

IN BOARD OF SELECTMEN  
MONDAY, APRIL 13, 1998

Present: Chairman Lawrence L. Blacker, and Selectmen John C. Drobinski and Maryann K. Clark.

The statutory requirements as to notice having been met, the meeting was called to order by Chairman Blacker in the Library of the Lincoln-Sudbury Regional High School at 6:35 p.m.

Executive Session – Weisblatt Property

At 6:35 p.m. it was on motion, by roll call vote, unanimously

VOTED: To enter into executive session to consider the purchase of real property where open discussion may have a detrimental effect, concerning acquisition of the Weisblatt property on Nobscot Mountain.

(Chairman Blacker, aye; Selectman Drobinski, aye; Selectman Clark, aye.)

Chairman Blacker announced open session would continue following the conclusion of executive session.

Open session resumed at 7:00 p.m.

Sudbury Toyoto & Volvo Service, 684 Boston Post Road  
Class 2 Second Hand Motor Vehicle License

Present: Applicants Timothy M. McManus and Michael J. Griffin.

At 7:00 p.m., Chairman Blacker called to order a Public Hearing to consider the application of Timothy M. McManus and Michael J. Griffin, Partners, d/b/a Sudbury Toyota & Volvo Service, for a Class 2 License to Buy, Sell, Exchange or Assemble Second Hand Motor Vehicles or Parts Thereof, at 684 Boston Post Road.

Notice of this hearing had been advertised on April 3, 1998, in *The Middlesex News* and primary abutters received notice by first class mail. The Board was in receipt of verbal reports of April 10: 1) from the Building Inspector stating no objection to the application, commenting the area had been used as a repair shop for many years; and 2) from the Police Chief stating he also had no objection to the application.

Selectman Drobinski inquired whether the application constituted a change in use with a primary focus on the sale of used cars. The applicants replied, the sale of used cars would be very limited; their primary business would continue to be the repair of vehicles.

Mr. Michael J. Griffin informed the Board he had received a permit from the Board of Appeals to operate the repair shop, which, among other conditions, limits the sale of used cars to one per month with no more than two cars for resale to be on display at one time.

In response to Selectman Drobinski, Mr. Griffin advised that landscaping would be provided along the sides and front of the property, a stockade fence shall be built and maintained along the rear zone line and perimeter line, and over a period of time improvements would be made which would include repaving.

It was recollected that a previous occupant had been granted a Class 2 License for this location.

It was on motion unanimously

VOTED: To grant a Class 2 License to Buy, Sell, Exchange or Assemble Second Hand Motor Vehicles or Parts Thereof, to Timothy M. McManus and Michael J. Griffin, Partners, d/b/a Sudbury Toyota & Volvo Service, for property at 684 Boston Post Road, subject to a Special Permit for this business from the Board of Appeals and all conditions set forth therein.

#### Minutes

It was on motion unanimously

VOTED: To approve the minutes of March 30 as drafted and the minutes of April 1, 1998, as amended.

#### Council on Aging Van Donations

It was on motion unanimously

VOTED: To accept \$134.48 in miscellaneous donations to be deposited into the Van Donation Account and expended under the direction of the Council on Aging for the purpose of operating the Council on Aging vans.

#### Eagle Scout William Nikula

It was on motion unanimously

VOTED: To sign a letter of congratulations to William Nikula for attaining the rank of Eagle Scout.

Selectman Drobinski indicated his desire to attend the Court of Honor; however, it was later learned that this evening there will be a conflicting Selectmen's meeting.

#### I-495 Growth

The Board was in receipt of a communication dated April 7, 1998, from State Senator David Magnani and Representative Barbara Gardner concerning I-495 growth and development issues. The letter advised that a collaboration of government officials ( Mass. Technology Collaborative, MAPC, MAGIC, MetroWest Growth Management Committee, and SWAP) and a group of business leaders is being developed. Sudbury Selectmen and Town Manager are invited to attend a meeting on April 30 to discuss the problems being faced and opportunities for jointly addressing the same. Selectman Clark, Selectman-elect Roopenian, and Town Manager Ledoux will attend.

#### Celltower Legislation

The Board reviewed a communication dated April 3, 1998, from State Representative Marie J. Parente, Chair, House Committee on Local Affairs, which seeks support for House 5353, as amended, regarding communication towers and solicits opposition to supplemental budget language (Sections 3, 6, 7 and 44 of H.5390) that strips cities and towns of zoning authority over siting of cellular towers and removes their ability to assess such facilities.

It was on motion unanimously

VOTED: To support the above-stated communication with regard to the siting of celltowers, and to request the Town Manager to send a letter to state legislators, including House Ways and Means Committee Chairman Representative Paul Haley, advising them of the Selectmen's position.

Central Mass./Wayside Rail Trail

- 1) In accordance with the request dated March 6, 1998, from the Metropolitan Area Planning Council, the Board, on motion unanimously

VOTED: To send a letter of support concerning the request of MAPC for allocation of design funds for the Wayside Rail Trail by the Mass. Highway Department from Transportation Bond Bill funds and placing on the FY1999-2004 Transportation Improvement Program (TIP).

- 2) In accordance with a letter dated April 9, 1998, from the Mayor of Waltham, it was on motion unanimously

VOTED: To send a letter to the MBTA Real Estate Department requesting a revised License Agreement from the Transit Realty Associates, Inc. for use of the Central Mass. Railroad right of way as a multi-use trail.

Call Special Town Election

Pursuant to action by the 1998 Annual Town Meeting, it was on motion unanimously

VOTED: To call a Special Town Election to be held on Monday, May 18, 1998, from 7 a.m. to 8 p.m. at the Noyes School and Fairbank Community Center; and further

VOTED: To place the following two questions on the ballot therefor:

QUESTION NO. 1: Shall the Town of Sudbury be allowed to assess an additional \$592,250 in real estate and personal property taxes for the purpose of providing additional funds for the Sudbury Public Schools operating budget and School-related Unclassified Employee Benefits accounts for the fiscal year beginning July 1, 1998?

QUESTION NO. 2: Shall the Town of Sudbury be allowed to exempt from the provisions of proposition two and one-half, so-called, the amounts required to pay for the bond issued in order to acquire in fee simple a portion of the land known as the Weisblatt Property consisting of approximately 41.3 acres located on the northeast slope of Nobscot Mountain, off Adams Road and 641 Boston Post Road, shown as Lot #2 on "Plan of Land in Sudbury, Mass. Owner: A. Weisblatt Realty Trust", dated January 27, 1998, drawn by Schofield Brothers of New England, Inc., as amended by "Sketch Plan of Weisblatt Land", dated April 6, 1998, on file in the Town Clerk's Office?

Town Meeting Positions

The Board discussed remaining articles and took positions in favor of Article 38 and in opposition to Articles 39 and 40.

At 7:40 p.m., the Board adjourned to attend the Annual Town Meeting.

Attest: \_\_\_\_\_  
Steven L. Ledoux  
Town Manager