

IN BOARD OF SELECTMEN
MONDAY, DECEMBER 18, 2000

Present: Chairman Kirsten D. Roopenian, Lawrence W. O'Brien and John C. Drobinski, Selectmen.

The statutory requirement for notice having been met, the meeting convened at 7:30 p.m. at the Town Hall, 322 Concord Road.

Opening Remarks

Chairman Roopenian expressed the Board's sympathies at the loss of Arthur Lambert of Marlborough, a member of Thomas Birmingham's staff.

Ms. Roopenian thanked everyone involved in keeping the planted islands looking so nice all year long. She noted it is accomplished entirely by volunteers organized by the Permanent Landscape Committee.

Ms. Roopenian noted power outages due to the storm were promptly handled by emergency personnel, and she expressed appreciation for such swift action.

Chairman Roopenian extended holiday greetings to the Town of Sudbury and wished all a Happy New Year for 2001.

Borrowing – Bond Anticipation Note

Present: Kerry A. Speidel, Finance Director/Town Treasurer-Collector.

The Board met for the purpose of approving borrowing in the amount of \$10,000,000 in short-term debt (bond anticipation notes) to provide funding for the remainder of the school construction and renovation projects. The Board reviewed a memo, dated December 14, 2000, from Kerry A. Speidel, Finance Director, to the Town Manager, outlining the bond sale and stating the low bidder to be Eastern Bank Capital.

After discussion, it was on motion unanimously

VOTED: To approve the sale of a \$10,000,000 4.40 percent Bond Anticipation Note of the Town of Sudbury, dated December 29, 2000, and payable December 14, 2001, to Eastern Bank Capital Markets at par and accrued interest plus a premium of \$31,068.49.

The Board and Town Manager signed all documents pertinent to this matter.

Minutes

It was on motion unanimously

VOTED: To approve the regular and executive session minutes of December 4, 2000.

Council on Aging

It was on motion unanimously

VOTED: To accept \$199.05 in miscellaneous donations, to be deposited into the Van Donation Account and to authorize the Council on Aging to expend said funds for the purpose of operating and maintaining the Council on Aging vans.

VoiceStream Donation

It was on motion unanimously

VOTED: To accept a donation in the amount of \$6,000 from Omnipoint's property coordinator VoiceStream, in conjunction with Site Plan #00-353 of Omnipoint communications MB Operations LLC for installation of a wireless communications facility at Feeley Park, to be expended under the direction of the Town Manager toward installation of wireless communications equipment at this or another location for the Police Department.

Fire Department Gift Account Donation

It was on motion unanimously

VOTED: To accept a donation of \$50 from Rick and Rose Rust, 177 Haynes Road, on behalf of the Fire Department, to be deposited in the Fire Department Gift Account and expended under the direction of the Fire Chief for the thermal imaging camera purchase.

Municipal Recycling Grant

It was on motion unanimously

VOTED: To accept consumer education mailers and transfer station signs valued at \$1,885 under a Municipal Recycling Grant from the Department of Environmental Protection.

2001 Annual Town Election and 2001 Annual Town Meeting

At the request of the Town Clerk, it was on motion unanimously

VOTED: (1) to approve allowing the Board of Registrars to hold a special voter registration session prior to the Annual Town Election and Town Meeting in the Town Hall, on Tuesday, March 6, 2001, until 8 p.m., according to Chapter 475 of the Acts of 1994; (2) to set the 2001 Annual Town Election for the four precincts in Sudbury for Monday, March 26, 2001, from 7 a.m. to 8 p.m., Precincts 1 and 2 at the Fairbank Community Center and Precincts 3 and 4 at the Town Hall; (3) to establish that the Annual Lincoln-Sudbury Regional School District Committee Election shall be combined with and held as part of the Annual Town Election of Sudbury, and that the ballot for the Annual Lincoln-Sudbury Regional School District Committee Election shall be included with and prepared as part of the ballot for the Annual Town Election; (4) to establish that the listing of the offices shall be the same as set forth in the warrant for the Lincoln-Sudbury Regional School District Committee Election and shall be printed as the last office on the ballot; and (5) to set the opening session of the 2001 Annual Town Meeting for Monday, April 2, 2001, at 7:30 p.m. in the auditorium of the Lincoln-Sudbury Regional High School.

