



at Taft Hill
1 Summerfield Drive Uxbridge, MA 01569

**Summerfield at Taft Hill (SATH) Condominium Trust
Board of Trustees (BOT)
Minutes of Meeting (MoMs)
September 22, 2020**

Board members on the videoconference: Paul Balutis, Marsha Bourgeois, Randy Fields, Cecile Gaigals, and Pat Stephan. Bill Freer, Chairman of the Grounds Committee, and Vicki Small, Chair of the Beautification Committee, were present. Residents Charlene and Tony Lombardo, Anne Hayes, Dick and Barb Olsen, and Jack Crawford were also on the videoconference.

The Board of Trustees monthly meeting was called to order by Pat at 1:00 pm on September 22, 2020.

1. Review of BOT Actions since August meeting:

- a. A note was sent to Residents about recent aggressive coyote activity in the areas of Andrews Drive and Nicki Way.
- b. A ZOOM meeting was held with Steve Sette, Uxbridge Town Manager, about issues with obtaining information about the development projects and interacting with the town boards and commissions. Steve promised more transparency as the town has hired a new assistant and new Conservation Commission Agent, Michelle Grenier, to support the efforts of the Boards and Commissions.
- c. THANK YOU to the many neighbors who participated in the Conservation Commission, Zoning Board of Appeals, and Planning Board Zoom meetings. This is going to be a long process, so please continue to write letters and participate in the meetings.

2. Open Forum for Resident Issues: None.

3. Financial Report

- a. All financial reports as of August 2020 have been given to the BOT.
- b. Vendor invoices for August have been processed and paid in August and September.
- c. Checking and Money Market accounts have been reconciled.
- d. After all interest for August has been recorded, our total reserves are \$615,801.43.
- e. A CD was renewed for 7 months in hopes interest rates will be higher soon. The next CD is due for renewal in October.
- f. The Board reviewed and unanimously accepted the monthly financials.
- g. The insurance to pay for the destroyed streetlight was received.
- h. Approximately \$12,000 has been spent on attorney fees to oppose the gas station project.
- i. Information and quotations have been collected for the 2021 Budget

4. Grounds Report

- a. The sewer and catch basin repairs are scheduled to start in October. **Please be aware that road work will be occurring during this process!**
- b. Tony Lombardo is researching companies to clean our catch basins in 2021.
- c. Guardrail work at the West entrance is expected to occur in early November.
- d. Tree removal and trimming is complete for this fall, except for a dead tree behind 16 Nicki Way. This tree should be removed in October.
- e. Our irrigation system is scheduled for shutdown in October. The fence around Well #2 will be cleaned after the irrigation system stops running. Jerry Dee suggested we install evergreens in front of the fence to prevent the discoloration and this is being explored. Thanks for the suggestion Jerry! Cecile will advise Bill on the type of evergreen to quote.
- f. After a recent mowing, there were several complaints about grass on some patios. This was a result of the mowers not having grass-catching bags, because they could not be obtained from the supplier.
- g. Cleaning of the 3 detention ponds is scheduled to begin in October.
- h. The catch basin on Taft Hill Lane East near Forest Glen had the silt trap replaced by O'Hearne at their cost.
- i. The concrete bumpers at the Mail Building are being repainted using a bonding primer and yellow paint. The base of the bumpers will also be caulked.
- j. Replacement of the streetlight at the corner of Taft Hill Lane and Summerfield Drive is awaiting parts.
- k. ACTION: Bill will work with Carlino on a multi-year contract for lawn maintenance.
- l. ACTION FOR BILL: The base of the streetlight at the intersection of Summerfield Drive and Taft Hill Lane will be repaired with epoxy.

5. Beautification Committee

- a. The Beautification Committee has been removing weeds and trimming bushes in multiple common areas in the past two weeks but plans to stop for the winter. They make our community BEAUTIFUL! THANK YOU!
- b. Vicki has submitted a budget to include 5 new trees for next year.
- c. THANK YOU to Tony Lombardo, Richard Olsen, Jack Crawford, Rod Girard, Bill Freer, and Randy Fields for removing the briars and bushes encroaching on our lawn areas behind several Units on Andrews last Saturday.

