



at Taft Hill  
1 Summerfield Drive Uxbridge, MA 01569

**Summerfield at Taft Hill (SATH) Condominium Trust  
Board of Trustees (BOT)  
Minutes of Meeting (MoMs)  
August 18, 2020**

Board members on the videoconference: Paul Balutis, Marsha Bourgeois, Randy Fields, Cecile Gaigals, and Pat Stephan. Bill Freer, Chairman of the Grounds Committee, was present. Police Chief Marc Montminy was our guest for 30 minutes. Residents Charlene and Tony Lombardo, Sharon Petrowicz, Anne Hayes, Harvey Char, Patricia (iPad), and Rob were also on the videoconference.

The Board of Trustees monthly meeting was called to order by Pat at 1:00 pm on August 18, 2020.

Chief Montminy is 56 years old, was born in Cumberland, RI, attended Milford High School and has been in Uxbridge for 2 years. After college, he joined the police force in Connecticut for 33 years, becoming Chief in 2009. He retired from there and was recruited to Uxbridge.

He spoke on several topics including:

- A. Public versus Private roadways:
  - a. A Private way is one not yet accepted by the town
  - b. It is open to public travel, but can be gated
  - c. A private road can be closed by the residents
- B. Often when an ambulance comes to our neighborhood, it is accompanied by a cruiser to help the EMT's.
- C. Community Policing means personal contact between police and constituents, so they get to know each other. The K9 unit spends about 50% of its time with kids and the police participate in community events, such as celebrating a Marine's 100<sup>th</sup> birthday.
- D. The Chief patrols our neighborhood in a plain car once or twice per week. He stated that he thought most officers did not enter our neighborhood because they knew it was a private way. He was asked to let his officers know that they are welcome here. We even invite them to talk to us.
- E. When asked about the fuel station and distribution center proposed for our neighborhood, he expressed concern about traffic hampering police access to Route 146 during an emergency. He has written a letter expressing this concern and has been on the Zoom calls for the projects. He talked about the impact of tractor trailers on traffic in the center of Uxbridge because it is a cut-off between Route 146 and communities to our east. He stated that Uxbridge has truck traffic of towns twice the size. He also said that crime increases where truckers congregate, so the police watch the BJ's warehouse area particularly.
- F. Elderly scams can take many forms including:
  - a. Government officials, like IRS

- b. Fake Utility workers
- c. Grandma/Grandpa calls from grandchildren asking for money
- d. Uxbridge fell victim to a call from a someone who hacked a contractor's email account and contacted the town to have money for a completed building repair sent to an account that was bogus. This was caught and the money recovered.
- e. It can happen to anyone.

At 1:38 pm, the Chief left the videoconference.

**1. Review of BOT Actions since July meeting:**

- a. Trustees voted to replace the light pole that was destroyed by a turning tractor trailer truck at the corner of Taft Hill Lane West and Summerfield Drive and to file a claim with the insurance company.
- b. Contracts for repair of the sewer manhole covers and the catch basins were presented by Bill Freer and approved.
- c. THANK YOU to Bob Contursi for leading the organization of our community efforts to investigate the gas station proposal. While he is no longer chairing the group, he is still actively involved in the efforts.
- d. 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.
- e. Trustees approved a quotation to install a new guardrail across the large opening at the West entrance to Taft Hill Lane where the walkway turns toward Uxbridge and to repair two other guardrails.

**2. Open Forum for Resident Issues: None.**

**3. Financial Report**

- a. All financial reports as of July 2020 have been given to the BOT.
- b. Vendor invoices for July have been processed and paid in July and August.
- c. Checking and Money Market accounts have been reconciled.
- d. After all interest for July has been recorded, our total reserves are \$615,961.39.
- e. The Board reviewed and unanimously accepted the monthly financials.
- f. Marsha and Paul will conduct a cash flow analysis to support the investigation of the fueling station project.

**4. Grounds Report**

- a. Lead time on the sewer and catch basin repairs is 4-5 weeks.
- b. Lead time on the guardrail work is 8-12 weeks.
- c. With the drought we are experiencing, mowing has been suspended some weeks because the grass is not growing.
- d. Tree removal and trimming is underway as weather permits.
- e. Our irrigation system is functioning properly.
- f. Quotes have been requested to pave the gravel area on Taft Hill Lane East.
- g. Cleaning of the 3 detention ponds will begin in the Fall.
- h. The catch basins on Taft Hill Lane East near Forest Glen need cleaning and quotes are being requested. Other catch basins behind some of the Units will also be evaluated.