Wayside Inn Alcohol Beverages Training

It was on motion unanimously

VOTED: To approve, in accordance with the Selectmen's Rules and Regulations, alcohol beverages serving training for Wayside Inn employees to be conducted by employee Douglas Bugley, who has been certified as a trainer under the Train the Trainer program.

Alcohol Beverages License Renewal – Wong Mook Run, Inc.

Town Manager Valente stated Wong Mook Run, Inc. was not included on the list of license renewals previously as its original license was recently approved and must be renewed for 2001.

It was on motion unanimously

VOTED: To approve and sign Alcoholic Beverages License renewal for Wong Mook Run, Inc., d/b/a Siam Garden, 103 Boston post Road, for calendar 2001.

2001 Annual Town Meeting Selectmen Articles

After discussion, it was on motion unanimously

VOTED: To approve the following Board of Selectmen articles for submission to the 2001 Annual Town Meeting:

Hear Reports
FY01 Budget Adjustments
Stabilization Fund
Street Acceptances
*Special Act – Amend Ch. 131, Acts of 1994, Health Department
Zoning Bylaw Recodification
*Accept Community Preservation Act
*Community Preservation Committee Bylaw
Amend Bylaws, Art. XII – Town Property
*Transfer Management of Properties
*Transfer Control of Small Portion of Weisblatt Conservation Land
Construct Public Works Facilities (co-sponsor with DPW Director)

*indicates bookmark articles

Bushey House

The Board was in receipt of a memo, dated December 15, 2000, from the Town Manager, describing an incident of windows having been broken at the Bushey House. They reviewed a letter to the Conservation Coordinator, dated December 11, 2000, from a young man who indicated he was one of the individuals involved in breaking the windows. He indicated the general knowledge among teens is that the property is vacant, with access from the rear of the property through the woods.

Town Manager Valente expressed concern that a dangerous situation exists, given that the property is indeed vacant and unsupervised. She commented, if a vagrant opted to be in the house at some time, vandalism could create a potentially tragic situation.

Selectman O'Brien stated the Town should retain ownership of the land, but demolish the house, remove all debris, fill in cesspool, landscape the property and complete the parking area for those using the Nobscot conservation land. Town Manager Valente stated demolishing the building removes it from municipal use, and puts the land into conservation use. Discussion followed. Mr. O'Brien asked if a new parcel of land should be carved from this one in order to make it available for municipal use in the future.

The Board agreed to contact the Conservation Commission on this matter. Selectman Drobinski suggested putting any timelines and project lists into memos for the file so future Boards will have access to what has come before. He suggested further the Town investigate the presence of any hazardous materials at the site. Town Manager Valente suggested reviewing the matter on January 8, 2001.

It was on motion unanimously

VOTED: To direct the Town Manager to initiate actions toward the demolition of the Bushey House, restoration of the land to a safe status, to have discussions with the Conservation Coordinator and Conservation Commission Chairman regarding future use for parking and municipal purposes, and to memorialize all actions in files for future reference.

Town Forum

At 8:08 p.m. Chairman Roopenian convened the 246th Session of the Town Forum. She announced this is a revised format featuring reports from the Sewer Assessment Study Committee, Park and Recreation Commission, and Youth Commission.

Sewer Assessment Study Technical Advisory Committee (Route 20 Wastewater Needs Assessment) -- Lisa Eggleston, Chairman, presented an update on the Committee's activities. She stated a consultant, Weston & Sampson, has been hired to review existing data, and they will put together their recommendations in a report sometime in April. The Committee is seeking citizens to serve on a citizens' advisory committee. Selectman Drobinski stated the intent of a needs assessment is not to increase density but to service the existing area. Discussion followed.

