

IN BOARD OF SELECTMEN
MONDAY, JANUARY 8, 2001

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 7:35 p.m. at the Town Hall, 322 Concord Road.

Opening Remarks

Chairman Roopenian wished everyone a Happy New Year and encouraged residents to clear snow from their sidewalks so pedestrians are not walking along the roadways.

League of Women Voters

Chairman Roopenian read a letter delivered by the League of Women Voters declaring their [the League's] support of the Community Preservation Act. The League announced their intention to collect signatures in a petition drive in the near future.

Minutes

It was on motion unanimously

VOTED: To approve the regular and executive session minutes of December 18, 2000, as drafted.

Council on Aging Donations

It was on motion unanimously

VOTED: To accept \$164.34 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.

Senior Center Donation

It was on motion unanimously

VOTED: To accept, on behalf of the Town and Council on Aging, a gift of office furniture and fax machine donated to the Senior Center by Judith I. Kaufman, 146 Goodman's Hill Road.

Town of Sudbury Bounds

It was on motion unanimously

VOTED: To sign a confirmation of the Board's designation of the Office of the Town Engineer (Town Engineer I. William Place and Assistant Town Engineer Bruce Kankanpaa) to perambulate the Town of Sudbury bounds in the year 2000, in accordance with Mass. General Laws Chapter 42, section, 2 and to locate and mark all bounds, preparing a report of their findings.

Conservation Commission – Land Management Report

The Board reviewed the annual land management report of the Conservation Commission, dated December 27, 2000, relative to the Parkinson Land and the Raymond Lands assigned to its management, and to determine its response to the Commission's request for permanent designation of the Raymond Land as Conservation Land.

Town Manager Valente concurred with the Commission's suggestion the Board visit the Raymond Land to view the property and consider the options for its use. She recommended this walk to take place after Annual Town Meeting when the ground may not be so wet.

Discussion followed regarding the process to designate the land as conservation land.

It was on motion unanimously

VOTED: To accept the annual land management report of the Conservation Commission, dated December 27, 2000.

2001 Annual Town Meeting

Town Manager Valente noted a revised report for the Haskell Field article has been submitted.

Discussion followed regarding the "circuitbreaker" legislation [Council on Aging] which has been withdrawn from consideration at this time.

Discussion followed with regard to Mr. Ralph Tyler's petition on including the proposed Zoning Bylaw within the Town Meeting Warrant. The Board requested clarification on how Mr. Tyler's petition will affect preparation of the Warrant. Town Manager Valente agreed to provide such confirmation.

There was general discussion on various articles and action schedule leading up to Town Meeting.

It was on motion unanimously

VOTED: To accept the following 39 articles received for the 2001 Annual Town Meeting Warrant under the December 29, 2000 submission deadline:

Hear Reports	Selectmen
FY01 Budget Adjustments	Selectmen
Unpaid Bills	Town Accountant
FY02 Operating Budget	Finance Committee
FY02 Solid Waste Disposal Enterprise Fund Budget	Finance Committee
FY02 Pool Enterprise Fund Budget	Finance Committee
FY02 Capital Budget	Capital Imp. Planning Committee
FY02 Stabilization Fund	Selectmen
Street Acceptances	Selectmen
Chapter 90 Highway Funding	DPW Director
Traffic Signal @ Rt. 117/Dakin/Pantry	DPW Director
Amend Zoning Bylaw, Art. IX – Recodification	Selectmen
Amend Bylaws, Art. XII – Town Property	Selectmen