6. Old Business

- a. Paul Balutis reported the following for the committee investigating the gas station project at 486-502 Douglas Street:
 - i. Zoom meetings are being held by the Conservation Commission, Zoning Board of Appeals and Planning Boards with continuances in each case. This will be a long process and we need continued support from our Residents at these meetings.
 - ii. At the Conservation Committee meeting this week the applicant requested a continuance. They have submitted a new site plan and stormwater report in response to questions from the Commissioners and the Graves Engineering report (company that reviews the Engineering aspects of applications for the

- town boards). This commission is only concerned with impact of the project on the wetlands and the next meeting is scheduled for October 5.
- iii. At the last Zoning Board of Appeals meeting, the applicant was granted a continuance to review the Graves report. The next meeting is scheduled for October 7.
 - iv. At the last Planning Board meeting, the applicant requested a continuance until the next meeting scheduled for September 23.
 - v. Different methods of funding any legal action, if it becomes necessary, were discussed and the decision was made to wait until we know the path that the Boards will take. To conserve money, we will have our attorney on call during the Board meetings in the future.
- b. Campanelli Development LLC, the construction company that built the Medline and Cultivate facilities on the west side of Route 146, has proposed building an Amazon Sortation Station at 515 Douglas Street (Serendipity site). They have presented numerous reports from subcontractors to the Conservation Commission and Planning Board. They are in discussions with Mass DOT and MEPA (state EPA) about traffic and environmental issues, respectively. The sortation station will have only tractor trailers and employees entering and exiting (estimated 2400 new trips per 24-hour day). All of the tractor trailers will come from Route 146 onto Douglas Street and make a left turn into the warehouse. They estimate that 70% of their employees will also arrive from Route 146. In 2018, Campanelli and MassDOT agreed to build rotaries at the entrance/exit of the Route 146 and Douglas Street intersection to handle the truck traffic from Medline. They are proposing a left turn lane at the Amazon entrance for the traffic coming from Route 146. We submitted a petition with over 150 signatures opposing this project and have been objecting to it at the Conservation and Planning Board meetings. Campanelli has promised more information (noise study, fiscal impact, etc.) about their plans at future meetings.
- c. At the Conservation Commission meeting on September 21, an engineer from Andrews Engineering and the new Agent for the Conservation Commission proposed a plan to address the silt being washed into the wetlands on our property at the culvert under Spring Hill Road. This does not address the muddy water from the construction site running onto Taft Hill Lane East and into our catch basins. ACTION: Pat will review the Order of Conditions and work with Bill and Vinnie Cataldo to bring this to the Stormwater Board.
- d. **PLEASE WEAR A FACE MASK WHEN ENTERING THE MAIL BUILDING! PLEASE DO NOT ENTER WHEN ANYONE ELSE IS IN THE BUILDING, AS WE ARE REQUESTING SOCIAL DISTANCING.**
- e. THANK YOU to those who responded to the House and yard inspection by addressing the issues observed with your Unit! It keeps our neighborhood looking beautiful. Members of the BOT will be walking the neighborhood in the next month to evaluate corrections, so if you have not completed the work, please get 'er done!

7. New Business

- a. Aggressive coyote behavior has been observed in the Nicki Way and Andrews Drive area with notices posted to our Residents. If you encounter this type of behavior, please report it to the Police.

- b. A Special Meeting of Residents to gage the strength of support for opposing the gas station was discussed and will be reviewed monthly as the project progresses.
- c. If you are on the road in a wheelchair, please be very careful around the speed bumps; a gap on the edge will be maintained for wheelchair passage.

8. Resident Work Requests – Eleven work requests were received and approved in the past month.

9. Date for Next Meeting - The next BOT monthly meeting (videoconference) is scheduled for October 20 at 1 pm. Information about how to join the videoconference will be sent just prior to the meeting.

10. Adjournment - The Board voted unanimously to adjourn at 2:46 pm. At 2:52 pm the Board went into Executive Session and it ended at 4:02 pm.