Park and Recreation Commission -- Chairman, Peter Buxton, Betsy Mayer and Patricia Savage, Director, were present. Mr. Buxton, Chairman, briefly updated the assembly on the Commission's activities with regard to the Atkinson Pool, Feeley Park, Haskell Recreation Area, Heritage Park and expanding activities for the very popular Teen Center. He stated increased indoor space for activities is essential. He recounted the Commission's efforts toward developing new outdoor field space and revitalizing existing fields. Mr. Buxton stated the Commission is looking into developing some neighborhood recreational programs for the summer. Discussion followed on a variety of topics.

It was on motion unanimously

VOTED: To accept the Land Use Report of the Park and Recreation Committee, dated December 1, 2000.

Youth Commission -- Co-Chair Sue Johnson, Recreation Director Patricia Savage, and Youth Coordinator Jill Resnick were present.

Sue Johnson, Co-Chair, Youth Commission, briefly reported on the Commission's activities, efforts to define positions and jobs and determine the Commission's goals and objectives. She stated she would like to get more parents involved with the Commission and assist the Youth Coordinator in supervising children during events. Jill Resnick, Youth Coordinator, stated recent events have been very popular and well attended. She described upcoming activities beginning with a coffeehouse in January. Discussion followed.

Reports concluded at 9:05 p.m. Chairman Roopenian declared Town Forum closed. Refreshments were served to those present.

In addition to a taped recording, this Town Forum was televised over the local Cable network. Copies of the videotape are available for a period of one year by contacting the Selectmen's Office.

Site Plan Application #00-356 – ESS Sudbury Athletic Academy LLC

Present: Myron Fox, Attorney, Rollins, Rollins & Fox; Bruce Ey, Scofield Brothers of New England; Laury Hammel, 610 Peakham Road.

The Board met for the purpose of continued deliberation on the application of ESS Sudbury Athletic Academy for a Site Plan Special Permit for property at 141 Boston Post Road, the public hearing having been closed on October 10, 2000. Chairman Roopenian acknowledged the 90 days within which to act upon the application will expire January 8, 2001.

The Board was in receipt of a revised Draft Decision for its review, with the minutes of the December 4, 2000 meeting included and Selectman Drobinski's suggestions highlighted. Town Manager Valente stated Town Counsel has reviewed and approved all suggested changes.

Based upon a determination that the foregoing evidence, together with the plans submitted, conformed to the intent and purpose of the Zoning Bylaw requirements, a motion was made pursuant to Article IX.V.A.10 of the Sudbury Zoning Bylaw and unanimously approved as follows:

VOTED: To grant a Site Plan Special Permit to ESS Sudbury Athletic Academy LLC, in accordance with Application No. 00-356, to construct a recreational and educational athletic facility on property located at 141 Boston Post Road, owned by T. & E. Realty LLC, as shown on plans entitled "SITE PLAN FOR PROPOSED ATHLETIC ACADEMY, 141 BOSTON POST ROAD, SUDBURY, MASS., PREPARED FOR: ESS SUDBURY ATHLETIC ACADEMY LLC, 40 ORCHARD LANE, WESTON, MA 02493", dated July 13, 2000, drawn by Schofield Brothers of New England, Inc., Sheets 1-4; and including drawings by L. Robert Kimball & Associates as follows: A3.01 Elevations, dated July 12, 2000; A1.01 and A1.02 Floor Plans, dated July 5, 2000; L-1 and L-2 Landscape Plans, dated July 17, 2000; and A8.01 Signage Elevation and Section, dated July 14, 2000; subject to compliance with all governmental laws and regulations including, but not limited to, the Wetlands Protection Act and Sudbury Wetlands Administration Bylaw, zoning, building and health laws and regulations, and further subject to the following amendments and conditions:

1. Approval of the drainage system, including traps, catch basins, and periodic maintenance as required by the Director of Public Works/Town Engineer; drainage work will include upgrading of the State drainage off Route 20, the addition of a detention basin to capture the first inch of runoff, and upgrade of the three State catch basins if permitted by State; proposed relocation of the drainage system easterly and southerly around the proposed building will need a drainage easement, if required by the Massachusetts Highway Department; all drainage shall be brought into compliance with Department of Environmental Protection Stormwater Management Standards;
2. Sheet 1 of the Site Plan should show areas designated for stormwater management;
3. Off-street loading area, if any, for delivery vehicles and refuse disposal need to be located on the site plan;
4. To be indicated on the site plan: placement of all utilities underground; existing overhead utility lines to be removed;