- i. The concrete bumpers at the Mail Building will be repainted using a bonding primer and yellow paint. The base of the bumpers will also be caulked.
- j. Tree trimming on Andrews Drive is planned for next year.

## 5. Beautification Committee

- a. The Beautification Committee has been removing weeds and trimming bushes in multiple common areas in the past two weeks. They make our community BEAUTIFUL! THANK YOU!

## 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 have been held by the Conservation Commission, Zoning Board of Appeals and Planning Boards with continuances in each case.
  - ii. At the first Conservation Committee meeting the Commissioners asked for several actions from the applicants, including complete delineation of the wetland's boundaries, a site visit by the Commissioners, and a peer review of the wetland's boundary markings. The Commissioners also wanted to review the report from the Town's Engineering consultant, Graves Engineering. At their second meeting, the boundary had been marked and the Commissioners had visited the site. The applicant requested a continuance to have time to make changes to their plans in response to the Graves report and it was granted.
  - iii. At the first Zoning Board of Appeals meeting, the applicant did not present any information because they had just hired the attorney who represented Cumberland Farms in their effort to move their gas station from Douglas Street to Main Street and he wanted time to review the application. A continuance was granted by the ZBA. We believe our best opportunity to defeat the fuel station is at the ZBA.
  - iv. At the first Planning Board meeting, the applicant had their attorney coordinate the presentations by their site engineer, architect, gas tank expert, landscaper, and traffic study expert and they gave an impressive presentation.
  - v. The Planning Board stated that Uxbridge needs to increase its tax base and the fuel station would help that.
  - vi. Numerous Summerfield Residents registered their concerns about this project at each meeting.
  - vii. Petition signed by more than 175 Summerfield and Douglas Street Residents opposing the gas station project had been submitted to the Boards and Commission.
  - viii. The Town's independent Engineering company provided a report evaluating the proposed project citing over 50 items that required a response from the applicant. The applicant is currently revising their plans/proposal to address the issues cited by Graves Engineering.
  - ix. We have a wetland scientist independently evaluating the Graves report for us.
  - x. **The next meetings regarding this project are PLANNING BOARD MEETING ON AUGUST 26, ZONING BOARD OF APPEALS ON**

**SEPTEMBER 2 AND CONSERVATION COMMISSION ON  
SEPTEMBER 8. PLEASE MARK YOUR CALENDARS!**

- xi. A Florida study showed that nearby residential property values dropped 5-15% when a fuel station was built.
  - xii. If we can defeat this fuel station project, we plan to try to rezone the area as Residential.
  - xiii. 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. **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.**
- c. House and yard inspections were conducted last week with mildew on Units being the most common issue. The law requires that signs be posted over the vents for gas units and many of these are missing or illegible on many Units. We will post a copy of the signs on our website. Our website also has the checklist for Fall maintenance items that should be completed.

**7. New Business**

- a. At the Conservation Commission meeting on August 17, an engineer from Andrews Engineering reviewed his observations regarding the incorrectly installed culvert which causes silt to flow into the stream/wetlands crossing our property. The Commissioners told us that the muddy water from the construction site running onto Taft Hill Lane East and into our catch basins should be presented to the Planning Board, who oversees stormwater issues. It is outside of their purview. **THANK YOU** to Vinnie Cataldo who has filed complaints with Uxbridge and the MA Department of Environmental Protection about this situation and continues to pursue this issue on our behalf. **ACTION:** Paul will consult with Vinnie and then contact the Planning Board with a complaint about this issue.
- b. We received notification about plans for a huge distribution center proposed for 515 Douglas Street. At this stage, we will monitor the Commission and Board meetings regarding this development, starting with the Planning Board meeting on August 26. Information about the meetings will be placed on our website. **ACTION:** Pat and Bill will maintain this.
- c. The use of a Jersey Barrier was discussed as a means of preventing tractor trailers from turning onto Taft Hill Lane. If the barrier was placed perpendicular to Douglas Street in the center of the road, the trucks could not turn into the road (they require both lanes to enter the street).
- d. **ACTION:** Marsha will post information about Silverline windows in the Mail Building. If your windows are fogging, you can contact them to see if your windows have a warranty to cover them.

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

**9. Date for Next Meeting** - The next BOT monthly meeting (videoconference) is scheduled for September 22 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 3:38 pm. At 3:38 pm the Board went into Executive Session and it ended at 3:57 pm.