Construct Public Works Facility	Selectmen/DPW Director
Amend Ch. 131 of the Arts of 1994 – Health Dept.	Selectmen
Accept Community Preservation Act	Selectmen
Community Preservation Committee Bylaw	Selectmen
Transfer Control of Small Portion of Weisblatt Cons. Land	Selectmen
Transfer Management of Properties	Selectmen
Haskell Field Improvements	Park & Recreation Commission
Real Estate Exemption	Board of Assessors
Accept Ch. 59. s.5K – Senior Prop. Tax Work-Off Abatement	Board of Assessors
Accept Ch. 59, s.5(54) – Small Personal Property Accounts	Board of Assessors
Council on Aging Revolving Fund	Council on Aging
Goodnow Library Revolving Fund	Library Trustees
Bus Revolving Fund	School Committee
Early Childhood Revolving Fund	School Committee
Youth Commission Revolving Fund	Youth Commission
Recreation Programs Revolving Fund	Park & Recreation Commission
Teen Center Revolving Fund	Park & Recreation Commission
Cable Television Revolving Fund	Cable Television Committee
Conservation Revolving Fund	Conservation Commission
Dog Revolving Fund	Town Clerk
Amend Bylaws, Art. XVII, s.3 – Town Clerk Fees	Town Clerk
Amend Zoning Bylaw, Art. IX.H – Flood Plains	DPW Director
Amend Zoning Bylaw – Water Resource Protection Dis. Map	Planning Board
Amend Zoning Bylaw – Exempt Uses	Planning Board
Amend Zoning Bylaw – Special Regulations, Site Plan Review	Planning Board
Amend Zoning Bylaw, Art. IX – Replace Bylaw (Recodify)	Petition – R. Tyler

It was on motion unanimously

VOTED: To refer all zoning bylaw amendment articles to the Planning Board for its hearings and reports in according with General Laws Chapter 40A, s.5.

It was on motion unanimously

VOTED: To declare the Board of Selectmen's intention to lay out the following streets on March 12, 2001, preliminary to their acceptance as Town ways by the 2001 Annual Town Meeting; and to refer the proposed layouts to the Planning Board for its report prior to the March 12 hearing:

Julian's Way	From Haynes Road to Greystone Lane, a distance of 1,460+/- feet;
Greystone Lane	From a dead end to a dead end, a distance of 4,000+/- feet;
Meachen Road	From Marlboro Road to a dead end, a distance of 1,350+/- feet;
Hunters Run	From Meachen Road to a dead end, a distance of 466+/- feet;
A portion of Hampshire Street	From the end of the public way of Hampshire Street to a dead end, a distance of 140+/- feet;
Plantation Circle	From Old Lancaster Road to a dead end, a distance of 799+/- feet;

Camperdown Lane	From the end of the public way of Camperdown Lane to a dead end, a distance of 985+/- feet;
Abbottswood:	From Camperdown Lane to Country Village Lane, a distance of 2,170+/- feet;
Fieldstone Farm Road:	From Rice Road to a dead end, a distance of 1,200+/- feet;
Pipsissewa Circle:	From White Oak Lane to a dead end, a distance of 491+/- feet;
South Meadow Drive:	From Nobscot Road to a dead end, a distance of 508+/- feet;
Thornberry Lane:	From Butler Road to a dead end, a distance of 1,272 +/-feet;
Wyman Drive:	From Maynard Road to Cudworth Lane, a distance of 1,280+/- feet;
Widow Rite's Lane:	From Wyman Drive to a dead end, a distance of 1,802+/- feet;
Michael Lane:	From Widow Rite's Lane to Cudworth Lane, a distance of 255+/- feet;
Cudworth Lane:	From Briant Drive to a dead end, a distance of 2,137+/- feet;
Briant Drive:	From Willis Road to a dead end, a distance of 1,486+/- feet;

Regarding the order of the Warrant, Town Manager Valente stated she will prepare a draft order for the January 22, 2001 Selectmen's meeting. No input was provided other than that generally the listing provided was a good start, and the Planning Board should be consulted regarding ordering of zoning articles.

It was on motion unanimously

VOTED: To establish the date of Friday, February 9, 2001 at 5 p.m. as the last date for acceptance of petition articles for the Annual Town Meeting Warrant.

With regard to discussion of Town Meeting articles, Selectman O'Brien suggested using time after the Marrone Comprehensive Permit Public Meeting on January 29, 2001. It was so agreed.

Resignation – Permanent Landscape Committee

It was on motion unanimously

VOTED: To accept the resignation of Elizabeth B. Bishop, dated December 31, 2000, from the Permanent Landscape Committee, and to send a letter of thanks for Ms. Bishop's service to the Town.