5. Water to be supplied via Sudbury Water District; no wells for drinking water to be installed on the site;
6. The grant of an Earth Removal Permit by the Earth Removal Board, if applicable;
7. Approval of signs or advertising devices as required under applicable provisions of the Zoning Bylaw;
8. No storage or use of chemicals on site except in conformity with guidelines and requirements of the Board of Health and the Fire Chief; the owner or operator of the site shall comply with the Massachusetts Oil and Hazardous Materials Release Prevention and Response Act, M.G.L. Chapter 21E, as amended, and all regulations issued thereunder;
9. Final approval by the Selectmen of an accurate architectural rendering of the proposed building or change, showing the front and side features as they will appear from the public way or private access; elevations and floor plans must be stamped by a registered architect;
10. Approval of the final landscaping plan by the Board of Selectmen:
 - a. no landscaping shall be installed over the proposed drain line from the Boston Post Road;
 - b. pursuant to Bylaw section V.A.7.i.5, the proposed planting island must be at least 10 feet in diameter and tree sizes should be increased to at least 2 1/2".
 - c. street trees shall be planted every 40 feet where existing vegetation is not present to the extent that sight distance is not impaired along Route 20, and the applicant shall strive to retain existing street trees;
 - d. the applicant shall work with the Conservation Commission and Design Review Board in finalizing the landscape plan, including the Design Review Board's suggestion that trees be planted along the unbroken portion of the north elevation of the building;
 - e. landscaping shall be provided as proposed in the Landscape Plan, including revisions thereto.
 - f. prior to occupancy, the Board of Selectmen or its representative shall view the property for compliance with the performance standards required by this decision and the Zoning Bylaw. If, in the opinion of the Board, additional screening is required, the applicant shall forthwith rectify such complaint with the planting of additional vegetation;
11.
 - a. Approval of the exterior color and materials by the Design Review Board;
 - b. Any future change in exterior color or facade materials shall require approval by the Design Review Board;
12. A separate, lighting plan, in conformity with Sudbury Bylaw Art. IX.V.J, shall be included with the final plans and it shall be approved by the Design Review Board. Exterior lighting shall have shields and be arranged to avoid glare and minimize light spilling over to neighboring properties. The Board of Selectmen or its representative shall inspect the premises prior to occupancy to certify the intent of this provision has been met. If, in the opinion of the Board, the lighting is not shielded from the adjoining properties, the applicant shall forthwith rectify such complaint to the satisfaction of the Board. Lighting, except for accessory (security) lighting, shall be turned off at close of business;
13. No use of salt or chemical de-icers on site;

14. If applicable, the grant by the owner to the Town of a restrictive covenant to run with the land, governing, restricting or prohibiting the following which conform to requirements of the Board of Health, Town Engineer and/or Conservation Commission as appropriate:
 - (a) the disposal or removal of effluent and wastes generated on the site;
 - (b) the use of salt or chemical de-icers on the site;
 - (c) the installation by the owner of one or more monitor wells on the site, including the Town's right of access for periodic testing and monitoring thereof, or another protective device as may be required by the Board of Health, Conservation Commission, and Board of Selectmen;
15. As offered by the applicant and confirmed in a communication dated October 25, 2000, from Attorney Fox, ESS Sudbury Athletic Academy shall donate approximately seven (7) acres of wetlands to the Town for wildlife enhancement, or grant a Conservation Restriction on said acreage, whichever the Town desires, as consistent with Town regulations;
16. As offered by the applicant and confirmed in a communication dated October 25, 2000, from Attorney Fox, ESS Sudbury Athletic Academy shall try to obtain a Conservation Restriction for the Town from Buddy Dog Humane Society in the rear of its property at 151 Boston Post Road to protect endangered blue spotted salamanders;
17. As offered by the applicant and confirmed in a communication dated October 25, 2000, from Attorney Fox, ESS Sudbury Athletic Academy shall upgrade the upland habitat for wildlife, working under the direction of the Conservation Commission and Director of Public Works;
18. As agreed to by the applicant and equivalent to the offer dated October 25, 2000, ESS shall contribute \$9,000 (the estimated cost of 600 linear feet of walkway construction) to the town-wide Walkway Donation Account;
19. As offered by the applicant and confirmed in a communication dated October 25, 2000, from Attorney Fox, ESS Sudbury Athletic Academy shall contribute an additional \$53,000 to the Town to be used toward traffic mitigation measures in this or nearby areas in Sudbury;
20. The centerline of the access driveway to Route 20 shall be relocated approximately 250 feet east of the eastern edge of road pavement of Goodman's Hill Road, as approved by the Town Engineer, and the existing curb cut abandoned. Existing sight distance shall be preserved. Subject to approval of an amended site plan for Buddy Dog Humane Society, the Athletic Academy shall create at this location a combined access with the Buddy Dog Humane Society, who shall then abandon its current curb cut. A curb cut permit from the Mass. Highway Dept. will be required for the new access driveway. The Athletic Academy is encouraged to assist Buddy Dog with its application for site plan revision;
21. Sight distance at the intersection of Route 20 and the development driveway shall meet the minimum engineering standards for safety at the posted speed limit of the adjacent roadway. Prior to occupancy, the Director of Public Works shall inspect the conditions at the entrance to the development to determine if further improvements to enhance sight distances are warranted. All reasonable improvements shall be the responsibility of the applicant;

