worcester Road, in order to recoup taxes owed.</p> <p>There are two ways to sell the property. The Town may either sell the property by way of sealed bids or by public auction. It was reported that the most common way to sell such property is through public</p>

auction. Auctioneer, Paul Zekos, assured the Board that the auction process can quickly restore property to the Town's tax role. His auction company would handle all auction advertising and processes of the sale, at no charge to the Town. All fees, and other costs will be the responsibility of the buyer.

Other valuable information;

- In a tax taking, all liens and encumbrances are extinguished
- The most successful way to sell a property is without a reserve on the sale price because then buyers are sure that the property will be sold on the day of the auction, regardless of price, and they will therefore be more willing to invest their time and resources to investigate their options.
- Property sold "as is" sells best with no town restrictions as to the usage of the property.
- A time table may be established for the sale. (Mr. Zekos believes that the property can be properly advertised and then sold before the end of the year.)
- All property is subject to the bylaws of the Town
- No special treatment is given for property buyers. They must still get all approvals and permits through the Town.
- Generally, the Tax Collector/Treasurer is appointed as the Custodian of the property, in order to move forward quickly with decisions and processes.

Select member Sonnenberg moved that the Select Board approve the sale of 240 and 223 Worcester Road, by means of public auction. Select member Kilcoyne – 2nd. Chair Cranson – Aye. Select member Kilcoyne – Aye. Select member Sonnenberg – Aye. Motion Carried.

Select member Kilcoyne moved to appoint Treasure/Collator, Victoria Smith, as the custodian of the Sterling Inn property, for the purpose of public auction. Select member Sonnenberg – 2nd. Chair Cranson – Aye. Select member Kilcoyne – Aye. Select member Sonnenberg – Aye. Motion Carried.

PSAs

- The executive meeting has been postponed until Monday night, November 1.
- Do NOT use the Lake. The toxic algae is still in bloom.
- Nov. 6 is the Veteran's ham and bean supper at the 8 Point Sportsmen's Club
- Nov. 7 is the Veteran's Services. People will meet at the Butterick Building and walk to Memorial Park.
- The Friends of the Sterling Seniors are holding their breakfast on Friday, Oct. 29. Costumes are optional.
- Thank you to all who participated in the Spooky walk.
- Congratulations to the Arts Collaborative for a great art show at the 1835 Town Hall last weekend.
- Welcome to the new DPW Superintendent, Ryan Mouradian.

Adjourn

At 7:52 Select member Sonnenberg moved to adjourn the meeting. Select member Kilcoyne 2nd. Chair Cranson – Aye. Select Member Sonnenberg – Aye. Select Member Kilcoyne – Aye. Motion carried.