Bushey House

Town Manager Valente stated a letter has been prepared for all parties who expressed interest in the Bushey House at one time or another, and submitted a draft of said letter advising that the Selectmen have decided to demolish the house and retain the land. The Board was also in receipt of a letter, dated January 2, 2001, from Lee Ford Swanson, renewing his earlier attempt to enter into a lease agreement with the Town for this property. After brief discussion, the Board decided to stand by their position this particular house presents a hazardous risk situation to the Town, and is in such disrepair it is not worth saving. The Board signed the draft letter.

Brimstone Lane/Estates

Town Manager Valente stated the next meeting is scheduled for Tuesday, January 9, 2001, at which time a plan for 20 homes will be considered. She stated the Town Planner plans to attend the meeting and forward comments to the Board. Chairman Roopenian stated she would also attend.

Hop Brook Protection Association – Draft Letter

Chairman Roopenian stated her draft letter was before the Board for review. The letter is intended for the EPA and DEP, with copies to elected officials. Discussion followed. Selectman Drobinski will make revisions and forward them to the Town Manager.

Wireless Communications

Town Manager Valente stated, on recommendation from Town Counsel, she will develop a standard letter expressing “thanks, but not at this time” to parties interested in the Town of Sudbury for their wireless communications facilities. Ms. Valente distributed copies of articles on facilities going into nearby towns.

MAPC Build-Out Analysis – January 22

Town Manager Valente stated notification of this informative presentation will be sent to all boards and commissions so they may also attend.

Mass. Municipal Association Annual Meeting

The Board briefly discussed resolutions up for consideration at this meeting.

It was on motion unanimously

VOTED: To authorize the Town Manager to act on behalf of the Board of Selectmen and the Town.

Town Manager Valente announced the Town of Sudbury’s Town Report placed third in competition with similar reports from other communities, and the awards will be presented during a reception on Saturday, January 13.

Budget Hearings

Town Manager Valente distributed a schedule of budget hearings with the Finance Committee.

Ms. Valente distributed revised pages for the Board’s budget books and highlighted various sections of her report. Discussion followed.

The Board complimented the Town Manager and staff for this presentation.

Ms. Valente stated she is looking into posting the 14-page “Budget in Brief” section on the Town web site. The Town Report and Annual Town Meeting Warrant will also be placed there if possible.

Marrone Comprehensive Permit

The Board briefly discussed their initial thoughts on the Marrone Comprehensive Permit. Selectman Drobinski stated he understands the process of proceeding in this fashion but did not like this way of forcing a housing project onto the Town. He expressed concern the project was too dense for that area and opined it should be downsized significantly. Mr. Drobinski also expressed concern for the lack of curb appeal and how this project should be well landscaped, meeting the goals of “sense of community”.

Selectman O'Brien echoed Mr. Drobinski's concerns and opined the project should be reduced by half. He opined a project of this size should not be placed on 2.5 acres but on ten acres, with 30 percent designated as open space. Mr. O'Brien reported Mr. Wallace informed him that, due to the developer's desire to use private funding, 25 percent of the units must be "affordable". He also reported Mr. Wallace's information that the project, as designed at this time, cannot be designated for "over-55", as federal law requires a minimum parcel size of five acres. Selectman O'Brien opined a stiffening of the roadway shoulder should be considered at that location, as well as assessing the speed limit. Mr. O'Brien expressed concern for septic system testing as there are a variety of soils in that area. Overall, he opined not approving this project might attract something less desirable at that site.

Chairman Roopenian agreed with Selectmen Drobinski and O'Brien with regard to the project's size. She suggested requesting the applicant to review the project density, soil testing, and septic considerations.

Selectman O'Brien raised the issue of what "affordable" really means and who might be eligible. He also pondered the probability of a person spending over \$300,000 on a market-priced two-bedroom unit on the very busy Route 20 when a modest home could be purchased for a little more.

Discussion followed.

Executive Session

At 9:40 p.m. it was on motion by roll call unanimously

VOTED: To go into Executive Session to discuss Discretionary Fund expenditures, contract negotiation and litigation 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 10:26 p.m.

Attest: _____
Maureen G. Valente
Town Manager-Clerk