22. The applicant shall install granite curbing (sloped curbing preferred) along the south side of Route 20 from the westerly side of the current Buddy Dog entrance to approximately 150 feet east of the new entrance, at the applicant's expense in addition to the \$53,000 traffic mitigation contribution described in Condition 19 above, subject to approval of the Mass. Highway Dept. and Director of Public Works, as applicable;
23. Also subject to the approval of the Mass. Highway Dept. and the Director of Public Works, unless waived by the Board of Selectmen, the applicant shall place the curbing approximately ten (10) feet south of the existing roadway pavement and construct a useable shoulder area along the length of granite curbing specified above (approximately 500 feet in total or to the extent allowed by the Mass. Highway Dept.). Grant of an easement or sale in fee of land by the landowner (T. & E. Realty LLC) will be required. The expenditure for this highway enlargement (shoulder) may be paid from the \$53,000 traffic mitigation contribution;
24. 168 parking spaces are required: 95 spaces shall be shown on the plan as active spaces; pursuant to Zoning Bylaw Art. IX(V.A.8), Reserve Parking Spaces, the Board of Selectmen has waived 39 spaces, which shall be shown on the plan as Reserve Parking Spaces; and 34 spaces shall be met via lease agreements between ESS Sudbury Athletic Academy and CMS Realty Corporation, 121 Boston Post Road (20 spaces), and Francis X. Spinoza, Jr., d/b/a Frank's Spoke and Wheel, 119 Boston Post Road (14 spaces). A revised lease agreement with Francis X. Spinoza, Jr. for 14 spaces shall be provided. The Building Inspector shall monitor parking for adequacy;
25. Floor plans submitted for obtaining a building permit must be consistent with Site Plan; any change in use shall require notification to the Building Inspector;
26. The plan shall include a stairway with lighting and landscaping at the southeastern corner of the parking lot for access to neighboring property and pathway(s) to the leased parking areas from the Athletic Academy parking lot, if practicable;
27. The applicant shall submit a bond to ensure the requirements of the site plan are completed in accordance with the approved plan, including landscaping, traffic mitigation, and on and off-site drainage improvements, in the amount of \$209,500;
28. The applicant shall comply with the requirements of the Board of Health, including wastewater flow monitoring to assure adequacy of the septic system;
29. Submission of an "as built" site plan. Any change in the physical condition of the site, including changes in the location or design of structures or systems, following approval of the site plan, will require approval of the Board of Selectmen;
30. No building permit shall be issued until plans revised in accordance with this Decision have been approved and signed by the Board of Selectmen, this Decision has been recorded at the Middlesex South Registry of Deeds in Cambridge, and certain items noted above (1, 2, 3, 4, 9, 10a-e, 11a, 18, 19, 20, 24, and 27), as specified by the Board, are complied with;
31. No occupancy permit shall be issued until certain items noted above (5, 6, 7, 8, 10f, 12, 14, 15, 17, 21, 22, 23*, 26, and 29), as specified by the Board, are complied with [*unless waived by the Board of Selectmen];

32. No child care activities shall be conducted outdoors on pervious surfaces unless approved by a Licensed Site Professional;
33. This Special Permit shall lapse if construction has not commenced except for good cause within one (1) year from the effective date of said Permit.

Appeals of the grant of the Special Permit, if any, shall be made pursuant to Section 17 of Chapter 40A of the Massachusetts General Laws and shall be filed within twenty (20) days after the date of filing of notice of this Special Permit in the office of the Town Clerk.

The Board signed the Decision. The plans were not available for signing.

It was agreed to forward a copy of the Board's comments and revised Decision to the Zoning Board of Appeals whose hearing is scheduled for December 20, 2000.

Hop Brook Protection Association

Present: Frank Lyons; Ursula Lyons; L. Mike Meixsell; Nancy Crooker; Norman MacKinnon; Sheila MacKinnon; and Ron Riggert.

The Board met with the Hop Brook Protection Association at their request. The Board was in receipt of the Association's Annual Report, dated October 2000, as well as supporting documents. Mr. Frank Lyons distributed additional information this evening.

Mr. Frank Lyons briefly described events and situations regarding the status of the operating permit for the Marlborough Easterly Waste Water Treatment Plant, the discharge of which is affecting Hop Brook and 90 acres of surrounding ponds. He stated the Association's desire that the Town of Sudbury become more directly involved in this matter. He stated the draft permit for the treatment plant should be coming out soon, but it will not adequately address the phosphorous level. It will require attaining a phosphorous level of "0.2 mg/liter or better" which is a weaker definition than the preferred 0.1 mg/liter.

Mr. Lyons expressed disappointment that the DEP is slow to respond to this matter and opined the involvement and support of the Town is crucial to the resolution of the problem. In addition to the preferred phosphorous level, he stated the permit should also stipulate when the City of Marlborough should begin construction of the renovations to their treatment plant.

Mr. Lyons described harvesting efforts to remove algae from the ponds. He noted Town staff did assist in driving trucks and other tasks. He requested the Town of Sudbury take over this project.

Mr. Ron Riggert briefly outlined the Association's intent in cleaning up the ponds, improving the quality of life in the areas around the ponds, as the summertime odors can be overwhelming. He stated the project is labor-intensive, and better suited to the staff of the Town.

Chairman Roopenian asked who can operate the harvester. Mr. Riggert stated a specially trained employee of Fish and Wildlife has to operate it, or another individual who has been specially trained. Ms. Roopenian wondered if high school students could be trained, as part of a community service project. Mr. Lyons responded Fish and Wildlife would have to make that determination.

Mr. Lyons suggested writing letters to elected officials and opined a letter from the Town of Sudbury would carry more weight than one from the Hop Brook Protection Association.

Selectman Drobinski wondered if pursuing the 0.1 mg/liter level is too ambitious a goal to meet, and suggested contacting Marlborough Mayor Mauro's office to resume a dialogue. Mr. Drobinski recalled that Mayor Mauro promised action after the report was issued, and it was issued in the fall of 2000.

Chairman Roopenian asked the Town Manager to check the files as she recalled the Board sending a letter to Mayor Mauro, Senator Fargo, and Representative Pope in the past couple of years. Town Manager Valente expressed concern for funding, if the Town were to take over some of these activities. Discussion followed.

Selectman O'Brien wondered if a meeting with Robert Durand would be beneficial, in addition to writing to elected officials and agencies. Discussion followed. Mr. Lyons expressed concern that the City of Marlborough is just not interested in helping Sudbury, even though Sudbury has helped Marlborough in the past.

The Board agreed to work with the HBPA to brainstorm some ideas, as well as reviewing files to develop the best possible strategy. Chairman Roopenian stated she would draft a letter and forward it to the Board for review. The Board thanked the HBPA for their hard work.

Omnipoint – Feeley Park

The Board was in receipt of a letter, dated December 8, 2000, from Claudette T. Sisson, Property Coordinator, VoiceStream, containing lease information and including a check in the amount of \$5,000 in consideration as a donation to the Town of Sudbury Park and Recreation Department.

Selectman Drobinski asked if the Board could get a memo from the Park and Recreation Department describing what the funds have been used for. Town Manager Valente stated she would request one.

It was on motion unanimously

VOTED: To accept and authorize expenditure of \$5,000 received from Omnipoint's property coordinator VoiceStream in conjunction with Site Plan #00-353 of Omnipoint Communications MB Operations LLC, d/b/a Omnipoint Holdings, Inc. PCS, for installation of a wireless communications facility at Feeley Park; said funds (donated in lieu of constructing a multi-carrier equipment shelter) to be expended under the direction of the Town Manager and used for Park and Recreation Department purposes.

Board of Health

Town Manager Valente reported to the Board that the Health Director would like to see a draft Article as it pertains to placing the Board of Health staff under the supervision of the Town Manager. She stated Town Counsel would review such a draft with the Town Manager Act. Discussion followed.

It was agreed the Town Manager would finalize the article with the assistance of Town Counsel.

Cell Towers

Town Manager Valente stated more wireless communications companies have expressed interest in the Town of Sudbury and reported to the Board she has concerns about the Town issuing any more RFPs, on the ground that 1) Sudbury already has accommodated many requests for sites, 2) the workload associated with this area, and 3) a perception that other neighboring towns should be the next to accommodate requests.

The Board directed Town Manager Valente to draft a letter stating no more RFPs for a while.

Community Preservation Act Study Group

Town Manager Valente stated she will contact a few people interested in serving on such a study group and schedule a couple of brief meetings for January.

Haynes Meadow and Carding Mill Houses

Town Manager Valente stated she toured these sites with the Sudbury Housing Authority, noting problems in each. The SHA will meet in January and report to the Board their interest in those properties.

RFP – Facilities Study

Town Manager Valente reported many companies have expressed interest in responding to the Facilities Study RFP. She stated she will appoint a group to study the results.

Planning Board Donations

It was on motion unanimously

VOTED: To accept and authorize expenditure of a donation received by the Planning Board in the amount of \$2,750 from Oakwood Construction, Inc., to be deposited into the Stormwater Maintenance Account and used for stormwater maintenance purposes relative to the Fairbanks Estates subdivision.

It was further on motion unanimously

VOTED: To accept and authorize expenditure of a donation received by the Planning Board in the amount of \$3,500 from Oakwood Construction, Inc., to be deposited into the Walkway Construction Account and expended for planning and construction of walkways.

It was further on motion unanimously

VOTED: To accept and authorize expenditure of a donation received by the Planning Board in the amount of \$2,500 from Maillet & Sons, Inc., to be deposited into the Walkway Construction Account and expended for planning and construction of walkways.

Marrone Comprehensive Permit

Noting a public meeting on the Marrone Comprehensive Permit is scheduled for January 29, 2001, Selectman O'Brien requested the agenda for the January 8 meeting include some time for the Board to discuss what they have learned to date. Referring to the January 8 agenda, Town Manager Valente stated the

Traffic Calming session is tentative and can be moved to a later date, and the meeting with the Codman Drive neighborhood group has been cancelled.

It was agreed that the Marrone discussion would be scheduled for 8 p.m. on January 8, 2001. Ms. Valente noted the pre-application meeting will not have occurred before January 8 so there will be no departmental input for the Board to consider. It was further determined to allow 60 – 90 minutes for the public meeting on January 29, 2001.

Executive Session

At 11:12 p.m. it was on motion by roll call unanimously

VOTED: To go into Executive Session to discuss Discretionary Fund expenditures and collective bargaining matters. (Chairman Roopenian, aye, Selectman O'Brien, aye, Selectman Drobinski, aye).

Chairman Roopenian announced that public session would not reconvene following Executive Session.

There being no further business, the meeting adjourned at 11:30 p.m.

Attest: _____
Maureen G. Valente
Town Manager-Clerk